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

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

CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR JUNE 9, 2026 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. Presentation on Recent Business Activity in Hawthorne
2. Development Impact Fee Update Presentation - Finance DTA
3. 2025 Water Mangement Plan by Cal Water
4. Presentation of the Employee Survey of the 4/10 Schedule
5. Hawthorne Police Department Lifesaving Awards & Recognition
6. FIFA 2026 - Public Safety Update
7. Certificate of Recognition for Irene Diaz from City Council
8. A public drawing (for fireworks) pursuant to the procedures set forth in Hawthorne Municipal Code ("HMC") Section 8.34.085 (B).

RECOMMENDED MOTION:
None.

PUBLIC COMMENTS

PUBLIC COMMENT 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

9. The Director of Finance 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 05/27/2026 to 06/09/2026 for a total of $1,883,901.29.

10. Approval of waiver of full readings of resolutions and ordinances on Tuesday, June 9, 2026's agenda. Motion to waive full readings.

RESOLUTIONS

11. **RESOLUTION NO. 8606** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2026-2027.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8606.

12. **RESOLUTION NO. 8607** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING AN APPROPRIATION SPENDING LIMIT FOR FISCAL YEAR 2026-2027 IN COMPLIANCE WITH ARTICLE XIIIB OF THE STATE CONSTITUTION.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8607 establishing the City's appropriations limit computed for the coming fiscal year, as required by the California Constitution. The City's appropriations limit for Fiscal Year 2026-2027 has been computed at $108,557,414.

ORDINANCES

13. **ORDINANCE 2262** (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING THE CITY ZONING MAP TO ADD 4457 W. 120TH ST. (APNs: 4044-018-040 AND -041) TO THE HOUSING OVERLAY AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
Motion to Adopt Ordinance No. 2262.

14. **PUBLIC HEARING AND ORDINANCE NO. 2263** (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REORGANIZING THE CHAPTERS OF TITLE 17 OF THE HAWTHORNE MUNICIPAL CODE, ADDING STATUTORY LANGUAGE RELATED TO AFFORDABLE HOUSING, AND DELETING SEVERAL OBSOLETE CHAPTERS, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
1. Open public hearing;
2. Take testimony from public;
3. Close public hearing;
4. Introduce the Ordinance.

BIDS: OPENINGS & RESULTS

15. Publicly receive, open, declare sealed request for bids for the CDBG and HOME Program Administration Consultant Request for Proposals.

RECOMMENDED MOTION:
Staff recommends the Council accept the proposals for recommendation and study.

PUBLIC HEARINGS

16. **PUBLIC HEARING AND RESOLUTION NO. 8608** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR IMPROVEMENT OF THE STREET LIGHTING SYSTEM (LANDSCAPING AND STREET LIGHTING ACT OF 1972) FOR THE FISCAL YEAR 2026-2027.

RECOMMENDED MOTION:
Staff recommends that the City Council open and close the public hearing and approve Resolution 8608.

17. **PUBLIC HEARING AND RESOLUTION NO. 8609 -** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA CONFIRMING ASSESSMENTS FOR FISCAL YEAR 2026-27 WEED AND WASTE ABATEMENT AND AUTHORIZING THE COLLECTION THEREOF.

RECOMMENDED MOTION:
Staff recommends that the City Council open and close the public hearing and approve Resolution 8609.

18. **PUBLIC HEARING AND RESOLUTION NO. 8610** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, STATE OF CALIFORNIA, ADOPTING THE CITY OF HAWTHORNE'S 2025 URBAN WATER MANAGEMENT PLAN (UWMP) AND AUTHORIZING ITS FILING WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

RECOMMENDED MOTION:
Staff recommends that the City Council open and close public hearing and approve Resolution 8610.

19. **PUBLIC HEARING AND RESOLUTION NO. 8611** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING DEVELOPMENT IMPACT FEES, APPROVING THE DEVELOPMENT IMPACT FEE NEXUS STUDY, AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO THE MITIGATION FEE ACT (GOVERNMENT CODE SECTION 66000, ET SEQ.)

RECOMMENDED MOTION:
Staff recommends that the City Council open and close the public hearing and approve Resolution No. 8611.

GENERAL MATTERS

20. Receive and File Investment Activity Agreed-Upon Procedures Report.

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file the Agreed-Upon Procedures Report regarding the City's investment activity for the period November 1, 2022, through November 30, 2025.

CITY MANAGER'S CONSENT CALENDAR

21. Fiscal Year 2026/27 Blanket Purchase Orders for the Housing Department.

RECOMMENDED MOTION:
Staff recommends the Council approve fiscal year 2027/27 Blanket Purchase Orders (BPO's) for supplies and services in a total amount not to exceed $4,753,911.

22. Harris and Associates Professional Services Agreement for Housing Services to the Housing Department.

RECOMMENDED MOTION:
1. Approve the Professional Services Agreement with Harris and Associates for the period of one year from 07/1/2026 to 06/30/2027 to provide professional services necessary for housing services.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2026-2027 Professional Services Agreement with Harris and Associates.

3. Authorize the Department of Finance to establish a blanket purchase order for Harris and Associates not to exceed $40,012 in administrative fees.

23. Agreement between the City of Hawthorne and Kimley-Horn and Associates for Design Services for Crenshaw Blvd Improvement Project (Crenshaw Blvd & 120th St).

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with Kimley-Horn and Associates and authorize the City Manager or his designee to enter into and execute the agreement and make any minor amendments.

24. Agreement with Progressive Solutions, Inc. for Business License Software.

RECOMMENDED MOTION:
Staff Recommends that the City Council Approve the Agreement with Progressive Solutions, Inc.

25. Amendment to the Professional Services Agreement between the City of Hawthorne and Harris & Associates.

RECOMMENDED MOTION:
Approve the Amendment and authorize the City Manager to execute it.

26. Public Safety Enterprise Communication Use Agreement for Interoperability Use Between the City of Hawthorne and the County of Riverside.

RECOMMENDED MOTION:
Staff recommends the City Council approve and authorize the City Manager or his designee to execute the agreement between the City of Hawthorne and Riverside County for interoperability use.

27. Progress Payment #15 in the amount of $498,608.11 due to PCN3 Inc of Los Alamitos, California for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #15 and all change orders associated with this progress payment to PCN3 Inc. of Los Alamitos, CA.

28. Side Letter of Agreement between the City of Hawthorne and the Hawthorne Municipal Employees Association - Merit Pay.

RECOMMENDED MOTION:
It is recommended that the City Council approve and authorize the City Manager to execute the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Municipal Employees Association (HMEA), to amend Section 8.2 of the Memorandum of Understanding, as set forth in Resolution No. 8600, passed and approved on April 28, 2026.

29. Side Letter of Agreement between the City of Hawthorne and the Hawthorne Police Civilian Association – Merit Pay.

RECOMMENDED MOTION:
It is recommended that the City Council approve and authorize the City Manager to execute the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Police Civilian Association, to amend Section 8.2 of the Memorandum of Understanding, as set forth in Resolution No. 8601, passed and approved on April 28, 2026.

CITY ATTORNEY'S CONSENT CALENDAR
(None at this time)

DISCUSSION ITEMS

30. E-Bike Regulation (Criminal Prosecution) - A. Vargas

31. Veteran Commission Member Removal - A. Vargas

32. Veteran Commission Member Duties and Responsibilities - A. Vargas

33. Nominations of Commissioners for the Veterans' Commission and Parks, Recreation & Fine Arts Commission - A. Vargas

    Veterans' Commission

    Ralph Byrne
    Greg Guich
    Veletta Crawford

    Parks, Recreation & Fine Arts Commission

    Herceny Del Cid

34. Transient Occupancy Tax Increase (TOT) - (A. Monteiro)

35. Parking Solutions to Increase Residential Parking in the City - (F. Johnson)

ELECTED OFFICIALS REPORTS

COUNCIL DIRECTIVES

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, June 26, 2026

_____

DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 1.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Planning

SUBJECT:

Presentation on Recent Business Activity in Hawthorne

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Public Works

SUBJECT:

Development Impact Fee Update Presentation - Finance DTA

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Public Works

SUBJECT:

2025 Water Mangement Plan by Cal Water

AGENDA ITEM NO. 4.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Human Resources

SUBJECT:

Presentation of the Employee Survey of the 4/10 Schedule

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Police Department

SUBJECT:

Hawthorne Police Department Lifesaving Awards & Recognition

AGENDA ITEM NO. 6.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: Police Department

SUBJECT:

FIFA 2026 - Public Safety Update

AGENDA ITEM NO. 7.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: City Manager

SUBJECT:

Certificate of Recognition for Irene Diaz from City Council

AGENDA ITEM NO. 8.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
A public drawing (for fireworks) pursuant to the procedures set forth in Hawthorne Municipal Code ("HMC") Section 8.34.085 (B).

RECOMMENDED MOTION:
None.

DISCUSSION:
Pursuant to HMC § 8.34.060, the VFW Post 2075, American Legion Post 314 and Wounded Heroes of America are deemed “certified applicants” since all three organizations timely filed a request for an application for a permit to sell fireworks. Pursuant to HMC § 8.34.060 (B), a total of nine certified applicants, (including the VFW, American Legion and Wounded Heroes) have submitted applications to sell safe and sane fireworks in the City of Hawthorne. The City has received nine applications, however, only seven will be permitted to sell fireworks in the city.

Listed are the 2026 participants who have submitted and qualified for the fireworks stands drawing along with the available locations.

2026 Applicants are as follows:

1. Veterans of Foreign Wars of the United States Post 2075
2. Hawthorne American Legion Post 314
3. Wounded Heroes of America
4. Kiwanis Club of Hawthorne Foundation
5. Hawthorne LAX Lennox Rotary Club
6. Centinela Bible Church
7. Hawthorne Chamber of Commerce
8. Del Aire Baptist Church
9. Hawthorne Moose Lodge 1746

A drawing will occur during the city council meeting, at which time each group will select a location at which to conduct its sales. Public drawing procedure: Kiwanis Club of Hawthorne Foundation, Del Aire Baptist Church, and Hawthorne Moose Lodge will be placed in a drawing to determine who is awarded the fourth available spot. The name shall be read aloud and posted in plain view of all persons attending the city council meeting.

Location booth determination drawing: Except for the VFW, and American Legion and Wounded Heroes, the remaining four certified applicants will be placed into a second drawing to determine the location of their firework's booth. Thereafter, in the order that the other applicants were selected, each selected applicant shall in turn advise the business license supervisor of its choice of location. Before the conclusion of the City Council meeting, the business license supervisor shall publicly advise the

City Council of each selected applicant's chosen location. The following are the available locations for fireworks stands:

1. 14441 Inglewood Ave (Walmart Market)
2. 4775 W. Rosecrans Ave (CVS)
3. 5050 W. Rosecrans Ave (Oceangate Plaza)
4. 11873 Hawthorne Blvd (Ralphs)
5. 2851 W. 120th St. (Starbucks Shopping Center)
6. 3930 W. Rosecrans Ave (Northgate Plaza)
7. 5033 El Segundo Blvd. (El Segundo Plaza

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

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

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
The Director of Finance 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 05/27/2026 to 06/09/2026 for a total of $1,883,901.29.

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 $1,883,901.29 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	**Amount**
Payroll City Warrants	$966,357.92
General City Warrants	$854,963.30
Housing Warrants	$ -
Asset Forfeiture Warrants	$62,580.07
Grand Total	**$1,883,901.29**

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

ATTACHMENTS
COUNCIL WARRANTS 6.09.2026

CITY OF HAWTHORNE

FOR THE MEETING OF JUNE 9, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
5/21/26	43271	43589	PAYROLL	966,357.92
*** Emergency Issue - for ratification only**				966,357.92

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 JUNE 9, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
5/21/26	495156	495174	DEBT LEVIES	24,738.53
6/9/26	495175	495179	UTILITIES	93,108.18
6/9/26	495180	495320	CITY	733,616.59
6/3/26	495321	495321	CITY - SPECIAL	3,500.00
				854,963.30

*** 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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: DL052126 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	122824	05/21/26		495156	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2026-12								
	VENDOR TOTALS		2,112.90 YTD INVOICED				16,903.20 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	122821	05/21/26		495157	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2026-12								
	VENDOR TOTALS		775.38 YTD INVOICED				6,203.04 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	122822	05/21/26		495158	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2026-12								
	VENDOR TOTALS		426.45 YTD INVOICED				3,411.60 YTD PAID		142.15
124677	CA. STATE DISBURSEMENT UNIT								
	122829	05/21/26		495159	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	428.65
	INVOICE: 2026-12								
	VENDOR TOTALS		.00 YTD INVOICED				2,739.22 YTD PAID		428.65
124678	CA. STATE DISBURSEMENT UNIT								
	122830	05/21/26		495160	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	200.30
	INVOICE: 2026-12								
	VENDOR TOTALS		.00 YTD INVOICED				2,003.00 YTD PAID		200.30
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	122823	05/21/26		495161	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2026-12								
	VENDOR TOTALS		1,600.59 YTD INVOICED				12,804.72 YTD PAID		533.53
124765	FLASH FUND GROUP								
	122832	05/21/26		495162	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	25.64
	INVOICE: 2026-12								
	VENDOR TOTALS		.00 YTD INVOICED				102.56 YTD PAID		25.64
124612	FRANCHISE TAX BOARD								
	122826	05/21/26		495165	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	110.82
	INVOICE: 2026-12								
	VENDOR TOTALS		.00 YTD INVOICED				1,662.30 YTD PAID		110.82
121291	FRANCHISE TAX BOARD								
	122827	05/21/26		495163	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	200.00
	INVOICE: 2026-12								

PAID INVOICES REPORT

CHECK: DL052126 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				2,400.00 YTD PAID		200.00
123629	FRANCHISE TAX BOARD								
	122828	05/21/26		495164	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2026-12								
	VENDOR TOTALS		99.43 YTD INVOICED				1,399.43 YTD PAID		100.00
124786	FRANCHISE TAX BOARD								
	122831	05/21/26		495166	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	30.00
	INVOICE: 2026-12								
	VENDOR TOTALS		.00 YTD INVOICED				381.82 YTD PAID		30.00
4	H.M.E.A.								
	122814	05/21/26		495167	P	05/21/26	960 21600	ACCRUED WAGES PAYABLE	1,660.00
	INVOICE: 2026-12								
	VENDOR TOTALS		4,660.00 YTD INVOICED				38,780.00 YTD PAID		1,660.00
99379	HAWTHORNE EXECUTIVE GROUP								
	122813	05/21/26		495168	P	05/21/26	960 21600	ACCRUED WAGES PAYABLE	600.00
	INVOICE: 2026-12								
	VENDOR TOTALS		1,320.00 YTD INVOICED				12,080.00 YTD PAID		600.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	122818	05/21/26		495169	P	05/21/26	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2026-12								
	VENDOR TOTALS		3,960.00 YTD INVOICED				33,320.00 YTD PAID		1,360.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	122815	05/21/26		495170	P	05/21/26	960 21600	ACCRUED WAGES PAYABLE	6,299.50
	INVOICE: 2026-12A								
	122816	05/21/26		495170	P	05/21/26	960 21600	ACCRUED WAGES PAYABLE	680.00
	INVOICE: 2026-12B								
	122817	05/21/26		495170	P	05/21/26	960 21640	ADDITIONAL INS LIABILITY	3,730.51
	INVOICE: 2026-12C								
	VENDOR TOTALS		27,289.71 YTD INVOICED				252,655.67 YTD PAID		10,710.01
115178	PRE PAID LEGAL SERVICES, INC.								
	122819	05/21/26		495171	P	05/21/26	960 21640	ADDITIONAL INS LIABILITY	207.87
	INVOICE: 2026-12								
	VENDOR TOTALS		525.63 YTD INVOICED				4,345.34 YTD PAID		207.87
113121	TOTAL ADMINISTRATION SVCS CORP								
	122833	05/21/26		495172	P	05/21/26	960 21640	ADDITIONAL INS LIABILITY	923.07

PAID INVOICES REPORT

CHECK: DL052126 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	2026-12A							
	122834	05/21/26		495172	P	05/21/26	960 21640	ADDITIONAL INS LIABILITY	4,644.21
	INVOICE:	2026-12B							
	VENDOR TOTALS		12,035.79 YTD INVOICED				119,757.37 YTD PAID		5,567.28
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	122835	05/21/26		495173	P	05/21/26	960 20270	PARS LIABILITY	1,427.31
	INVOICE:	2026-12A							
	122836	05/21/26		495173	P	05/21/26	960 20270	PARS LIABILITY	356.83
	INVOICE:	2026-12B							
	VENDOR TOTALS		12,049.44 YTD INVOICED				48,472.89 YTD PAID		1,784.14
123240	VILLEGAS, ALBA								
	122825	05/21/26		495174	P	05/21/26	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE:	2026-12							
	VENDOR TOTALS		346.14 YTD INVOICED				2,769.12 YTD PAID		115.38
								REPORT TOTALS	24,738.53

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	19	24,738.53

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: UT060920 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
115783	AT&T									
	122702	05/01/26		495176	P	06/09/26	10001222	43054	TELEPHONE	254.83
	INVOICE:	MY9391026291								
	122704	05/01/26		495176	P	06/09/26	10001222	43054	TELEPHONE	63.82
	INVOICE:	MY9391026345								
	122706	05/01/26		495176	P	06/09/26	52035030	43054	TELEPHONE	62.26
	INVOICE:	MY9391026287								
	122707	05/01/26		495176	P	06/09/26	10001222	43054	TELEPHONE	254.83
	INVOICE:	MY9391026291								
	122708	05/01/26		495176	P	06/09/26	10001222	43054	TELEPHONE	63.82
	INVOICE:	MY9391026345								
	122709	04/27/26		495176	P	06/09/26	10001222	43054	TELEPHONE	101.60
	INVOICE:	AP9391026316								
	122710	04/27/26		495176	P	06/09/26	10001222	43054	TELEPHONE	31.91
	INVOICE:	AP9391026325								
	122711	05/01/26		495176	P	06/09/26	10001222	43054	TELEPHONE	31.91
	INVOICE:	MY9391026278								
	122713	05/07/26		495176	P	06/09/26	10001222	43054	TELEPHONE	20.40
	INVOICE:	MY9391026284								
	122714	05/07/26		495176	P	06/09/26	10001222	43054	TELEPHONE	33.79
	INVOICE:	MY9391031545								
	122715	05/07/26		495176	P	06/09/26	10001222	43054	TELEPHONE	32.31
	INVOICE:	MY9391026320								
	122716	05/10/26		495176	P	06/09/26	10001222	43054	TELEPHONE	156.45
	INVOICE:	MY9391053668								
	122718	05/10/26		495176	P	06/09/26	10001222	43054	TELEPHONE	156.45
	INVOICE:	MY9391053669								
	VENDOR TOTALS		.00 YTD INVOICED				45,054.22 YTD PAID			1,264.38
15960	AT&T									
	122853	05/07/26		495175	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	62.52
	INVOICE:	MY3348410059								
	122855	05/07/26		495175	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	31.93
	INVOICE:	MY3348410058								
	122856	05/07/26		495175	P	06/09/26	10041050	43054	TELEPHONE	31.94
	INVOICE:	MY3348410060								
	122859	05/07/26		495175	P	06/09/26	10001222	43054	TELEPHONE	31.94
	INVOICE:	MY3348410068								
	VENDOR TOTALS		188.47 YTD INVOICED				2,272.96 YTD PAID			158.33
115783	AT&T									
	122862	05/12/26		495176	P	06/09/26	10001222	43054	TELEPHONE	617.95
	INVOICE:	MY9391036076								
	122865	05/12/26		495176	P	06/09/26	10001222	43054	TELEPHONE	1,048.70
	INVOICE:	MY9391036095								
	122866	05/13/26		495176	P	06/09/26	10001222	43054	TELEPHONE	325.13
	INVOICE:	MY9391026343								
	123817	05/20/26		495176	P	06/09/26	10001222	43054	TELEPHONE	66.06
	INVOICE:	MY9391031544								

PAID INVOICES REPORT

CHECK: UT060920 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	123818	05/20/26		495176	P	06/09/26	10001222 43054	TELEPHONE	66.06
	INVOICE:	MY9391031546							
	123819	05/20/26		495176	P	06/09/26	10001222 43054	TELEPHONE	140.68
	INVOICE:	MY9391031543							
	123820	05/20/26		495176	P	06/09/26	10001222 43054	TELEPHONE	519.99
	INVOICE:	MY9391026341							
	VENDOR TOTALS		.00 YTD INVOICED				45,054.22 YTD PAID		2,784.57
103177	CALIFORNIA WATER SERVICE								
	120617	03/27/26		495177	P	06/09/26	10001221 45444	UTILITIES	367.15
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	10041050 45444	UTILITIES	860.44
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	10061100 45444	UTILITIES	8,118.34
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	22041060 45444	UTILITIES	255.96
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	52035030 45444	UTILITIES	200.53
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	60031030 45444	UTILITIES	85.31
	INVOICE:	MA5612411111							
	120617	03/27/26		495177	P	06/09/26	46447150 45444	UTILITIES	594.63
	INVOICE:	MA5612411111							
	120623	03/27/26		495177	P	06/09/26	22041060 45444	UTILITIES	297.87
	INVOICE:	MA8639925174							
	121424	04/02/26		495177	P	06/09/26	10061100 45444	UTILITIES	503.87
	INVOICE:	AP3406289008							
	122719	04/29/26		495177	P	06/09/26	10001221 45444	UTILITIES	367.15
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	10041050 45444	UTILITIES	868.06
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	10061100 45444	UTILITIES	8,938.85
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	22041060 45444	UTILITIES	254.59
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	52035030 45444	UTILITIES	214.67
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	60031030 45444	UTILITIES	84.85
	INVOICE:	AP5612411111							
	122719	04/29/26		495177	P	06/09/26	46447150 45444	UTILITIES	521.54
	INVOICE:	AP5612411111							
	122867	05/08/26		495177	P	06/09/26	46615731 45444	UTILITIES	15.20
	INVOICE:	MY9309482003							
	123821	05/14/26		495177	P	06/09/26	10061100 45444	UTILITIES	52.05
	INVOICE:	MY1072582226							
	123822	05/14/26		495177	P	06/09/26	10061100 45444	UTILITIES	54.78
	INVOICE:	MY4031446452							
	123824	05/14/26		495177	P	06/09/26	22041060 45444	UTILITIES	430.31
	INVOICE:	MY2207311111							
	123825	05/19/26		495177	P	06/09/26	10061100 45444	UTILITIES	285.99

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	MY5297758587							
	123826	05/15/26		495177	P	06/09/26	46715732 45444	UTILITIES	166.87
	INVOICE:	MY4046764921							
	123827	05/15/26		495177	P	06/09/26	46615731 45444	UTILITIES	76.35
	INVOICE:	MY7858758946							
	123828	05/15/26		495177	P	06/09/26	10061100 45444	UTILITIES	139.95
	INVOICE:	MY8717030744							
	123829	05/15/26		495177	P	06/09/26	46515730 45444	UTILITIES	520.69
	INVOICE:	MY9056440300							
	123830	05/18/26		495177	P	06/09/26	22041060 45444	UTILITIES	40.19
	INVOICE:	MY3357207262							
	123831	05/18/26		495177	P	06/09/26	10061100 45444	UTILITIES	1,762.62
	INVOICE:	MY9379311111							
	123832	05/18/26		495177	P	06/09/26	10011500 45154	GENERAL EXPENSE	26.92
	INVOICE:	MY9004264798							
	123833	05/18/26		495177	P	06/09/26	46847150 45444	UTILITIES	96.81
	INVOICE:	MY8816940090							
	VENDOR TOTALS		74.32 YTD INVOICED				298,858.16 YTD PAID		26,202.54
18100	GOLDEN STATE WATER CO.								
	122705	05/06/26		495178	P	06/09/26	22041060 45444	UTILITIES	480.72
	INVOICE:	MY70946300004							
	122720	05/06/26		495178	P	06/09/26	22041060 45444	UTILITIES	195.27
	INVOICE:	MY53542320113							
	122721	05/06/26		495178	P	06/09/26	22041060 45444	UTILITIES	465.35
	INVOICE:	MY80946300003							
	122722	05/06/26		495178	P	06/09/26	10061100 45444	UTILITIES	127.76
	INVOICE:	MY78588300000							
	122723	05/06/26		495178	P	06/09/26	22041060 45444	UTILITIES	81.82
	INVOICE:	MY70019046005							
	122724	05/06/26		495178	P	06/09/26	10061100 45444	UTILITIES	147.18
	INVOICE:	MY53247400004							
	122725	05/06/26		495178	P	06/09/26	10061100 45444	UTILITIES	396.56
	INVOICE:	MY79588300008							
	122871	05/13/26		495178	P	06/09/26	10061100 45444	UTILITIES	465.35
	INVOICE:	MY87617300006							
	122873	05/12/26		495178	P	06/09/26	10061100 45444	UTILITIES	1,801.89
	INVOICE:	MY77537000000							
	122874	05/12/26		495178	P	06/09/26	10061100 45444	UTILITIES	484.04
	INVOICE:	MY82920958939							
	VENDOR TOTALS		.00 YTD INVOICED				170,802.81 YTD PAID		4,645.94
17953	SO CALIF EDISON CO								
	122683	05/12/26		495179	P	06/09/26	10041050 45444	UTILITIES	29,038.39
	INVOICE:	MY700573101912							
	122684	05/13/26		495179	P	06/09/26	20025000 45444	UTILITIES	19.36
	INVOICE:	MY700387810589							
	122685	05/13/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	167.60
	INVOICE:	MY700413842460							

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122686	05/13/26		495179	P	06/09/26	10061090 45444	UTILITIES	3,730.72
INVOICE:	MY700412378164							
122687	05/13/26		495179	P	06/09/26	10041050 45444	UTILITIES	195.69
INVOICE:	MY700175276721							
122688	05/13/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	246.98
INVOICE:	MY700541268936							
122689	05/13/26		495179	P	06/09/26	22541060 45444	UTILITIES	142.51
INVOICE:	MY700195687541							
122690	05/14/26		495179	P	06/09/26	22041060 45444	UTILITIES	81.82
INVOICE:	MY700413936329							
122691	05/14/26		495179	P	06/09/26	46447150 42024	BUILDING MAINTENANCE	100.23
INVOICE:	MY700541319153							
122692	05/14/26		495179	P	06/09/26	20025000 45444	UTILITIES	201.12
INVOICE:	MY700129840305							
122693	05/14/26		495179	P	06/09/26	20025000 45444	UTILITIES	114.19
INVOICE:	MY700302504850							
122694	05/14/26		495179	P	06/09/26	10061010 45444	UTILITIES	49.96
INVOICE:	MY700703880342							
122695	05/14/26		495179	P	06/09/26	46447150 45444	UTILITIES	27.97
INVOICE:	MY700463726328							
122696	05/14/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	214.21
INVOICE:	MY700415056980							
122697	05/14/26		495179	P	06/09/26	10041050 45444	UTILITIES	131.65
INVOICE:	MY700415091942							
122698	05/14/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	110.28
INVOICE:	MY700026722534							
122700	05/14/26		495179	P	06/09/26	10041050 45444	UTILITIES	8,887.67
INVOICE:	MY700415081232							
122701	05/14/26		495179	P	06/09/26	10041050 45444	UTILITIES	37.59
INVOICE:	MY700250749286							
122703	05/14/26		495179	P	06/09/26	20025000 45444	UTILITIES	96.93
INVOICE:	MY700242400216							
122875	05/15/26		495179	P	06/09/26	22041060 45444	UTILITIES	143.70
INVOICE:	MY700415247344							
122971	05/15/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	31.95
INVOICE:	MY700415270885							
123583	05/15/26		495179	P	06/09/26	10041050 45444	UTILITIES	17.47
INVOICE:	MY700382595225							
123584	05/15/26		495179	P	06/09/26	22041060 45444	UTILITIES	80.11
INVOICE:	MY700412390995							
123585	05/15/26		495179	P	06/09/26	10041050 45444	UTILITIES	249.44
INVOICE:	MY700441426331							
123586	05/15/26		495179	P	06/09/26	20025000 45444	UTILITIES	184.01
INVOICE:	MY700390586409							
123587	05/15/26		495179	P	06/09/26	22041060 42104	SIGNAL MAINTENANCE	95.51
INVOICE:	MY700415420833							
123588	05/15/26		495179	P	06/09/26	22541060 45444	UTILITIES	163.76
INVOICE:	MY700877321897							
123589	05/05/26		495179	P	06/09/26	52035030 45444	UTILITIES	.58
INVOICE:	MY700169896049							
123772	05/20/26		495179	P	06/09/26	20025000 45444	UTILITIES	107.06

PAID INVOICES REPORT

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VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: MY700602968212									
123773	05/20/26		495179	P	06/09/26	22041060	45444	UTILITIES	232.86
INVOICE: MY700654091757									
123775	05/20/26		495179	P	06/09/26	46515730	45444	UTILITIES	142.49
INVOICE: MY700427237251									
123775	05/20/26		495179	P	06/09/26	46615731	45444	UTILITIES	121.41
INVOICE: MY700427237251									
123776	05/19/26		495179	P	06/09/26	22041060	45444	UTILITIES	78.69
INVOICE: MY700415337573									
123777	05/19/26		495179	P	06/09/26	10061090	45444	UTILITIES	496.82
INVOICE: MY700573925503									
123778	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	163.75
INVOICE: MY700415481861									
123779	05/21/26		495179	P	06/09/26	10061010	45444	UTILITIES	548.47
INVOICE: MY700415238048									
123780	05/20/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	79.74
INVOICE: MY700415229055									
123781	05/19/26		495179	P	06/09/26	46715732	45444	UTILITIES	31.41
INVOICE: MY700053252034									
123782	05/19/26		495179	P	06/09/26	10061010	45444	UTILITIES	37.95
INVOICE: MY700415539253									
123783	05/20/26		495179	P	06/09/26	20025000	45444	UTILITIES	1,285.82
INVOICE: MY700525278787									
123784	05/19/26		495179	P	06/09/26	10061010	45444	UTILITIES	6,427.30
INVOICE: MY700416586752									
123785	05/19/26		495179	P	06/09/26	20025000	45444	UTILITIES	163.87
INVOICE: MY700819800190									
123786	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	187.08
INVOICE: MY700415350812									
123787	05/19/26		495179	P	06/09/26	10041050	45444	UTILITIES	327.73
INVOICE: MY700415178636									
123788	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	69.38
INVOICE: MY700024150620									
123789	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	80.92
INVOICE: MY700028571901									
123790	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	115.32
INVOICE: MY700170837555									
123791	05/19/26		495179	P	06/09/26	22041060	45444	UTILITIES	138.73
INVOICE: MY700663728305									
123792	05/19/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	141.43
INVOICE: MY700414014232									
123793	05/20/26		495179	P	06/09/26	22041060	42104	SIGNAL MAINTENANCE	168.73
INVOICE: MY700415456195									
123794	05/19/26		495179	P	06/09/26	46615731	45444	UTILITIES	247.93
INVOICE: MY700441364188									
123795	05/19/26		495179	P	06/09/26	10061090	45444	UTILITIES	102.90
INVOICE: MY700015713034									
123796	05/19/26		495179	P	06/09/26	20025000	45444	UTILITIES	80.33
INVOICE: MY700475567297									
123797	05/19/26		495179	P	06/09/26	20025000	45444	UTILITIES	47.91
INVOICE: MY700474481507									

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CHECK: UT060920 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123798	05/19/26		495179	P	06/09/26	60031030 45444	UTILITIES	1,491.18
INVOICE:	MY700415521772							
123799	05/19/26		495179	P	06/09/26	20025000 45444	UTILITIES	108.33
INVOICE:	MY700474337421							
123800	05/19/26		495179	P	06/09/26	20025000 45444	UTILITIES	69.35
INVOICE:	MY700133933301							
123802	05/19/26		495179	P	06/09/26	10061010 45444	UTILITIES	196.13
INVOICE:	MY700415512274							

VENDOR TOTALS 171,722.71 YTD INVOICED 1,701,896.12 YTD PAID 58,052.42

REPORT TOTALS 93,108.18

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	93,108.18

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: C060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
124772	STARK IRON WORK INDUSTRY									
	122837	05/17/26		495204	T	06/09/26	46515730	42024	BUILDING MAINTENANCE	350.00
	INVOICE: 051726									
	VENDOR TOTALS		.00 YTD INVOICED				700.00 YTD PAID			350.00
120612	ACCO ENGINEERED SYSTEMS, INC									
	122740	03/24/26	55	495205	T	06/09/26	10041050	40654	AIR CONDITIONING MAINTENA	4,941.47
	INVOICE: 20803282									
	VENDOR TOTALS		2,741.00 YTD INVOICED				120,587.82 YTD PAID			4,941.47
114804	PROFESSIONAL POLICE SUPPLY									
	123753	05/19/26		495206	T	06/09/26	10001224	41614	UNIFORMS & SAFETY EQUIPME	1,286.22
	INVOICE: INV451993									
	VENDOR TOTALS		.00 YTD INVOICED				15,819.67 YTD PAID			1,286.22
114284	ADMINSURE INC.									
	122662	05/15/26	2917	495207	T	06/09/26	25019010	45684	WORKERS COMPENSATION ADMI	14,184.00
	INVOICE: 18846									
	VENDOR TOTALS		8,710.00 YTD INVOICED				176,178.81 YTD PAID			14,184.00
117802	ADVANCED BATTERY SYSTEMS, INC.									
	123851	05/12/26		495208	T	06/09/26	60031030	42014	REPAIR & MAINTENANCE SUPP	289.10
	INVOICE: 0204467-IN									
	VENDOR TOTALS		.00 YTD INVOICED				18,614.41 YTD PAID			289.10
117249	AFFORDABLE GENERATOR SVCS, INC.									
	122625	04/29/26		495209	T	06/09/26	52035030	40514	CONTRACT SERVICES	463.62
	INVOICE: 29385									
	122626	04/29/26		495209	T	06/09/26	52035030	40514	CONTRACT SERVICES	463.62
	INVOICE: 29386									
	122627	04/29/26		495209	T	06/09/26	52035030	40514	CONTRACT SERVICES	225.00
	INVOICE: 29387									
	VENDOR TOTALS		.00 YTD INVOICED				6,459.92 YTD PAID			1,152.24
119085	AGUILAR, ROLANDO									
	123857	05/11/26		495210	T	06/09/26	60031030	42064	PARTS	295.00
	INVOICE: 004397									
	VENDOR TOTALS		.00 YTD INVOICED				20,607.36 YTD PAID			295.00
124241	ALCANTARA, CATHERINE									
	122717	05/18/26		495211	T	06/09/26	10013010	45584	HEALTH AND WELLNESS	255.00
	INVOICE: 002									

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	VENDOR TOTALS		.00 YTD INVOICED				5,170.20 YTD PAID			255.00
124824	AMERICAN CITY PEST & TERMITE INC.									
	123738	05/18/26		495212	T	06/09/26	46515730	42024	BUILDING MAINTENANCE	690.00
	INVOICE: 906388									
	VENDOR TOTALS		.00 YTD INVOICED				690.00 YTD PAID			690.00
121747	ANIXTER INC.									
	122730	01/07/26		495213	T	06/09/26	10041050	42024	BUILDING MAINTENANCE	1,525.56
	INVOICE: 18K803513									
	VENDOR TOTALS		371.26 YTD INVOICED				4,086.28 YTD PAID			1,525.56
122699	ARC DOCUMENT SOLUTIONS, LLC.									
	123842	04/30/26		495214	T	06/09/26	10043010	40674	MICROFILMING FEES	157.11
	INVOICE: B88151									
	VENDOR TOTALS		.00 YTD INVOICED				2,252.87 YTD PAID			157.11
123680	AUTO SECURITY SOUND & TINT, INC.									
	123855	05/20/26		495215	T	06/09/26	60031030	42014	REPAIR & MAINTENANCE SUPP	288.12
	INVOICE: 05200126									
	VENDOR TOTALS		350.00 YTD INVOICED				4,527.50 YTD PAID			288.12
124446	BALLARD, JERRELL WAYNE									
	123868	05/28/26		495180	P	06/09/26	990	23016	JUNETEENTH EVENT	800.00
	INVOICE: Inv- 1003									
	VENDOR TOTALS		.00 YTD INVOICED				800.00 YTD PAID			800.00
113874	BELL, LAMEKA D.									
	123746	05/21/26		495216	T	06/09/26	10001206	41514	OPERATING SUPPLIES	92.17
	INVOICE: Reimb. 04/29/2026									
	VENDOR TOTALS		.00 YTD INVOICED				2,059.51 YTD PAID			92.17
123206	PEDROZA-ACOSTA, ERICA									
	123590	05/21/26		495181	P	06/09/26	990	23016	JUNETEENTH EVENT	4,600.00
	INVOICE: 5212026DJ									
	123591	05/21/26		495181	P	06/09/26	990	23016	JUNETEENTH EVENT	1,200.00
	INVOICE: Stage5212026									
	VENDOR TOTALS		.00 YTD INVOICED				8,150.00 YTD PAID			5,800.00
121086	BODE CELLMARK FORENSICS, INC.									
	122671	05/18/26		495217	T	06/09/26	10002215	41514	OPERATING SUPPLIES	1,144.80
	INVOICE: 60699									

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	VENDOR TOTALS		.00 YTD INVOICED				4,188.71 YTD PAID		1,144.80
119005	C & S ENGINEERS, INC.								
	122622	05/13/26	3124	495218	T	06/09/26	52350050 40514	CONTRACT SERVICES	2,308.50
	INVOICE: 01144373								
	VENDOR TOTALS		.00 YTD INVOICED				50,101.45 YTD PAID		2,308.50
124814	CACERES, DAVID L.								
	122665	05/13/26		495219	T	06/09/26	10015010 45624	MILEAGE/PARKING REIMBURSE	55.00
	INVOICE: 10004704								
	122666	05/14/26		495219	T	06/09/26	10015010 45624	MILEAGE/PARKING REIMBURSE	55.00
	INVOICE: 20012503								
	VENDOR TOTALS		.00 YTD INVOICED				110.00 YTD PAID		110.00
122934	CACTUS THREADS EMBROIDERY, INC								
	123650	05/19/26		495220	T	06/09/26	60031030 42514	SMALL TOOLS & MINOR EQUIP	337.56
	INVOICE: 1053								
	VENDOR TOTALS		.00 YTD INVOICED				3,233.48 YTD PAID		337.56
124208	CALCOMP GRAPHIC SOLUTIONS, LLC.								
	122756	01/28/26		495221	T	06/09/26	22541060 42014	REPAIR & MAINTENANCE SUPP	73.96
	INVOICE: I207258								
	VENDOR TOTALS		.00 YTD INVOICED				73.96 YTD PAID		73.96
121999	CALLYO 2009 CORP								
	123747	05/21/26		495222	T	06/09/26	10002215 41514	OPERATING SUPPLIES	3,540.00
	INVOICE: R22798								
	VENDOR TOTALS		3,540.00 YTD INVOICED				7,080.00 YTD PAID		3,540.00
122558	CARAHSOFT TECHNOLOGY CORP.								
	123867	05/21/26		495223	T	06/09/26	81044010 40514	CONTRACT SERVICES	203.74
	INVOICE: IN2294541								
	VENDOR TOTALS		.00 YTD INVOICED				1,020.80 YTD PAID		203.74
105476	CDW GOVERNMENT, INC.								
	122749	05/14/26	2968	495224	T	06/09/26	10001222 47404	MACHINERY & EQUIPMENT	5,469.72
	INVOICE: AJ3VL5D								
	122750	05/14/26	2968	495224	T	06/09/26	10001222 47404	MACHINERY & EQUIPMENT	953.50
	INVOICE: AJ3W94W								
	VENDOR TOTALS		1,220.54 YTD INVOICED				136,179.11 YTD PAID		6,423.22
116355	PRIME HEALTHCARE CENTINELA, LLC.								
	122680	05/07/26		495225	T	06/09/26	10002220 40724	MEDICAL & AMBULANCE	750.00

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	INVOICE: VAP00185									
	VENDOR TOTALS		.00	YTD INVOICED			8,250.00	YTD PAID		750.00
121875	CITY OF TORRANCE									
	122764	05/08/26	3073	495182	P	06/09/26	24402258	40514	CONTRACT SERVICES	2,928.86
	INVOICE: 2026-00151991									
	VENDOR TOTALS		180,924.00	YTD INVOICED			210,655.53	YTD PAID		2,928.86
124821	CLAYBON, PATRICK									
	123606	12/17/26		495183	P	06/09/26	10000109	51928	YOUTH SPORTS	72.00
	INVOICE: REFUND									
	VENDOR TOTALS		.00	YTD INVOICED			72.00	YTD PAID		72.00
124836	COFFEY, WILLIAM W.									
	123812	05/09/26		495226	T	06/09/26	81044010	45584	HEALTH AND WELLNESS	367.54
	INVOICE: 01									
	VENDOR TOTALS		.00	YTD INVOICED			367.54	YTD PAID		367.54
114897	COMMUNITY VETERINARY HOSPITAL, INC.									
	122668	05/15/26		495184	P	06/09/26	10002205	45594	K-9 EXPENSES	335.00
	INVOICE: 819423660									
	VENDOR TOTALS		731.00	YTD INVOICED			6,267.50	YTD PAID		335.00
122446	CONTRERAS, FRANKIE									
	123864	03/12/26		495227	T	06/09/26	10041010	45584	HEALTH AND WELLNESS	281.95
	INVOICE: 03122026									
	VENDOR TOTALS		.00	YTD INVOICED			611.95	YTD PAID		281.95
124825	CORPORATION SERVICE COMPANY									
	122869	02/05/26		495228	T	06/09/26	10000101	51114	BUSINESS LICENSE TAXES	107,493.00
	INVOICE: REFUND OF FEED PAID									
	VENDOR TOTALS		.00	YTD INVOICED			107,493.00	YTD PAID		107,493.00
92043	COUNTRY HILLS ANIMAL CLINIC									
	122674	04/21/26		495229	T	06/09/26	10002205	45594	K-9 EXPENSES	1,050.13
	INVOICE: 2156									
	122675	05/12/26		495229	T	06/09/26	10002205	45594	K-9 EXPENSES	715.13
	INVOICE: 2602									
	VENDOR TOTALS		.00	YTD INVOICED			18,918.79	YTD PAID		1,765.26
123244	COOPERATIVE PERSONNEL SERVICES									
	123732	04/30/26	3063	495230	T	06/09/26	10017010	45054	TESTING EXPENSE	1,032.53
	INVOICE: TR-INV007501									

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	VENDOR TOTALS		.00	YTD INVOICED			3,567.53	YTD PAID	1,032.53
121267	CREATIVE WIRELESS, INC.								
	123769	05/22/26	2986	495231	T	06/09/26	10001222 47404	MACHINERY & EQUIPMENT	8,953.83
	INVOICE:	C1709743							
	123771	05/26/26	2986	495231	T	06/09/26	10001222 47404	MACHINERY & EQUIPMENT	6,902.50
	INVOICE:	C1709747							
	VENDOR TOTALS		.00	YTD INVOICED			167,733.89	YTD PAID	15,856.33
123015	DAYNA WILLIAMS-HUNTER								
	123737	05/25/26		495232	T	06/09/26	10012010 45184	TRAINING	387.00
	INVOICE:	061526							
	VENDOR TOTALS		.00	YTD INVOICED			1,196.13	YTD PAID	387.00
104971	DELL MARKETING LP								
	122752	05/11/26	2964	495233	T	06/09/26	60810010 47404	MACHINERY & EQUIPMENT	44,868.12
	INVOICE:	10874475588							
	123767	05/20/26	2964	495233	T	06/09/26	10001222 40514	CONTRACT SERVICES	5,460.00
	INVOICE:	10875771707							
	VENDOR TOTALS		21,273.06	YTD INVOICED			731,228.03	YTD PAID	50,328.12
117470	DIAZ, FELIPE								
	123861	05/18/26		495234	T	06/09/26	10041010 45584	HEALTH AND WELLNESS	469.61
	INVOICE:	05182026							
	VENDOR TOTALS		.00	YTD INVOICED			969.61	YTD PAID	469.61
124382	DTA PUBLIC FINANCE, INC.								
	123823	04/30/26	2746	495235	T	06/09/26	41046010 40514	CONTRACT SERVICES	2,097.50
	INVOICE:	2604061							
	VENDOR TOTALS		.00	YTD INVOICED			51,845.00	YTD PAID	2,097.50
6680	ENTENMANN-ROVIN COMPANY								
	122673	05/11/26		495236	T	06/09/26	10021010 41514	OPERATING SUPPLIES	14.00
	INVOICE:	0194914-IN							
	122765	10/20/25		495236	T	06/09/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	732.07
	INVOICE:	0191342-IN							
	122766	10/30/25		495236	T	06/09/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	641.78
	INVOICE:	0191492-IN							
	122767	11/03/25		495236	T	06/09/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	137.64
	INVOICE:	0191532-IN							
	VENDOR TOTALS		1,997.00	YTD INVOICED			6,837.79	YTD PAID	1,525.49
124820	ERWIN, ALEXANDRA								
	122803	03/16/26		495237	T	06/09/26	25019020 45064	SETTLEMENTS / JUDGEMENTS	300.00

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	INVOICE:	03/16/2026								
	VENDOR TOTALS		.00	YTD INVOICED			300.00	YTD PAID		300.00
21010	FACILITY SOLUTIONS GROUP, INC.									
	122861	02/11/26		495238	T	06/09/26	10061100	41404	MATERIALS, SUPPLIES & OTH	1,034.40
	INVOICE:	5614827-00								
	VENDOR TOTALS		.00	YTD INVOICED			1,034.40	YTD PAID		1,034.40
124164	FINE LINE AUTO BODY INC									
	122664	05/14/26		495239	T	06/09/26	25019020	45064	SETTLEMENTS / JUDGEMENTS	3,008.82
	INVOICE:	17184								
	123761	05/22/26	2966	495239	T	06/09/26	60031030	42004	COLLISION REPAIR	2,902.20
	INVOICE:	17187								
	VENDOR TOTALS		37,127.85	YTD INVOICED			239,376.86	YTD PAID		5,911.02
124791	GONZALES, GENOVEVA									
	123862	05/14/26		495240	T	06/09/26	10610010	47884	SOCIAL MEDIA	550.00
	INVOICE:	20260514-01								
	VENDOR TOTALS		.00	YTD INVOICED			1,000.00	YTD PAID		550.00
113691	GEIGER									
	123749	05/19/26		495241	T	06/09/26	10001206	41514	OPERATING SUPPLIES	3,347.49
	INVOICE:	6228294								
	VENDOR TOTALS		682.71	YTD INVOICED			11,403.38	YTD PAID		3,347.49
117890	GEOSPATIAL TECHNOLOGIES, INC.									
	123766	05/20/26		495242	T	06/09/26	10001222	40644	PUBLIC SAFETY INFO SRVCE	2,424.00
	INVOICE:	19080								
	VENDOR TOTALS		.00	YTD INVOICED			2,424.00	YTD PAID		2,424.00
97578	GRAINGER INDUSTRIAL SUPPLY									
	122728	11/18/25		495243	T	06/09/26	10041050	42024	BUILDING MAINTENANCE	89.71
	INVOICE:	9716451738								
	122762	04/08/26		495243	T	06/09/26	22541060	42014	REPAIR & MAINTENANCE SUPP	160.06
	INVOICE:	9871990199								
	122771	09/10/25		495243	T	06/09/26	10041050	42024	BUILDING MAINTENANCE	244.21
	INVOICE:	9636655111								
	122772	10/06/25		495243	T	06/09/26	10041050	42024	BUILDING MAINTENANCE	1,416.44
	INVOICE:	9665640752								
	122780	10/08/25		495243	T	06/09/26	10041050	42024	BUILDING MAINTENANCE	20.81
	INVOICE:	9668839724								
	122781	08/19/25		495243	T	06/09/26	10041050	42014	REPAIR & MAINTENANCE SUPP	99.79
	INVOICE:	9612462425								
	122782	10/24/25		495243	T	06/09/26	10041050	42014	REPAIR & MAINTENANCE SUPP	131.51
	INVOICE:	9687101635								

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	122784	10/24/25		495243	T	06/09/26	10041050 42014	REPAIR & MAINTENANCE SUPP	250.08
	INVOICE:	9687101643							
	122789	01/14/26		495243	T	06/09/26	56091010 42014	REPAIR & MAINTENANCE SUPP	54.37
	INVOICE:	9770985951							
	122790	11/14/25		495243	T	06/09/26	56091010 42014	REPAIR & MAINTENANCE SUPP	258.90
	INVOICE:	9712581678							
	122851	04/27/26		495243	T	06/09/26	10061100 42014	REPAIR & MAINTENANCE SUPP	323.85
	INVOICE:	9895113026							
	VENDOR TOTALS		264.31 YTD INVOICED				15,263.55 YTD PAID		3,049.73
115883	GREENLAND SUPPLY INC.								
	122787	01/14/26		495244	T	06/09/26	56091010 42014	REPAIR & MAINTENANCE SUPP	20.95
	INVOICE:	283465							
	VENDOR TOTALS		.00 YTD INVOICED				5,485.79 YTD PAID		20.95
120536	HARRIS & ASSOCIATES, INC.								
	122802	05/18/26	3051	495245	T	06/09/26	46101112 40514	CONTRACT SERVICES	156.00
	INVOICE:	72312							
	122839	05/19/26		495245	T	06/09/26	46201113 40514	CONTRACT SERVICES	714.00
	INVOICE:	72317							
	VENDOR TOTALS		.00 YTD INVOICED				215,770.50 YTD PAID		870.00
8950	HAWTHORNE HARDWARE								
	122785	04/16/26		495246	T	06/09/26	10041050 42014	REPAIR & MAINTENANCE SUPP	13.35
	INVOICE:	453481							
	VENDOR TOTALS		.00 YTD INVOICED				346.14 YTD PAID		13.35
105919	HERALD PUBLICATIONS								
	123879	05/28/26		495247	T	06/09/26	10016010 41514	OPERATING SUPPLIES	45.00
	INVOICE:	63418							
	VENDOR TOTALS		.00 YTD INVOICED				25,295.00 YTD PAID		45.00
121861	HINDERLITER, DE LLAMAS & ASSOC								
	123880	05/25/26	3046	495248	T	06/09/26	10016010 40514	CONTRACT SERVICES	3,327.22
	INVOICE:	SIN063187							
	VENDOR TOTALS		.00 YTD INVOICED				21,499.41 YTD PAID		3,327.22
108760	INDUSTRIAL LOCK & SECURITY								
	122729	05/11/26		495249	T	06/09/26	10041050 42024	BUILDING MAINTENANCE	466.44
	INVOICE:	259941							
	122775	02/26/26		495249	T	06/09/26	10041050 42014	REPAIR & MAINTENANCE SUPP	209.50
	INVOICE:	259010							
	122779	04/30/26		495249	T	06/09/26	10041050 42024	BUILDING MAINTENANCE	71.61
	INVOICE:	259476							

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	VENDOR TOTALS		.00	YTD INVOICED			2,751.33	YTD PAID	747.55
112444	INSITE GRAFIX								
	123733	04/10/26		495250	T	06/09/26	10041020 41514	OPERATING SUPPLIES	77.35
	INVOICE: 10801								
	123871	05/27/26		495250	T	06/09/26	10110050 41924	WORLD CUP	1,099.48
	INVOICE: 10929								
	VENDOR TOTALS		773.50	YTD INVOICED			12,882.27	YTD PAID	1,176.83
120150	INSTANT FIRE PROTECTION								
	122773	04/02/26		495251	T	06/09/26	10041050 40514	CONTRACT SERVICES	58.39
	INVOICE: 43108191								
	VENDOR TOTALS		.00	YTD INVOICED			2,833.94	YTD PAID	58.39
124823	IRON BAR ENTERTAINMENT, LLC.								
	123869	04/30/26	3266	495185	P	06/09/26	990 23016	JUNETEENTH EVENT	3,500.00
	INVOICE: EIN-88-2497780Full								
	VENDOR TOTALS		.00	YTD INVOICED			3,500.00	YTD PAID	3,500.00
115272	JEREZ AUTO DETAIL INC.								
	123848	05/20/26		495252	T	06/09/26	60031030 40514	CONTRACT SERVICES	120.00
	INVOICE: 516150								
	VENDOR TOTALS		.00	YTD INVOICED			1,360.00	YTD PAID	120.00
124708	JERMAX CONSTRUCTION INC.								
	122652	05/14/26	3264	495253	T	06/09/26	33610040 40514	CONTRACT SERVICES	100,225.00
	INVOICE: 4								
	VENDOR TOTALS		.00	YTD INVOICED			591,375.00	YTD PAID	100,225.00
122750	JLEE ENGINEERING, INC.								
	122841	07/14/25		495254	T	06/09/26	10041040 40514	CONTRACT SERVICES	580.00
	INVOICE: 20250607S								
	123805	03/16/26	3168	495254	T	06/09/26	10043020 40514	CONTRACT SERVICES	65,205.31
	INVOICE: 20260209								
	123806	03/16/26	3168	495254	T	06/09/26	10043020 40514	CONTRACT SERVICES	6,930.00
	INVOICE: 20260208								
	123807	03/16/26	3168	495254	T	06/09/26	10043020 40514	CONTRACT SERVICES	1,785.00
	INVOICE: 20260207								
	123810	03/16/26	3168	495254	T	06/09/26	10043020 40514	CONTRACT SERVICES	13,666.76
	INVOICE: 20260206								
	VENDOR TOTALS		.00	YTD INVOICED			600,503.50	YTD PAID	88,167.07
106077	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.								
	122742	04/11/26		495255	T	06/09/26	10041050 40514	CONTRACT SERVICES	2,415.24

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	INVOICE: 42347117									
	VENDOR TOTALS		.00	YTD INVOICED			18,687.56	YTD PAID		2,415.24
123915	JOHNSON, ANDRE									
	122870	12/10/25		495186	P	06/09/26	10000109	51928	YOUTH SPORTS	72.00
	INVOICE: REFUND									
	VENDOR TOTALS		.00	YTD INVOICED			142.00	YTD PAID		72.00
115775	JUDD, SEAN									
	123745	05/11/26		495256	T	06/09/26	10001224	45184	TRAINING	1,056.00
	INVOICE: 030903202026									
	VENDOR TOTALS		.00	YTD INVOICED			2,097.00	YTD PAID		1,056.00
123926	KARPEL COMPUTER SYSTEMS INC.									
	122843	05/20/26	3041	495257	T	06/09/26	10015020	40514	CONTRACT SERVICES	8,600.00
	INVOICE: 77900									
	VENDOR TOTALS		.00	YTD INVOICED			22,150.00	YTD PAID		8,600.00
123456	KIMLEY-HORN AND ASSOCIATES, INC.									
	122840	04/30/26		495258	T	06/09/26	10041030	40514	CONTRACT SERVICES	1,520.00
	INVOICE: 35798291									
	VENDOR TOTALS		.00	YTD INVOICED			980,282.67	YTD PAID		1,520.00
114652	KIWANIS CLUB OF HAWTHORNE									
	123870	05/04/26		495259	T	06/09/26	10013010	45154	GENERAL EXPENSE	350.00
	INVOICE: 3459									
	VENDOR TOTALS		.00	YTD INVOICED			1,050.00	YTD PAID		350.00
124813	KRUEGER, AMBER LYNN									
	122663	05/14/26		495187	P	06/09/26	990	22141	DEPOSITS - PROPERTY	619.00
	INVOICE: REQ#2000-115014									
	VENDOR TOTALS		.00	YTD INVOICED			619.00	YTD PAID		619.00
113320	LA COUNTY OF PUBLIC WORKS									
	123877	03/09/26	3269	495188	P	06/09/26	28302417	40514	CONTRACT SERVICES	12,251.58
	INVOICE: RE-PW-26030905378									
	VENDOR TOTALS		.00	YTD INVOICED			268,544.83	YTD PAID		12,251.58
116247	LAMB, THEODORE									
	123875	05/31/26		495260	T	06/09/26	10015020	40514	CONTRACT SERVICES	3,480.00
	INVOICE: May 31, 2026									

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00	YTD INVOICED			30,900.00	YTD PAID	3,480.00
122309	LANDSCAPE STRUCTURES INC.								
	122860	04/03/26		495261	T	06/09/26	10061100 47304	IMPROV OTHER THAN BUILDIN	1,982.15
	INVOICE:	INV-177562							
	VENDOR TOTALS		.00	YTD INVOICED			2,977.48	YTD PAID	1,982.15
122756	LARA, JOSE G.								
	122820	04/26/26		495262	T	06/09/26	46515730 42024	BUILDING MAINTENANCE	100.00
	INVOICE:	110							
	VENDOR TOTALS		.00	YTD INVOICED			4,299.03	YTD PAID	100.00
124715	LAZ KARP ASSOCIATES, LLC.								
	122804	05/14/26	3208	495263	T	06/09/26	28302417 40514	CONTRACT SERVICES	6,071.17
	INVOICE:	SI1052276							
	122805	05/14/26	3208	495263	T	06/09/26	28302417 40514	CONTRACT SERVICES	18,816.52
	INVOICE:	SI1052275							
	VENDOR TOTALS		.00	YTD INVOICED			256,241.83	YTD PAID	24,887.69
121382	LC ACTION POLICE SUPPLY LTD								
	123752	05/19/26	3194	495264	T	06/09/26	10001224 45184	TRAINING	3,000.74
	INVOICE:	488179							
	VENDOR TOTALS		.00	YTD INVOICED			9,608.64	YTD PAID	3,000.74
104175	LDM ASSOCIATES, INC.								
	123883	05/20/26		495265	T	06/09/26	49470010 40514	CONTRACT SERVICES	861.00
	INVOICE:	9031							
	VENDOR TOTALS		.00	YTD INVOICED			390,692.40	YTD PAID	861.00
101286	SCP DISTRIBUTORS LLC								
	122846	05/15/26		495266	T	06/09/26	10061090 42124	SWIM POOL MAINTENANCE	501.66
	INVOICE:	29620846							
	122847	05/14/26		495266	T	06/09/26	10061090 42124	SWIM POOL MAINTENANCE	176.78
	INVOICE:	29620847							
	VENDOR TOTALS		.00	YTD INVOICED			62,258.36	YTD PAID	678.44
106227	LITTLETON, ALICE								
	123865	05/28/26		495189	P	06/09/26	990 23016	JUNETEENTH EVENT	300.00
	INVOICE:	05282026							
	VENDOR TOTALS		.00	YTD INVOICED			7,335.00	YTD PAID	300.00
121652	LOBBY TRAFFIC SYSTEMS, INC.								
	122670	05/08/26		495190	P	06/09/26	10001221 42024	BUILDING MAINTENANCE	741.35

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	INVOICE: 916184									
	VENDOR TOTALS		.00 YTD INVOICED				10,511.02 YTD PAID			741.35
105143	LOS ANGELES COUNTY									
	123744	04/25/26		495191	P	06/09/26	10001230	40514	CONTRACT SERVICES	1,020.72
	INVOICE: March 2026									
	VENDOR TOTALS		.00 YTD INVOICED				22,623.40 YTD PAID			1,020.72
13570	LOS ANGELES COUNTY ASSESSOR									
	123734	05/18/26		495192	P	06/09/26	20025000	40514	CONTRACT SERVICES	6.00
	INVOICE: 26ASRE166									
	VENDOR TOTALS		.00 YTD INVOICED				66.00 YTD PAID			6.00
14145	M & K METAL CO.									
	122845	05/14/26		495267	T	06/09/26	10061100	42014	REPAIR & MAINTENANCE SUPP	79.51
	INVOICE: 425898									
	VENDOR TOTALS		.00 YTD INVOICED				521.05 YTD PAID			79.51
123798	MAINTAINX, INC.									
	122792	05/04/26		495268	T	06/09/26	56091010	42014	REPAIR & MAINTENANCE SUPP	216.88
	INVOICE: 5111EF5B-0006									
	VENDOR TOTALS		.00 YTD INVOICED				13,500.33 YTD PAID			216.88
116417	LEBO AUTOMOTIVE INC.									
	123858	05/14/26		495269	T	06/09/26	60031030	42064	PARTS	78.50
	INVOICE: 716590TOR									
	123859	05/18/26		495269	T	06/09/26	60031030	42064	PARTS	79.72
	INVOICE: 716932TOR									
	123860	05/13/26		495269	T	06/09/26	60031030	42064	PARTS	105.65
	INVOICE: 716295TOR									
	VENDOR TOTALS		.00 YTD INVOICED				4,715.17 YTD PAID			263.87
124159	MARIA KARLA EDITH CASTILLO MONTERROSO									
	123759	05/13/26		495270	T	06/09/26	46715732	42024	BUILDING MAINTENANCE	140.00
	INVOICE: 5/13/2026									
	VENDOR TOTALS		.00 YTD INVOICED				2,580.00 YTD PAID			140.00
121764	MARQUEZ, DANIELLE									
	109702	09/02/25		495193	P	06/09/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 9-2-25									
	VENDOR TOTALS		.00 YTD INVOICED				172.00 YTD PAID			50.00
124396	MARTHINU, SELARGE									

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	123743	05/19/26		495271	T	06/09/26	10015020 45584	HEALTH AND WELLNESS	500.00
	INVOICE:	05/19/2026							
	VENDOR TOTALS		.00 YTD INVOICED				500.00 YTD PAID		500.00
121268	MC ELECTRICAL INC.								
	123768	05/26/26		495272	T	06/09/26	10001222 40544	COMPUTER SERVICE	4,995.60
	INVOICE:	184							
	VENDOR TOTALS		.00 YTD INVOICED				53,290.32 YTD PAID		4,995.60
110684	MC MASTER-CARR								
	122793	02/04/26		495273	T	06/09/26	56091010 42014	REPAIR & MAINTENANCE SUPP	313.82
	INVOICE:	59253302							
	VENDOR TOTALS		.00 YTD INVOICED				1,959.08 YTD PAID		313.82
100108	MERRIMAC PETROLEUM, INC.								
	123762	05/19/26	2965	495274	T	06/09/26	60031030 45144	GASOLINE & OIL	17,927.07
	INVOICE:	2247633							
	123763	05/19/26	2965	495274	T	06/09/26	60031030 45144	GASOLINE & OIL	2,719.01
	INVOICE:	2247621							
	VENDOR TOTALS		35,779.87 YTD INVOICED				424,873.07 YTD PAID		20,646.08
111842	MICHAIL, SHAKA M.								
	122774	04/29/26		495275	T	06/09/26	10041050 42014	REPAIR & MAINTENANCE SUPP	300.00
	INVOICE:	10541							
	VENDOR TOTALS		.00 YTD INVOICED				10,052.50 YTD PAID		300.00
123575	MISSION LINEN SUPPLY								
	122850	05/11/26		495276	T	06/09/26	10061070 41514	OPERATING SUPPLIES	64.67
	INVOICE:	526007834							
	122863	05/18/26		495276	T	06/09/26	10061070 41514	OPERATING SUPPLIES	64.67
	INVOICE:	526049760							
	VENDOR TOTALS		148.94 YTD INVOICED				3,603.29 YTD PAID		129.34
123482	NIMCO INC.								
	123846	05/27/26		495277	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	320.31
	INVOICE:	11493							
	VENDOR TOTALS		.00 YTD INVOICED				320.31 YTD PAID		320.31
107937	MUTUAL PROPANE								
	123856	05/07/26		495278	T	06/09/26	60031030 45144	GASOLINE & OIL	87.21
	INVOICE:	68232							
	VENDOR TOTALS		.00 YTD INVOICED				2,744.37 YTD PAID		87.21

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114913	OC TANK TESTING								
	123815	05/15/26		495194	P	06/09/26	60031030 40514	CONTRACT SERVICES	742.95
	INVOICE: 27049								
	VENDOR TOTALS		.00 YTD INVOICED				1,487.17 YTD PAID		742.95
123279	ODP BUSINESS SOLUTIONS, LLC								
	122572	05/06/26		495279	T	06/09/26	52035030 41514	OPERATING SUPPLIES	35.93
	INVOICE: 466746209001								
	122573	05/07/26		495279	T	06/09/26	52035030 41514	OPERATING SUPPLIES	12.44
	INVOICE: 466751493001								
	122574	05/07/26		495279	T	06/09/26	52035030 41514	OPERATING SUPPLIES	18.11
	INVOICE: 466751499001								
	122677	05/02/26		495279	T	06/09/26	10001218 41514	OPERATING SUPPLIES	221.35
	INVOICE: 467713360001								
	122732	01/07/26		495279	T	06/09/26	22541060 42054	OFFICE EQUIPMENT MAINTENA	110.96
	INVOICE: 454065990001								
	122733	04/02/26		495279	T	06/09/26	22541060 42054	OFFICE EQUIPMENT MAINTENA	31.88
	INVOICE: 464436434001								
	122734	04/02/26		495279	T	06/09/26	22541060 42054	OFFICE EQUIPMENT MAINTENA	76.30
	INVOICE: 464435297001								
	122735	04/02/26		495279	T	06/09/26	22541060 42054	OFFICE EQUIPMENT MAINTENA	52.06
	INVOICE: 464436435001								
	122849	05/14/26		495279	T	06/09/26	10061010 41404	MATERIALS, SUPPLIES & OTH	123.52
	INVOICE: 469686994001								
	VENDOR TOTALS		3,829.70 YTD INVOICED				30,634.01 YTD PAID		682.55
123925	OFFICEUNTITLED, INC.								
	123841	05/15/26		495280	T	06/09/26	50410040 40514	CONTRACT SERVICES	2,640.00
	INVOICE: 5061								
	123878	05/15/26	3270	495280	T	06/09/26	50410030 40514	CONTRACT SERVICES	5,280.00
	INVOICE: 5060								
	VENDOR TOTALS		.00 YTD INVOICED				528,226.92 YTD PAID		7,920.00
124764	OPPENHEIMER INVESTIGATIONS GROUP LLP								
	123730	05/14/26		495281	T	06/09/26	10017010 40514	CONTRACT SERVICES	576.00
	INVOICE: 9482								
	VENDOR TOTALS		.00 YTD INVOICED				3,840.00 YTD PAID		576.00
123098	ORKIN SERVICES OF CALIFORNIA, INC								
	122778	04/01/26		495283	T	06/09/26	10041050 40514	CONTRACT SERVICES	172.01
	INVOICE: 295073315								
	122858	05/14/26		495282	T	06/09/26	10061120 40514	CONTRACT SERVICES	308.29
	INVOICE: 296423094								
	VENDOR TOTALS		276.00 YTD INVOICED				13,056.01 YTD PAID		480.30
121441	OSI HARDWARE, INC.								

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	122768	05/15/26	2984	495284	T	06/09/26	10001222	47404	MACHINERY & EQUIPMENT	2,742.76
	INVOICE:	3743854								
	VENDOR TOTALS		.00	YTD INVOICED			3,506.17	YTD PAID		2,742.76
93771	WATER VISIONS II INC.									
	122788	04/14/26		495285	T	06/09/26	56091010	42014	REPAIR & MAINTENANCE SUPP	1,459.58
	INVOICE:	56884								
	VENDOR TOTALS		.00	YTD INVOICED			3,991.60	YTD PAID		1,459.58
124253	PARK ASSOCIATES INC.									
	123592	05/12/26		495195	P	06/09/26	10061100	47304	IMPROV OTHER THAN BUILDIN	1,200.85
	INVOICE:	IN26-1287								
	VENDOR TOTALS		.00	YTD INVOICED			1,289.25	YTD PAID		1,200.85
124817	PARKS-BRIDGES, DORRISHA									
	123608	10/20/25		495196	P	06/09/26	10000109	51928	YOUTH SPORTS	144.00
	INVOICE:	REFUND								
	VENDOR TOTALS		.00	YTD INVOICED			144.00	YTD PAID		144.00
123300	PARTY PRONTO, INC.									
	122864	04/14/26		495286	T	06/09/26	10061020	41514	OPERATING SUPPLIES	933.00
	INVOICE:	O46207								
	VENDOR TOTALS		694.00	YTD INVOICED			9,544.00	YTD PAID		933.00
124372	PEREZ, MICHAEL									
	122699	03/10/26		495287	T	06/09/26	10061010	45584	HEALTH AND WELLNESS	500.00
	INVOICE:	March Reimbursement								
	122868	05/05/26		495287	T	06/09/26	10061010	45584	HEALTH AND WELLNESS	500.00
	INVOICE:	05-05-2026								
	VENDOR TOTALS		.00	YTD INVOICED			1,000.00	YTD PAID		1,000.00
109749	PLUMBERS DEPOT									
	122786	05/01/26		495288	T	06/09/26	56091010	42014	REPAIR & MAINTENANCE SUPP	612.99
	INVOICE:	PD-61233								
	VENDOR TOTALS		.00	YTD INVOICED			4,781.94	YTD PAID		612.99
124818	POLK, TERRELL									
	123607	12/17/26		495197	P	06/09/26	10000109	51928	YOUTH SPORTS	72.00
	INVOICE:	REFUND								
	VENDOR TOTALS		.00	YTD INVOICED			72.00	YTD PAID		72.00
112546	PRICON ENTERPRISE TECHNOLOGIES									
	122745	05/13/26	2983	495289	T	06/09/26	10001222	40614	CITY PRINT SERVICES	2,149.23

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	INVOICE:	115263								
	122746	05/13/26	2983	495289	T	06/09/26	10001222	40614	CITY PRINT SERVICES	88.39
	INVOICE:	115264								
	VENDOR TOTALS		815.49 YTD INVOICED				40,710.42 YTD PAID			2,237.62
122285	PROPET DISTRIBUTORS, INC.									
	122755	04/28/26		495198	P	06/09/26	22541060	42014	REPAIR & MAINTENANCE SUPP	1,007.90
	INVOICE:	2004518								
	VENDOR TOTALS		.00 YTD INVOICED				1,007.90 YTD PAID			1,007.90
16650	PRUDENTIAL OVERALL SUPPLY									
	122737	04/16/26		495290	T	06/09/26	10041050	40514	CONTRACT SERVICES	58.39
	INVOICE:	43111737								
	122738	04/30/26		495290	T	06/09/26	10041050	40514	CONTRACT SERVICES	58.39
	INVOICE:	43115143								
	122739	03/26/26		495290	T	06/09/26	10041050	40514	CONTRACT SERVICES	58.39
	INVOICE:	43106487								
	123847	05/21/26		495290	T	06/09/26	60031030	40514	CONTRACT SERVICES	82.65
	INVOICE:	43120307								
	123849	05/21/26		495290	T	06/09/26	60031030	40514	CONTRACT SERVICES	75.00
	INVOICE:	43120308								
	123866	04/23/26		495290	T	06/09/26	60031030	40514	CONTRACT SERVICES	75.00
	INVOICE:	43113563								
	VENDOR TOTALS		231.50 YTD INVOICED				7,979.03 YTD PAID			407.82
118908	PSYCHOLOGICAL CONSULTING ASSOC, INC.									
	123750	05/11/26	994	495291	T	06/09/26	10021010	40514	CONTRACT SERVICES	289.00
	INVOICE:	902724_Therapy								
	VENDOR TOTALS		289.00 YTD INVOICED				4,284.50 YTD PAID			289.00
119402	ORI, JR., STEVEN									
	123739	05/26/26		495292	T	06/09/26	990	23027	STATE OF THE CITY	993.73
	INVOICE:	2026046								
	VENDOR TOTALS		.00 YTD INVOICED				993.73 YTD PAID			993.73
122873	QUADIENT LEASING USA, INC.									
	123873	05/27/26		495293	T	06/09/26	10011500	43044	POSTAGE	1,073.27
	INVOICE:	Q2374536								
	VENDOR TOTALS		.00 YTD INVOICED				4,293.08 YTD PAID			1,073.27
123536	R & A TANK TECHNOLOGIES LLC									
	123804	05/26/26		495294	T	06/09/26	60031030	40514	CONTRACT SERVICES	300.00
	INVOICE:	0503-4448								

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	VENDOR TOTALS	700.00	YTD INVOICED				12,990.00	YTD PAID	300.00
123968	RANIA ALOMAR ARCHITECT INC.								
	123813	01/01/26	3268	495295	T	06/09/26	60031030 40514	CONTRACT SERVICES	18,482.50
	INVOICE:	HCY22							
	123816	01/01/26	3267	495295	T	06/09/26	33610020 44474	SENIOR CENTER IMPROVEMENT	14,183.60
	INVOICE:	HSC25							
	VENDOR TOTALS	.00	YTD INVOICED				388,410.20	YTD PAID	32,666.10
123234	REECE SUPPLY, LLC								
	122726	01/20/26		495296	T	06/09/26	10041050 42024	BUILDING MAINTENANCE	227.96
	INVOICE:	S122580053.001							
	122727	01/21/26		495296	T	06/09/26	10041050 42024	BUILDING MAINTENANCE	282.23
	INVOICE:	S122584949.001							
	122741	01/20/26		495296	T	06/09/26	10041050 42024	BUILDING MAINTENANCE	835.39
	INVOICE:	S122578839.001							
	VENDOR TOTALS	.00	YTD INVOICED				10,826.52	YTD PAID	1,345.58
121903	RELIANCE STANDARD LIFE INS. CO								
	123686	05/22/26		495297	T	06/09/26	990 20900	INSURANCE BENEFITS	2,873.78
	INVOICE:	6/1/2026_STD/LTD_Saf							
	123687	05/22/26		495297	T	06/09/26	990 20900	INSURANCE BENEFITS	9,128.67
	INVOICE:	6/1/2026_LTD_MISC							
	VENDOR TOTALS	22,742.63	YTD INVOICED				141,545.57	YTD PAID	12,002.45
121686	RICHARD, RYAN								
	106333	08/04/25		495199	P	06/09/26	10042010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	QTR 2 2025- PC mtg							
	111418	10/16/25		495199	P	06/09/26	10042010 40504	COMMISSIONER STIPENDS	100.00
	INVOICE:	QTR 3							
	VENDOR TOTALS	.00	YTD INVOICED				150.00	YTD PAID	150.00
98822	RICHARDS, WATSON & GERSHON								
	123835	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	2,544.45
	INVOICE:	258622							
	123836	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	401.66
	INVOICE:	258623							
	123837	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	1,373.60
	INVOICE:	258624							
	123838	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	1,542.80
	INVOICE:	258625							
	123839	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	10,327.50
	INVOICE:	258626							
	123840	05/27/26	3044	495298	T	06/09/26	10015010 40514	CONTRACT SERVICES	1,084.60
	INVOICE:	258628							

PAID INVOICES REPORT

CHECK: C060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				383,444.83 YTD PAID		17,274.61
124323	ROBERT HALF, INC.								
	122747	05/13/26		495299	T	06/09/26	10001222 40514	CONTRACT SERVICES	854.15
	INVOICE:	66213826							
	122748	05/18/26		495299	T	06/09/26	10001222 40514	CONTRACT SERVICES	1,138.86
	INVOICE:	66221503							
	VENDOR TOTALS		13,277.00 YTD INVOICED				125,778.73 YTD PAID		1,993.01
118704	RSG, INC.								
	122801	04/30/26	3265	495300	T	06/09/26	10016010 40514	CONTRACT SERVICES	19,043.75
	INVOICE:	15459							
	VENDOR TOTALS		.00 YTD INVOICED				46,672.50 YTD PAID		19,043.75
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	123852	05/20/26	3001	495301	T	06/09/26	60031030 42554	TIRES	100.00
	INVOICE:	36023							
	123853	05/04/26	3001	495301	T	06/09/26	60031030 42554	TIRES	1,443.50
	INVOICE:	35889							
	123854	05/19/26	3001	495301	T	06/09/26	60031030 42554	TIRES	125.00
	INVOICE:	36020							
	VENDOR TOTALS		1,706.10 YTD INVOICED				13,580.42 YTD PAID		1,668.50
123856	SECTRAN SECURITY INC.								
	122812	05/14/26		495302	T	06/09/26	10016020 40514	CONTRACT SERVICES	383.30
	INVOICE:	26050623							
	VENDOR TOTALS		335.39 YTD INVOICED				4,169.18 YTD PAID		383.30
17550	SEERS LUMBER CO INC								
	122770	04/09/26		495303	T	06/09/26	22541060 42014	REPAIR & MAINTENANCE SUPP	17.17
	INVOICE:	121039							
	122800	05/07/26		495303	T	06/09/26	56091010 42014	REPAIR & MAINTENANCE SUPP	16.62
	INVOICE:	121466							
	VENDOR TOTALS		13.58 YTD INVOICED				4,113.18 YTD PAID		33.79
124365	SHAHRYARI, KHOSROU								
	122754	05/19/26		495304	T	06/09/26	10043010 45584	HEALTH AND WELLNESS	500.00
	INVOICE:	26-001C							
	VENDOR TOTALS		.00 YTD INVOICED				500.00 YTD PAID		500.00
118526	SOUTH BAY WORKFORCE INVESTMENT								
	122838	05/12/26	3012	495305	T	06/09/26	72750711 44994	TEEN CENTER	20,583.62
	INVOICE:	36							

PAID INVOICES REPORT

CHECK: C060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				122,268.32 YTD PAID		20,583.62
123302	SOUTHERN TIRE MART, LLC								
	123649	05/18/26		495306	T	06/09/26	60031030 42554	TIRES	682.20
	INVOICE:	7100067174							
	123850	05/14/26		495306	T	06/09/26	60031030 42554	TIRES	738.95
	INVOICE:	7100066927							
	VENDOR TOTALS		1,656.10 YTD INVOICED				12,838.25 YTD PAID		1,421.15
98746	STATE OF CALIFORNIA, DEPT OF JUSTICE								
	123731	05/05/26		495200	P	06/09/26	10017010 45054	TESTING EXPENSE	614.00
	INVOICE:	042192							
	VENDOR TOTALS		.00 YTD INVOICED				5,173.00 YTD PAID		614.00
117117	T-MOBILE								
	123748	05/19/26		495307	T	06/09/26	10002215 41514	OPERATING SUPPLIES	50.00
	INVOICE:	L2605190312							
	VENDOR TOTALS		230.00 YTD INVOICED				2,990.00 YTD PAID		50.00
124426	TAMURA, SYLVANA								
	123729	05/22/26		495308	T	06/09/26	10017010 45584	HEALTH AND WELLNESS	114.14
	INVOICE:	1701-113294							
	VENDOR TOTALS		.00 YTD INVOICED				898.72 YTD PAID		114.14
122858	THE LOVEJOY FOUNDATION								
	122678	05/01/26	2927	495309	T	06/09/26	10001230 40514	CONTRACT SERVICES	16,000.00
	INVOICE:	COH06012026							
	122679	04/23/26	2927	495309	T	06/09/26	10001230 40514	CONTRACT SERVICES	1,203.00
	INVOICE:	COH0512026PAB							
	123751	04/23/26	2927	495309	T	06/09/26	10001230 40514	CONTRACT SERVICES	577.00
	INVOICE:	COH0512026CCAB							
	VENDOR TOTALS		32,000.00 YTD INVOICED				193,780.00 YTD PAID		17,780.00
115132	THE STANDARD INSURANCE CO.								
	123685	05/15/26		495310	T	06/09/26	990 20900	INSURANCE BENEFITS	2,531.25
	INVOICE:	6/1/2026_DIV2							
	VENDOR TOTALS		4,789.50 YTD INVOICED				26,675.75 YTD PAID		2,531.25
124816	THOMAS, CHAZ								
	123609	02/25/26		495201	P	06/09/26	10000109 51928	YOUTH SPORTS	72.00
	INVOICE:	REFUND							
	VENDOR TOTALS		.00 YTD INVOICED				72.00 YTD PAID		72.00

PAID INVOICES REPORT

CHECK: C060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
123415	TRIPEPI, SMITH AND ASSOCIATES, INC.									
	123600	05/15/26		495311	T	06/09/26	10011500	40514	CONTRACT SERVICES	3,300.00
	INVOICE: 17205									
	VENDOR TOTALS		3,300.00 YTD INVOICED				50,501.25 YTD PAID			3,300.00
107614	U S BANK TRUST NATIONAL ASSOC.									
	123874	05/22/26		495312	T	06/09/26	44183010	40514	CONTRACT SERVICES	2,860.00
	INVOICE: 8194909									
	VENDOR TOTALS		.00 YTD INVOICED				11,042.50 YTD PAID			2,860.00
112885	ULINE SHIPPING SUPPLY									
	122672	05/05/26		495313	T	06/09/26	10002220	41514	OPERATING SUPPLIES	1,300.64
	INVOICE: 207671610									
	VENDOR TOTALS		.00 YTD INVOICED				21,734.19 YTD PAID			1,300.64
114900	URBAN RESTORATION									
	122794	05/13/26		495314	T	06/09/26	28534000	44634	BUS SUBSIDY ELDERLY&HANDI	2,984.78
	INVOICE: 00053119									
	VENDOR TOTALS		.00 YTD INVOICED				8,132.62 YTD PAID			2,984.78
124835	VERMONT GALAXY COMMUNITY									
	123770	01/12/26		495202	P	06/09/26	990	22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 01/12/26									
	VENDOR TOTALS		.00 YTD INVOICED				1,200.00 YTD PAID			1,200.00
95851	VISION SERVICE PLAN - (CA)									
	123663	05/19/26		495315	T	06/09/26	990	20900	INSURANCE BENEFITS	138.88
	INVOICE: 825258354									
	123664	05/19/26		495315	T	06/09/26	990	20900	INSURANCE BENEFITS	1,944.32
	INVOICE: 825254241									
	123684	05/19/26		495315	T	06/09/26	990	20900	INSURANCE BENEFITS	2,430.60
	INVOICE: 825254244									
	VENDOR TOTALS		8,850.47 YTD INVOICED				53,298.64 YTD PAID			4,513.80
106043	VISTA PAINT CORPORATION									
	122797	05/05/26		495316	T	06/09/26	28534000	44634	BUS SUBSIDY ELDERLY&HANDI	129.95
	INVOICE: 2026-371975-00									
	122798	04/29/26		495316	T	06/09/26	28534000	44634	BUS SUBSIDY ELDERLY&HANDI	235.07
	INVOICE: 2026-364537-00									
	122799	04/30/26		495316	T	06/09/26	28534000	44634	BUS SUBSIDY ELDERLY&HANDI	2,682.77
	INVOICE: 2026-364872-00									
	VENDOR TOTALS		371.66 YTD INVOICED				23,531.85 YTD PAID			3,047.79
121110	VITAL MEDICAL SERVICES, LLC									

PAID INVOICES REPORT

CHECK: C060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	122669	04/30/26	3072	495317	T	06/09/26	10002220 40724	MEDICAL & AMBULANCE	4,940.00
	INVOICE:	4871							
	VENDOR TOTALS		.00 YTD INVOICED				58,256.00 YTD PAID		4,940.00
114093	WEST COAST SAND & GRAVEL INC.								
	122769	02/25/26		495318	T	06/09/26	22541060 42014	REPAIR & MAINTENANCE SUPP	657.52
	INVOICE:	930725							
	VENDOR TOTALS		.00 YTD INVOICED				657.52 YTD PAID		657.52
120853	WRAP BULLYS, INC.								
	122757	05/13/26		495319	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	900.00
	INVOICE:	61533							
	122758	05/13/26		495319	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	300.00
	INVOICE:	61532							
	122759	05/13/26		495319	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	1,400.00
	INVOICE:	61530							
	122760	05/13/26		495319	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	600.00
	INVOICE:	61529							
	122761	05/13/26		495319	T	06/09/26	60031030 42014	REPAIR & MAINTENANCE SUPP	300.00
	INVOICE:	61531							
	VENDOR TOTALS		31,150.00 YTD INVOICED				52,118.28 YTD PAID		3,500.00
124815	YANEZ, NORMA								
	123605	04/06/26		495203	P	06/09/26	10000109 51935	RECREATION MISCELLEANOUS	18.00
	INVOICE:	REFUND							
	VENDOR TOTALS		.00 YTD INVOICED				18.00 YTD PAID		18.00
122925	YASER KHOUJA								
	122743	02/10/26	2992	495320	T	06/09/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	2,560.00
	INVOICE:	0036							
	122744	02/10/26	2992	495320	T	06/09/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	8,820.00
	INVOICE:	0037							
	VENDOR TOTALS		.00 YTD INVOICED				27,140.00 YTD PAID		11,380.00
								REPORT TOTALS	733,616.59

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	24	33,718.21
TOTAL EFT TRANSFERS	117	699,898.38

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: C060326 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124823	IRON BAR ENTERTAINMENT, LLC.								
	123736	04/30/26	3266	495321	T	06/03/26	990 23016	JUNETEENTH EVENT	3,500.00
	INVOICE: 0430-06132026								
	VENDOR TOTALS		.00 YTD INVOICED				7,000.00 YTD PAID		3,500.00
								REPORT TOTALS	3,500.00

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	3,500.00

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

CITY OF HAWTHORNE

FOR THE MEETING OF JUNE 9, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
6/9/26	11158	11163	ASSET FORFEITURE	54,812.93
6/9/26	11164	11164	ASSET FORFEITURE	7,767.14
*** Emergency Issue - for ratification only**				62,580.07

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: AJ060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
107830	AARDVARK								
	123764	05/26/26	1739	11158	T	06/09/26	22210010 47404	MACHINERY & EQUIPMENT	46,722.60
	INVOICE:	INV2600685							
	123765	04/16/26	1739	11158	T	06/09/26	22210010 47404	MACHINERY & EQUIPMENT	3,989.69
	INVOICE:	INV2600513							
	VENDOR TOTALS		.00 YTD INVOICED				62,678.67 YTD PAID		50,712.29
121445	CENICEROS, JESUS								
	123755	05/11/26		11159	T	06/09/26	22210010 45424	TRAVEL, CONFERENCE & MEET	710.00
	INVOICE:	051005142026							
	VENDOR TOTALS		.00 YTD INVOICED				3,392.07 YTD PAID		710.00
107774	HEFFNER, THOMAS								
	123756	05/11/26		11160	T	06/09/26	22210010 45424	TRAVEL, CONFERENCE & MEET	430.00
	INVOICE:	051005142026							
	VENDOR TOTALS		.00 YTD INVOICED				756.80 YTD PAID		430.00
117354	LOPEZ, JESSE								
	123754	05/11/26		11161	T	06/09/26	22210010 45424	TRAVEL, CONFERENCE & MEET	710.00
	INVOICE:	051005142026							
	VENDOR TOTALS		.00 YTD INVOICED				710.00 YTD PAID		710.00
107775	RUBIO, GUSTAVO								
	123757	05/11/26		11162	T	06/09/26	22210010 45424	TRAVEL, CONFERENCE & MEET	590.70
	INVOICE:	051005142026							
	VENDOR TOTALS		.00 YTD INVOICED				590.70 YTD PAID		590.70
123386	VITALITY GROUP INTERNATIONAL, INC.								
	122681	05/14/26		11163	T	06/09/26	22210010 41514	OPERATING SUPPLIES	1,659.94
	INVOICE:	90054990							
	VENDOR TOTALS		1,702.40 YTD INVOICED				16,859.00 YTD PAID		1,659.94
								REPORT TOTALS	54,812.93

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	6	54,812.93

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: AT060926 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
118737	LEXIPOL, LLC.								
	122682	05/01/26	3262	11164	T	06/09/26	23021020 43064	LAW ENFRCMNT OPERATIONS&I	7,767.14
	INVOICE:	INVLEX11269127							
	VENDOR TOTALS		.00 YTD INVOICED				15,654.15 YTD PAID		7,767.14
								REPORT TOTALS	7,767.14

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	7,767.14

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

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Finance

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8606 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2026-2027.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8606.

DISCUSSION:
The City Council held a budget workshop on May 12, 2026, at 6 p.m., on the proposed FY 2026-2027 Budget.

The City operates on an annual budget schedule. The annual budget serves as the foundation for the City of Hawthorne's financial planning and control. Staff has prepared the Budget presentation, which includes proposed Revenue and Expenditure Details for Fiscal Year 2026-2027. This discussion is focused on the General Fund proposed Revenue budget of $117,262,231, which shows an increase of 3.3%, and proposed departmental Expenditure budgets of $117,019,999, with overall increases of 3.44%. This budget details the City's plan to continue fiscal prudence and transparency while expanding valuable programs and services for our community.

The city-wide proposed Expenditure budget for fiscal year 2026-27 is $274,041,086. The City Council has reviewed the proposed Annual Budget for Fiscal Year 2026-2027 in the form on file with the City Clerk's Office, and attached to Resolution No. 8606 as Exhibit A, which approves the Annual Budget for Fiscal Year 2026-2027.

The city-wide annual Revenue budget for fiscal year 26-27 is $251,940,352.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
.

FISCAL IMPACT:
None. A balanced budget for 2026-2027 is being presented for consideration.

NOTICING PROCEDURE:

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

ATTACHMENTS

Resolution No. 8606 Budget Approval 26-27
FY27 Final Budget Presentation
FY26-27 Budget Summary

RESOLUTION NO. 8606

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2026-2027

WHEREAS, on April 23, 2026 a notice of public hearing for the budget workshop was published in the Hawthorne Press Tribune, and thereafter the budget workshop for the fiscal year 2026-2027 was held during a regular city council meeting of May 12, 2026; and

WHEREAS, on May 28, 2026, a notice of public hearing for the adoption of the City of Hawthorne's Fiscal Year 2026-2027 Budget was published in the Hawthorne Press Tribune for the adoption of the Proposed Annual Budget to be held during the regular city council meeting of June 9, 2026; and

WHEREAS, the City Council of the City of Hawthorne has caused a public hearing to be held on said budget on June 9, 2026 and has considered the proposed budget; and

WHEREAS, Section 3.04.010 of the Hawthorne Municipal Code requires that the annual budget of the city of Hawthorne be adopted on or before July 1st of each year; and

WHEREAS, the City Council of the City of Hawthorne wishes to adopt the Annual Budget for Fiscal Year 2026-2027.

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

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

Section 2. The City Council of the City of Hawthorne, California, hereby approves and adopts the Annual Budget for Fiscal Year 2026-2027, which, by this reference, is incorporated herein as if fully set forth.

Section 3. That the copies of said Annual Budget are available for inspection and/or copying in the Office of the City Clerk.

Section 4. That, effective July 1, 2026, the City Manager is hereby authorized to proceed with the implementation of the work program as incorporated in the approved and adopted budget; that he has the authority to transfer any sum of appropriated funds within a department or function, and that he may carry over as needed to future years' funds approved in this budget for projects, capital improvements, and capital outlay. It shall be the responsibility of the City Manager to determine the priority in which increases in personnel and capital acquisition shall be programmed for accomplishment during this year consistent with the

availability of revenue and subject to the requirements of the Hawthorne Municipal Code regarding the expenditure of funds and the employment of personnel.

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 June, 2026.

_____
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

CITY OF HAWTHORNE
City of Good Neighbors

FISCAL YEAR 2026/2027

PROPOSED ANNUAL BUDGET

https://www.cityofhawthorne.org/departments/finance/city-budget

GENERAL FUND REQUIRED CASH BALANCE FOR FY2026-2027

HAWTHORNE
City of Good Neighbors

AVERAGE 3 MONTHS OF OPERATING EXPENDITURES
Required Balance if $29,242,500

FISCAL YEAR END 2024-2025
Cash Balance was $118,242,931

MID YEAR FISCAL YEAR END 2025-2026
Cash balance was $99,476,669

BMO

HAWTHORNE
City of Good Neighbors

BMO

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
04/01/26 TO 04/30/26

PAGE: 1 OF 8

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	17,641,266.85
YOUR TRANSACTIONS THIS PERIOD INCLUDED:	
184 DEPOSITS	25,528,596.65
94 WITHDRAWALS	25,472,670.32
INTEREST PAID WAS	.00
YOUR ENDING BALANCE WAS	14,594,751.88
YTD INTEREST PAID IS	.00
YTD INTEREST WITHHELD IS	.00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING INTEREST WAS 14,424,692.00

LOCAL AGENCY INVESTMENT FUND (LAIF)

HAWTHORNE
City of Good Neighbors

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

May 18, 2026

LAIF Home
PMIA Average Monthly Yields

CITY OF HAWTHORNE

CITY TREASURER
4455 W. 126TH STREET
HAWTHORNE, CA 90250

Tran Type Definitions

Account Number: [redacted]

April 2026 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
4/15/2026	4/14/2026	QR[redacted]		N/A	[redacted]	695,243.52

Account Summary

Total Deposit:	695,243.52	Beginning Balance:	55,000,000.00
Total Withdrawal:	0.00	Ending Balance:	55,695,243.52

MULTI BANK SECURITIES

HAWTHORNE
City of Good Neighbors

MBS MULTI-BANK SECURITIES, INC.®

1000 Town Center, Suite 2300
Southfield, MI 48075
(800) 967-9645

Member of FINRA & SIPC; MSRB Registered.

* 0102696 02 AB 0.641 02 TR 00477 X107PD09 000000

CITY OF HAWTHORNE
4455 W 126TH ST
HAWTHORNE CA 90250-4417

Your Account Executive:
PETER YANEZ

Brokerage
Account Statement

Scan for
Online Access

April 1, 2026 - April 30, 2026
Account Number: [redacted]

Portfolio at a Glance

	This Period
BEGINNING ACCOUNT VALUE	**$45,678,608.27**
Deposits (Cash & Securities)	405,600.00
Withdrawals (Cash & Securities)	-494,534.70
Dividends, Interest and Other Income	17,461.60
Net Change in Portfolio[1]	**-85,701.74**
ENDING ACCOUNT VALUE	**$45,521,433.43**
Estimated Annual Income	$1,841,719.00

[1] *Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.*

COMMERCIAL MONEY MARKET

HAWTHORNE
City of Good Neighbors

BMO

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
04/01/26 TO 04/30/26

PAGE: 1 OF 2

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	28,447,943.90
YOUR TRANSACTIONS THIS PERIOD INCLUDED:	
1 DEPOSITS	5,000,000.00
1 WITHDRAWALS	26.00
INTEREST PAID WAS	62,941.72
YOUR ENDING BALANCE WAS	33,510,859.62
YTD INTEREST PAID IS	222,653.87
YTD INTEREST WITHHELD IS	.00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING INTEREST WAS 32,616,700.82
(MINIMUM DAILY BALANCE NECESSARY TO ACCRUE INTEREST IS .00)

CASH BALANCE AS OF APRIL 30, 2026

HAWTHORNE
City of Good Neighbors

	GENERAL FUND CASH	RESTRICTED
BMO – General Account @ April 30, 2026	$12,066,376	$2,528,375
LAIF @ April 30, 2026	$36,053,991	$19,641,252
Multi Bank Securities Inc. @ April 30, 2026	$45,521,433	-
BMO Money Market Account @ April 30, 2026	$21,693,060	$11,817,800
Current General Fund Cash Balance @ April 30, 2026	$115,334,860	$33,987,428
Anticipated (Gen. Fund) Rev @ 06/30/26	$41,623,910	-
Anticipated (Gen. Fund) Exp @ 06/30/26	$46,875,836	-
Anticipated (Gen. Fund) Cash Balance @ 06/30/26	$110,082,934	-

CITY COUNCIL

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$411,742	$416,564	
Total Budgeted	$411,742	$416,564	1.2%
Personnel Costs	$329,363	$334,183	
Operating Expense	$82,379	$82,381	
Total Budget	$411,742	$416,564	1.2%
Personnel			
Part Time	5	5	
Total Personnel	5	5	

NON DEPARTMENTAL

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$19,341,532	$20,224,490	
Total Budgeted	$19,341,532	$20,224,490	4.6%
Personnel Costs	$811,600	$1,011,600	
L.A. County Fire	$6,000,00	$7,000,000	
Debt Svc. & Sales Tax Rebates	$4,540,350	$4,540,350	
Retiree Health	$3,300,000	$4,000,000	
Operating Expense	$3,689,582	$2,672,540	
Liability Allocation	$1,000,000	$1,000,000	
Total	$19,341,532	$20,224,490	4.6%

MEASURE HH

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$14,574,972	$14,621,908	
Total Budgeted	$14,574,972	$14,621,908	.3%
L.A. County Fire	$10,000,000	$10,000,000	
SB Regional Public Comm.	$3,300,000	$3,400,000	
Emergency Operations	$0	$20,000	
Police – Gang Unit	$1,053,064	$980,000	
Police – School Resource Officer	$221,908	$221,908	
Total	$14,574,972	$14,621,908	.3%

CITY CLERK

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$330,067	$646,840	
Total Budgeted	$330,067	$646,840	96%
Personnel Costs	$395,072	$425,180	
Operating Expense	$-65,005	$221,660	
Total Budget	$330,067	$646,840	96%
Personnel			
Full Time	3	3	
Part Time	1	1	
Total Personnel	4	4	

CITY MANAGER

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$1,194,883	$1,132,497	
Total Budgeted	$1,194,883	$1,132,497	-5.2%
Personnel Costs	$1,008,203	$944,882	
Operating Expense	$186,680	$187,615	
Total Budget	$1,194,883	$1,132,497	-5.2%
Personnel			
Full Time	4	3	
Part Time	3	3	
Total Personnel	7	6	

CITY TREASURER

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$89,200	$67,986	
Total Budgeted	$89,200	$67,986	-23.8%
Personnel Costs	$54,934	$56,255	
Operating Expense	$34,266	$11,731	
Total Budget	$89,200	$67,986	-23.8%
Personnel			
Full Time			
Part Time	1	1	
Total Personnel	1	1	

CITY ATTORNEY

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
Personnel Costs	$1,466,463	$1,585,590	
Operating Expense	$127,515	$79,773	
Total General Fund	$1,593,978	$1,665,363	4.5%
Insurance Reserve	$14,045,002	$12,424,727	-11.5%
Total General Fund	$15,638,980	$14,040,090	
Personnel			
Full Time	8	9	
Part Time	5	5	
Total Personnel	13	14	

FINANCE

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$1,437,018	$1,369,278	
Total Budgeted	$1,437,018	$1,369,278	-4.7%
Personnel Costs	$1,641,669	$1,663,802	
Operating Expense	$-204,651	$-294,524	
Total Budget	$1,437,018	$1,369,278	-4.7%
Personnel			
Full Time	8	8	
Part Time	1	1	
Total Personnel	9	9	

BUSINESS LICENSE

HAWTHORNE
City of Good Neighbors

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$1,227,962	$1,233,114	
Total Budgeted	$1,227,962	$1,233,114	.4%
Personnel Costs	$1,343,432	$1,355,938	
Operating Expense	$-115,470	$-122,824	
Total Budget	$1,227,962	$1,233,114	.4%
Personnel			
Full Time	8	8	
Part Time	1	1	
Total Personnel	9	9	

HUMAN RESOURCES

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$1,188,555	$1,305,982	
Total Budgeted	$1,188,555	$1,305,982	9.9%
Personnel Costs	$972,489	$1,044,819	
Operating Expense	$216,066	$261,163	
Total Budget	$1,188,555	$1,305,982	9.9%
Personnel			
Full Time	5	5	
Part Time	3	3	
Total Personnel	8	8	

POLICE DEPARTMENT

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund - Police	$51,380,587	$53,145,672	3.4%
General Fund – Info. Services	$4,970,145	$5,410,545	8.9%
Proposition A	$1,000,000	$1,000,000	
Asset Forfeiture	$2,434,964	$1,364,588	
Stonegarden	$205,000	$200,000	
COPS Allocation	$300,000	$400,000	
OTS Grant	$388,674	$388,674	
UASI Grant	$0	$96,000	
Social Security Admin. Grant	$764,192	$758,107	
Total Budgeted	$61,443,562	$62,763,586	

POLICE DEPARTMENT
(continued)

HAWTHORNE
City of Good Neighbors

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
Personnel Costs	$47,666,746	$47,461,746	
Operating Expense	$13,776,816	$13,776,816	
Total Budget	$61,443,562	$61,238,562	
Personnel			
Full Time – Sworn	95	95	
Full Time – Misc	61	69	
Part Time	16	19	
Total Personnel	172	183	

PUBLIC WORKS

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$3,923,830	$4,148,754	5.7%
Capital Improvement Fund	$5,613,585	$28,645,585	
Street Lighting	$875,490	$1,085,540	
State Gas Tax	$4,663,987	$5,013,427	
Street Fund	$3,231,525	$3,542,093	
MTA Measure R	$1,515,874	$1,671,924	
MTA Measure M	$1,563,408	$1,692,479	
Proposition A	$5,738,089	$3,711,290	
Proposition C	$1,961,951	$2,069,486	
AB 2766	$121,340	$211,340	
Street Improvements (El Seg., Rosecrans, Imperial, Prairie)	$2,507,000	$7,797,000	
Measure W (Safe, Clean Water Program)	$1,248,287	$1,486,328	

PUBLIC WORKS
(continued)

HAWTHORNE
City of Good Neighbors

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
Airport	$3,388,170	$4,436,469	30.9%
Sewer Fund	$2,195,387	$1,885,891	
Equipment Fund	$5,028,797	$3,671,770	
Calif. Used Oil Recyc.	$16,098	$16,937	
Cal Rec. Bev.	$14,046	$12,947	
Rubberized Pavement	$0	$126,578	
Low Impact Dev.	$0	$375,000	
BRIC Grant	$22,000	$22,000	
Clean CA Local Grant	$0	$157,000	
Household Haz. Waste	$0	$26,000	
SB1383 Local Asst.	$200,000	$250,000	
Total Budget	$43,828,864	$72,055,838	

PUBLIC WORKS
(continued)

HAWTHORNE
City of Good Neighbors

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
Personnel Costs	$11,008,197	$12,401,355	
Operating Expense	$32,820,667	$59,654,483	
Total Budget	$43,828,864	$72,055,838	
Personnel			
Full Time	61	62	
Part Time	7	6	
Total Personnel	68	68	

PLANNING

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$2,927,423	$2,865,802	-2.1%
Planning Grants (LEAP, Cannabis Retail)	$649,624	$0	
Total Budget	$3,577,047	$2,865,802	
Personnel Costs	$2,001,288	$1,939,056	
Planning Grants	$636,624	$0	
Operating Expense	$939,135	$926,746	
Total Budget	$3,577,047	$2,865,802	
Personnel			
Full Time	11	10	
Part Time	0	1	
Total Personnel	11	11	

BUILDING SAFETY

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$1,955,331	$1,830,255	
Total Budgeted	$1,955,331	$1,830,255	-6.4%
Personnel Costs	$1,380,713	$1,273,728	
Operating Expense	$574,618	$556,527	
Total Budget	$1,955,331	$1,830,255	-6.4%
Personnel			
Full Time	9	7	
Part Time	1	2	
Total Personnel	10	9	

COMMUNITY SERVICES

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
General Fund	$6,586,356	$6,934,949	5.3%
Park Grants	$4,777,232	$3,163,310	
Total Budget	$11,363,588	$9,157,906	
Personnel Costs	$3,810,961	$4,084,634	
Operating Expense	$2,775,395	$2,850,315	
Park Grants	$4,777,232	$2,222,957	
Total Budget	$11,363,588	$9,157,906	
Personnel			
Full Time	17	18	
Part Time	17	20	
Seasonal	15-50	15-50	
Total Personnel	34	38	

COMMUNITY DEVELOPMENT

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
CDBG	$1,948,099	$7,448,756	282.4%
Home Funds	$4,075,805	$3,012,103	-26.1%
Total Budget	$6,023,904	$10,460,859	73.7%
Personnel Costs	$184,548	$178,666	
Personnel. Costs – Cares Act	$0	$0	
Operating Expense	$5,839,356	$10,282,193	
Total Budget	$6,023,904	$10,460,859	73.7%
Personnel			
Full Time	.5	1.3	
Total Personnel	.5	1.3	

HOUSING

	ADOPTED FY 2025/2026	PROPOSED FY 2026/2027	Percentage Changes
Federal Funds	$13,439,630	$12,727,446	-5.3%
Grevillea Property	$174,048	$184,782	6.2%
Gale Properties–(11605, 11529, 11537)	$288,038	$318,592	10.6%
Truro Avenue Property	$61,158	$61,158	-
Total Budget	$13,962,874	$13,291,978	-4.8%
Personnel Costs	$1,002,960	$1,096,258	
Operating Expense	$12,959,914	$12,195,720	
Total Budget	$13,962,874	$13,291,978	-4.8%
Personnel			
Full Time	8	9	
Part Time	3.5	3.25	
Total Personnel	11.5	12.25	

GENERAL FUND EXPENDITURES BY DEPARTMENT PROPOSED FY2026/2027

$117,019,999

HAWTHORNE
City of Good Neighbors

DEPARTMENT	ADOPTED FY 2025/2026	ADOPTED FY 2026/2027	Percentage Changes
City Council & City Treasurer	$500,942	$484,550	-3.3%
Non-Departmental	$13,341,532	$13,224,490	-.9%
Measure HH	$4,574,972	$4,621,908	1%
Fire Services	$16,000,000	$17,000,000	6.3%
City Manager	$1,194,883	$1,132,497	-5.2%
City Clerk	$330,067	$646,840	96%
City Attorney	$1,593,978	$1,665,363	4.5%
Finance	$1,437,018	$1,369,278	-4.7%
Business License	$1,227,962	$1,233,114	.4%
Human Resources	$1,188,555	$1,305,982	9.9%

GENERAL FUND EXPENDITURES BY DEPARTMENT PROPOSED FY2025/2026 $117,019,999 (continued)

HAWTHORNE
City of Good Neighbors

DEPARTMENT	ADOPTED FY 2025/2026	ADOPTED FY 2026/2027	Percentage Changes
Police Department	$51,380,587	$53,145,672	3.4%
Information Technology Services	$4,970,145	$5,410,545	8.9%
Public Works	$3,923,830	$4,148,754	5.7%
Planning	$2,927,423	$2,865,802	-2.1%
Building Safety	$1,955,331	$1,830,255	-6.4%
Community Services & Media	$6,586,356	$6,934,949	5.3%
GENERAL FUND TOTAL	$113,133,581	$117,019,999	3.4%
Grants & Restricted Funds	$106,663,181	$157,021,087	47%
GRAND TOTAL	$219,796,762	$274,041,086	21.7%

MAJOR GRANT & RESTRICTED FUND INCREASES PROPOSED FY2026/2027

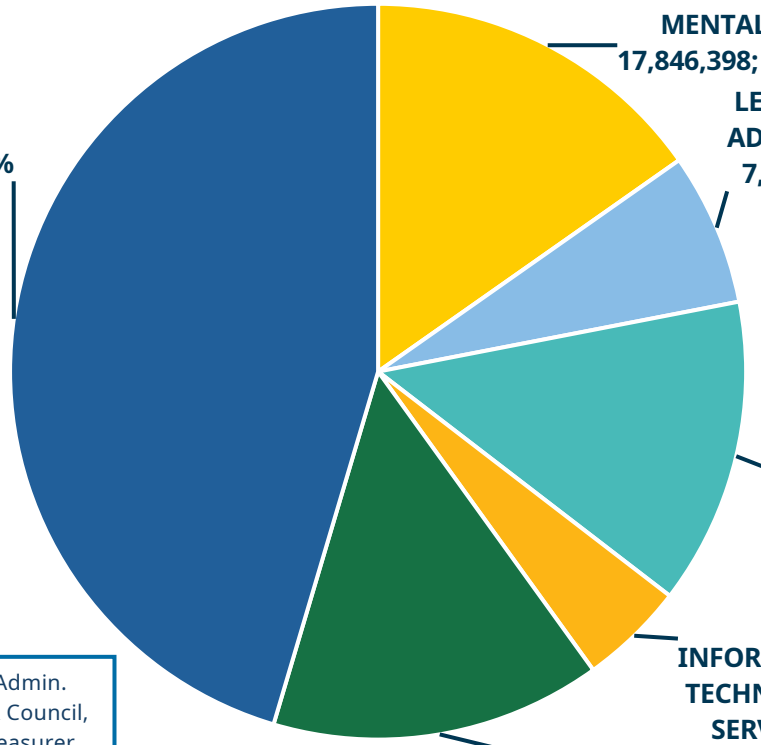
HAWTHORNE
City of Good Neighbors

FUND CATEGORY	PROPOSED FY2026/2027 INCREASES
Public Works – Clean Water & Air Quality Funds	$328k
Public Works – State Gas Tax	$349k
Public Works – Measure M, R, & Prop C	$392k
Public Works – Low Impact Development & Rubberized Pavement	$501k
Public Works – Street Project Funds	$5.81m
Capital Improvement Fund	$23.03 Million

GENERAL FUND
PROPOSED FY2026/2027
$117,019,999

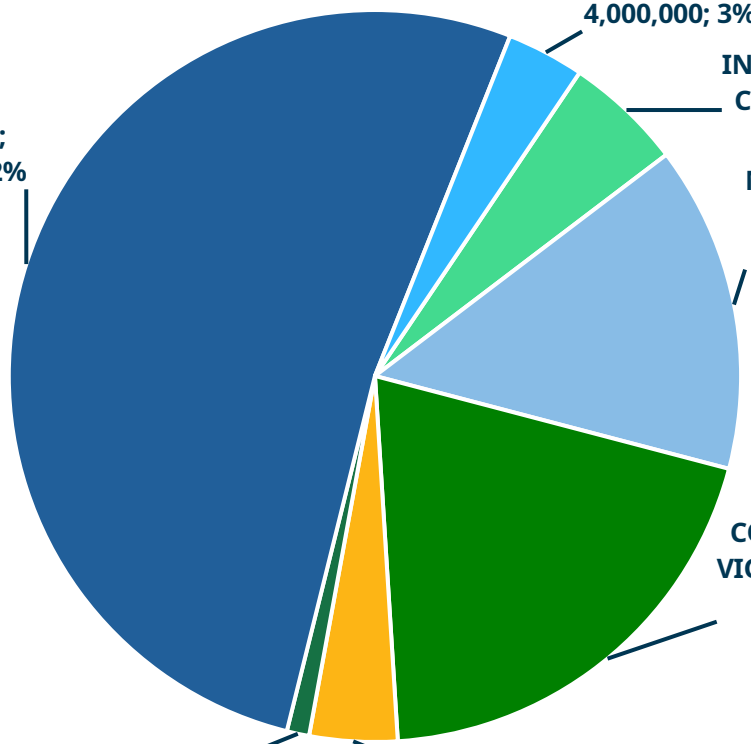
HAWTHORNE
City of Good Neighbors

BY DEPARTMENT



* Legislative & Admin. Services: Mayor & Council, City Manager, Treasurer, City Clerk, Finance, Business License, Human Resources & City Attorney

BY CATEGORY



GENERAL FUND REVENUE PROPOSED FY2026/2027
$117,262,231

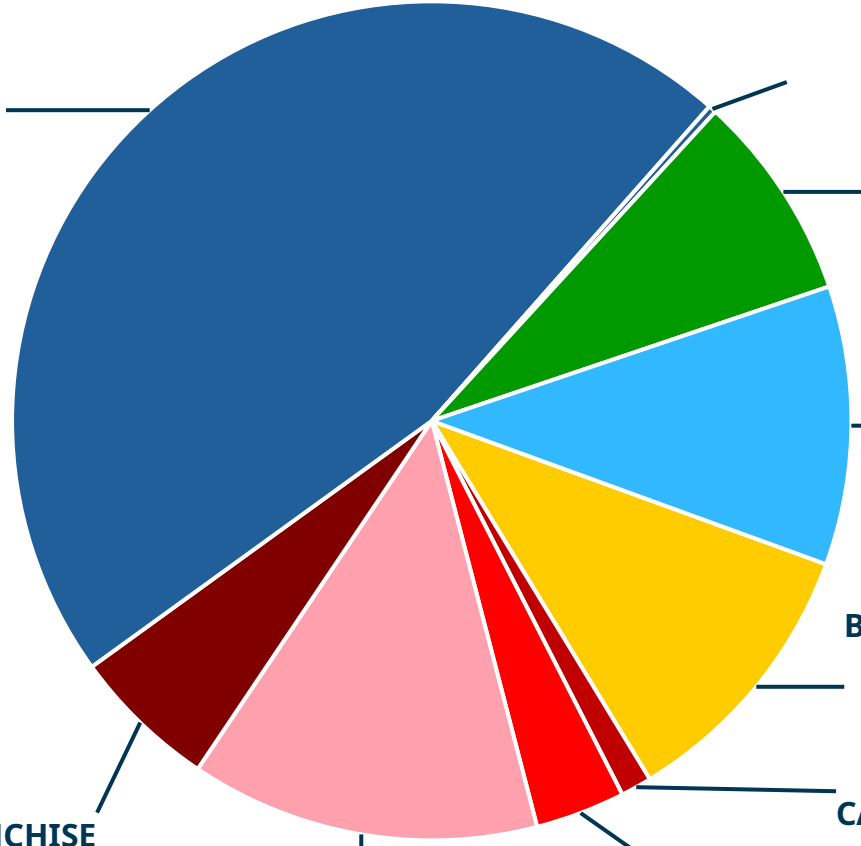
HAWTHORNE
City of Good Neighbors

Revenue Sources	ADOPTED FY 2025/2026	ADOPTED FY 2026/2027	Percentage Changes
Taxes	$79,625,869	$83,763,000	5.2%
Licenses & Permits	$2,161,300	$1,689,300	-21.8%
Fines & Forfeitures	$3,200,000	$3,200,000	-
Revenue from Use of Money	$2,500,000	$2,500,000	-
Intergovernmental–St. & County (VLF, St. Man.)	$15,450,000	$16,023,437	3.7%
Service Charges	$4,936,600	$5,172,975	4.8%
Other (Contrib. Water, Refuse, RCC IT Svcs)	$3,313,622	$2,513,519	-24.1%
Program Contr. (Prop A,COPS Airship)	$2,300,000	$2,400,000	4.3%
SUB-TOTAL	$113,487,391	$117,262,231	3.3%
Grants and Restricted Funds	$99,250,676	$134,678,121	36%
RESTRICTED BUDGET FUND BAL.	$7,058,695	$22,100,734	-
TOTAL	$219,796,762	$274,041,086	-

GENERAL FUND TAX REVENUE PROPOSED FY2026/2027

$83,763,000

HAWTHORNE
City of Good Neighbors



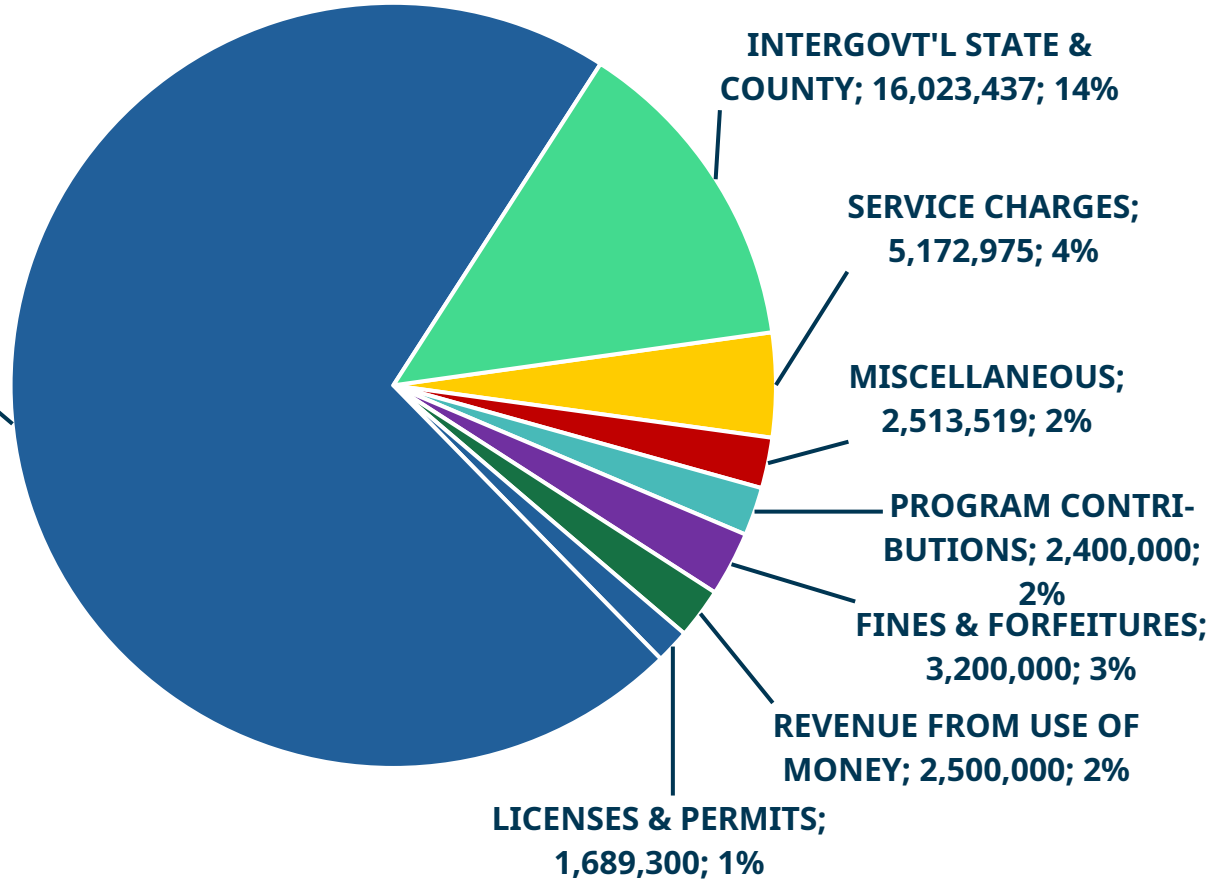
TAX REVENUE:

FY27 BUDGET – $83,763,000
FY26 BUDGET – $79,625,869
FY25 ACTUALS – $83,380,805

GENERAL FUND REVENUE PROPOSED FY2026/2027

$117,262,231

HAWTHORNE
City of Good Neighbors



Sales Tax (46% of Budgeted Taxes) - Major Industry Groups:

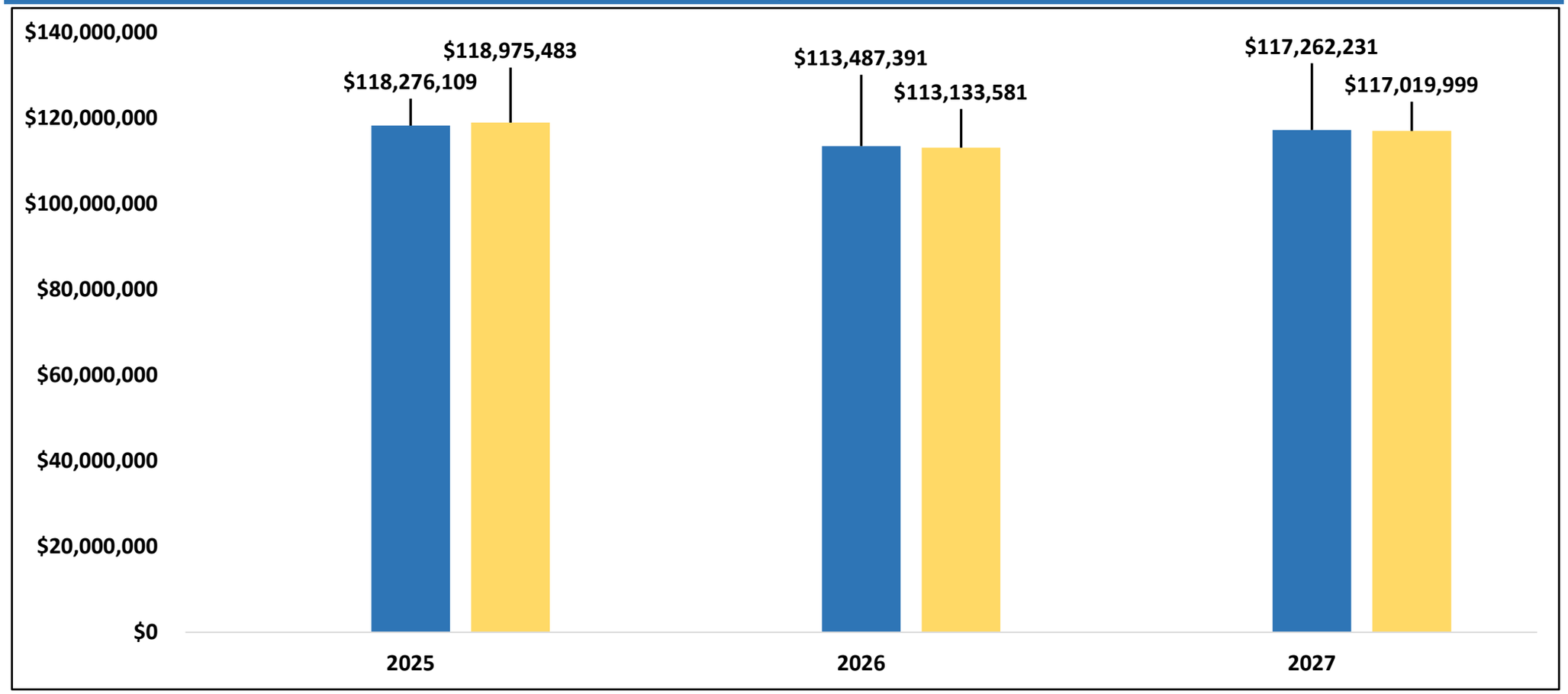
General Consumer Goods – 24%
State & County Pools - 19%
Autos & Transportation – 15%
Business & Industry - 15%
Building & Construction – 10%
Restaurants & Hotels - 7%
Fuel & Service Stations – 5%
Food & Drugs - 5%

**Based on 2025 Q4*

CITY OF HAWTHORNE
FY2026-2027
BUDGET SUMMARY

GENERAL FUND BUDGET SUMMARY
FY2026-2027
PROPOSED BUDGET

GENERAL FUND REVENUE / EXPENDITURE OVERVIEW



GENERAL FUND	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
REVENUE	$118,276,109	$113,487,391	$117,262,231
EXPENDITURE	$118,975,483	$113,133,581	$117,019,999
SURPLUS/DEFICIT	**($699,374)**	**$353,810**	**$242,232**

SUMMARY OF ESTIMATED REVENUES
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL
100	GENERAL FUND	$117,262,231	$0	$117,262,231
125	FEMA	$80,000	$0	$80,000
180	AMERICAN RESCUE PLAN ACT	$0	$0	$0
200	STREET LIGHTING	$750,100	$0	$750,100
220	STATE GAS TAX	$5,009,165	$0	$5,009,165
225	STREET FUND	$1,205,000	$1,100,000	$2,305,000
229	ASSET FORFEITURE - JUSTICE	$650,000	$0	$650,000
230	ASSET FORFEITURE - TREASURY	$714,588	$0	$714,588
232	HOMELAND SEC/OPER. STONEGARDEN	$200,000	$0	$200,000
233	SOCIAL SECURITY ADMINISTRATION	$758,107	$0	$758,107
239	COPS / SLESF	$232,000	$0	$232,000
244	CA OFF TRAFF SFTY GRANT FUND	$388,674	$0	$388,674
250	INSURANCE RESERVE	$5,358,622	$0	$5,358,622
265	LOCAL LAW ENFORCE BLOCK GRANT	$43,507	$0	$43,507
272	URBAN AREA SEC. INIATIVE GRANT	$96,000	$0	$96,000
280	LOCAL TRANSIT ASST - PROP A	$2,216,981	$0	$2,216,981
283	MTA MEASURE R	$1,378,956	$0	$1,378,956
284	MTA MEASURE M	$1,562,550	$0	$1,562,550
285	PROPOSITION C COUNTY SALES TAX	$1,837,942	$0	$1,837,942
286	CLEAN CA LOCAL GRANT	$157,000	$0	$157,000
289	MEASR W-SAFE, CLEAN WATER PRG	$804,300	$0	$804,300
290	AB2766 AIR QUALITY FUNDS	$114,500	$0	$114,500
291	STREET IMPROVEMENTS	$7,111,000	$0	$7,111,000
292	RUBBERIZED PAVEMENT	$126,578	$0	$126,578
293	LOW IMPACT DEVELOPMENT (LID)	$375,000	$0	$375,000
328	CLEAN CALIF GRANT (ZELA DAVIS)	$2,711,006	$0	$2,711,006
329	LOS ANGELES CADA	$260,000	$0	$260,000

SUMMARY OF ESTIMATED REVENUES
FY2026-2027
PROPOSED BUDGET

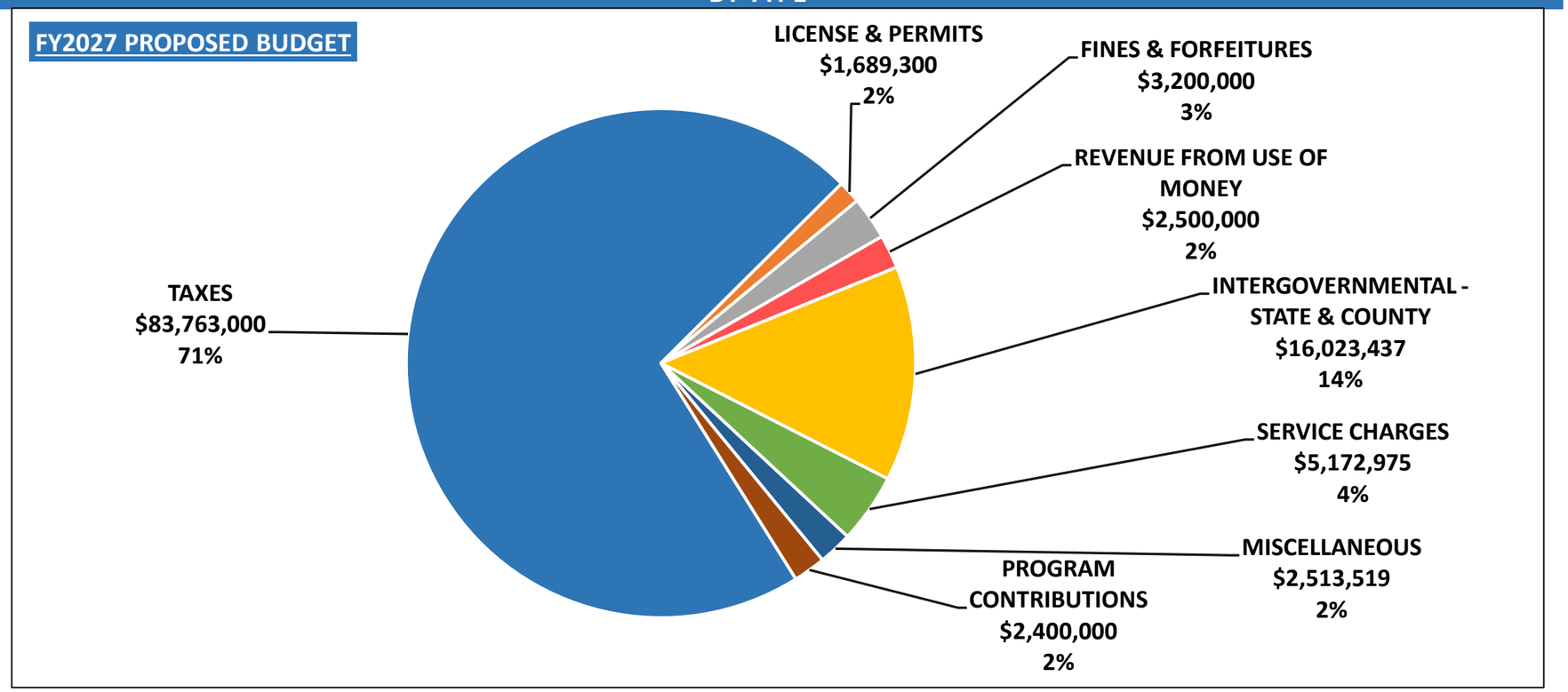
FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL
330	CA PARKS GRANT - COMM. CENTER	$5,000,000	$0	$5,000,000
375	CATV PEG FUND (DIVCA)	$100,000	$0	$100,000
410	DEV IMPACT FUND AB 1600	$505,000	$0	$505,000
441	2016 REF-04 POL FAC & 05 POB	$2,510,466	$0	$2,510,466
442	2019 PENSION OBLIGATION BONDS	$6,526,432	$0	$6,526,432
443	CIVIC CENTER REVENUE LEASE BOND	$1,800,000	$20,000,000	$21,800,000
448	DEBT SRV-SBRPCA 07 SER B BONDS	$400	$240,350	$240,750
449	DEBT SERV - 2025 TAX ALLOC. REFUND	$1,644,237	$0	$1,644,237
461	RECOG OBLIG RET FUND-AREA II	$7,136,087	$0	$7,136,087
462	RECOG OBLIG RET FUND-20% SET A	$50,000	$0	$50,000
464	GREVILLEA PROPERTY FUND	$83,880	$0	$83,880
465	GALE AVE PROPERTY FUND - 11605	$101,862	$0	$101,862
466	GALE AVE PROPERTY FUND - 11529	$141,842	$0	$141,842
467	GALE AVE PROPERTY FUND - 11537	$32,248	$0	$32,248
468	TRURO AVE PROPERTY FUND	$55,344	$0	$55,344
469	DEBT SVC-16 TAB RFNDNG-98-04-06	$2,700,300	$0	$2,700,300
474	DEBT SERV - CFD 99-1 (GATEWAY)	$100	$2,500,000	$2,500,100
477	DEBT SERVCE - CFD 04-1 (FUSION)	$273,885	$0	$273,885
478	DEBT SRV - CFD 06-1 (360 DEGR)	$979,149	$0	$979,149
490	COMMUNITY REVITALIZATION	$31,192	$0	$31,192
500	CAPITAL IMPROVEMENT FUND	$20,000,000	$0	$20,000,000
520	AIRPORT	$3,682,000	$0	$3,682,000
560	SEWER FUND	$1,100,000	$0	$1,100,000
561	STORM WATER FUND	$20,000	$0	$20,000
600	EQUIPMENT	$3,232,000	$0	$3,232,000
605	ITS HARDWARE REPLACEMENT FUND	$0	$0	$0
650	PARKING FUND	$545,000	$0	$545,000

SUMMARY OF ESTIMATED REVENUES
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL
727	COMMY DEV BLOCK GRANT FUND	$1,642,460	$0	$1,642,460
789	HOME FUNDS	$3,072,055	$0	$3,072,055
810	SECTION 8 ADMINISTRATIVE	$1,310,988	$0	$1,310,988
815	SECTION 8 - IN HOUSE	$9,633,935	$0	$9,633,935
820	SECTION 8 - PORTABLES	$1,071,882	$0	$1,071,882
830	EHV - ADMINISTRATIVE	$44,545	$0	$44,545
835	EHV - ASSISTANCE PAYMENTS	$632,875	$0	$632,875
840	EHV - PORTABILITY	$320,832	$0	$320,832
850	BRIC GRANT	$375,000	$0	$375,000
851	ENERGY EFFICIENT CONSERV. GRANT	$140,000	$0	$140,000
855	CALIF USED OIL RECYCLING GRANT	$20,100	$0	$20,100
856	CAL REC-BEV CONTAINER RECYCLING	$20,100	$0	$20,100
857	HOUSEHOLD HAZARDOUS WASTE	$40,000	$0	$40,000
858	SB1383 LOCAL ASSISTANCE PROG.	$120,000	$0	$120,000
	TOTAL	$228,100,002	$23,840,350	$251,940,352

GENERAL FUND REVENUE BY TYPE
FY2026-2027
PROPOSED BUDGET

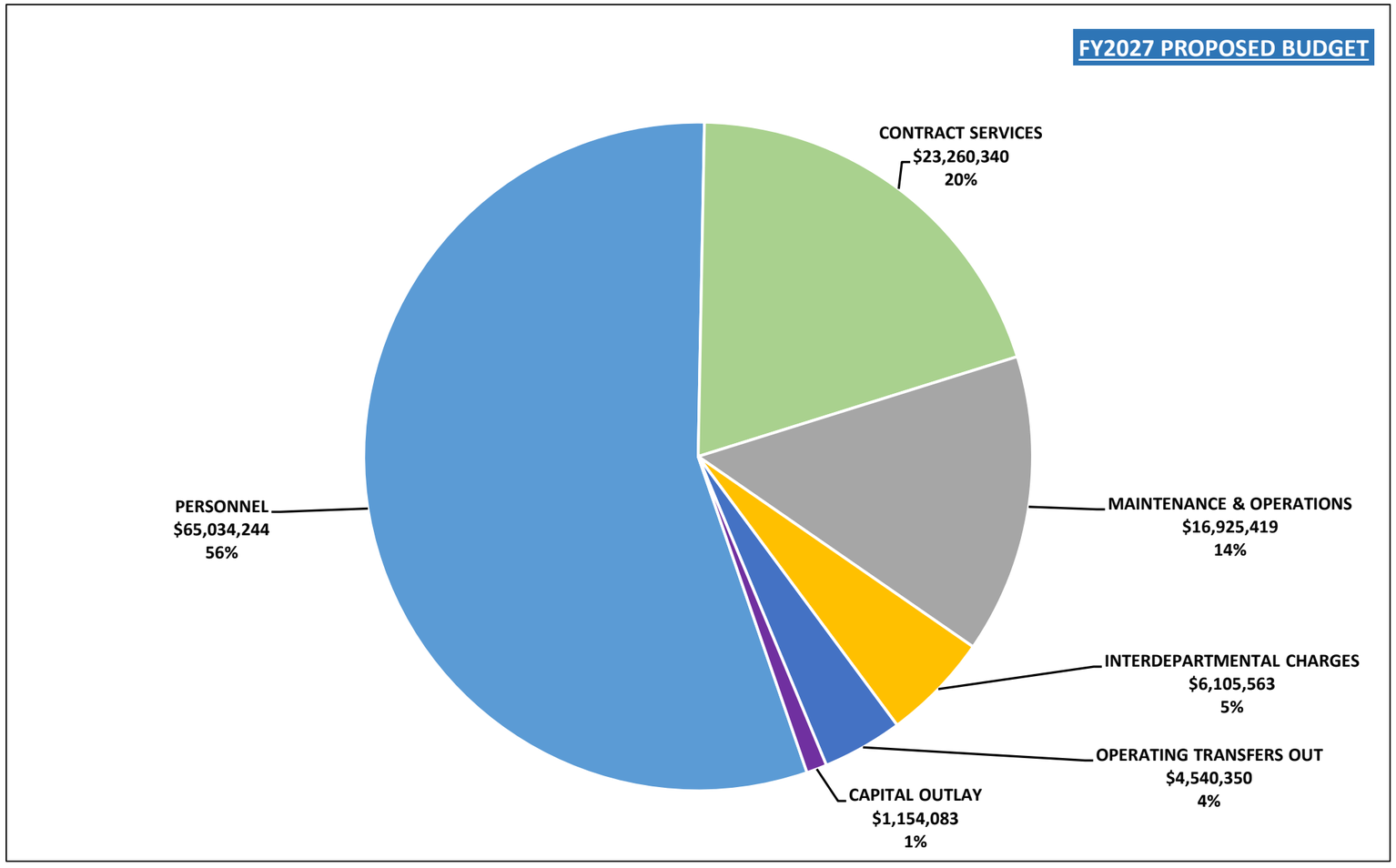
BY TYPE



REVENUE TYPE	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
TAXES	$83,380,805	$79,625,869	$83,763,000
LICENSE & PERMITS	$1,886,204	$2,161,300	$1,689,300
FINES & FORFEITURES	$2,168,952	$3,200,000	$3,200,000
REVENUE FROM USE OF MONEY	$5,160,555	$2,500,000	$2,500,000
INTERGOVERNMENTAL - STATE & COUNTY	$15,192,608	$15,450,000	$16,023,437
SERVICE CHARGES	$6,244,029	$4,936,600	$5,172,975
MISCELLANEOUS	$2,792,956	$3,313,622	$2,513,519
PROGRAM CONTRIBUTIONS	$1,450,000	$2,300,000	$2,400,000
TOTAL	**$118,276,109**	**$113,487,391**	**$117,262,231**

GENERAL FUND EXPENDITURES BY CATEGORY
FY2026-2027
PROPOSED BUDGET

BY CATEGORY



CATEGORY	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
PERSONNEL	$57,774,691	$62,972,944	$65,034,244
CONTRACT SERVICES	$19,675,087	$22,347,313	$23,260,340
MAINTENANCE & OPERATIONS	$12,871,508	$16,733,955	$16,925,419
INTERDEPARTMENTAL CHARGES	$7,009,356	$5,384,936	$6,105,563
OPERATING TRANSFERS OUT	$21,232,174	$4,540,350	$4,540,350
CAPITAL OUTLAY	$412,666	$1,154,083	$1,154,083
TOTAL	**$118,975,483**	**$113,133,581**	**$117,019,999**

GENERAL FUND REVENUE
FY2026-2027
PROPOSED BUDGET

TAXES				
		2025	2026	2027
ACCOUNT	ACCOUNT DESCRIPTION	ACTUALS	ORIG. BUDGET	PROP. BUDGET
100-101-51101	CURRENT YEAR SECURED	$7,880,206	$7,638,000	$7,900,000
100-101-51102	CURRENT YEAR UNSECURED	$302,928	$300,000	$300,000
100-101-51105	PROP TAXES RES DISTR ABx1 26	$2,537,208	$2,250,000	$2,250,000
100-101-51110	SALES TAX - ADD ON	$15,003,130	$14,932,000	$16,016,000
100-101-51111	SALES & USE TAX	$21,629,570	$22,143,550	$22,923,000
100-101-51112	TRANSIENT LODGING TAXES	$7,400,552	$5,500,000	$6,700,000
100-101-51113	FRANCHISES	$2,084,128	$3,000,000	$2,900,000
100-101-51114	BUSINESS LICENSE TAXES	$9,732,011	$8,000,000	$9,000,000
100-101-51115	REAL PROPERTY TRANSFER TAXES	$202,425	$250,000	$250,000
100-101-51116	UTILITY USERS TAXES	$9,846,539	$8,960,319	$9,000,000
100-101-51117	TOT SHORT TERM RENTALS	$58,408	$0	$250,000
100-101-51118	REDEMPTION APPORTIONMENT	$175,805	$150,000	$180,000
100-101-51119	COUNTY ASSESS ADMIN FEE CHRGS	($101,857)	($98,000)	($100,000)
100-101-51121	PUBLIC SAFETY AUG FUND TAXES	$486,629	$500,000	$494,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-101-51135	REFUSE FRANCH FEES CLRNG ACCT	$5,690,460	$4,000,000	$4,700,000
100-101-51345	CANNABIS TAX	$452,662	$2,100,000	$1,000,000
	TAXES TOTAL	$83,380,805	$79,625,869	$83,763,000

LICENSE & PERMITS

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-103-51323	CONSTRUCTION PERMITS	$1,359,089	$1,400,000	$1,150,000
100-103-51324	CODE COMPLIANCE INSP FEE	$38,822	$45,000	$45,000
100-103-51325	OTHER PERMITS	$1,100	$2,000	$2,000
100-103-51326	SOLAR APP	$900	$300	$300
100-103-51327	FILM PERMITS	$10,835	$10,000	$10,000
100-103-51328	STREET & CURB PERMITS	$237,848	$250,000	$250,000
100-103-51329	ALARM PERMITS	$187,109	$150,000	$180,000
100-103-51330	RECYCLING PERMITS	$625	$1,000	$1,000
100-103-51332	ANIMAL LICENSES	$12,909	$8,000	$8,000
100-103-51333	ANIMAL FEES	$1,920	$5,000	$5,000
100-103-51334	CANNABIS PERMITS	$7,760	$265,000	$10,000
100-103-51336	TOBACCO LICENSING RETAIL FEE	$27,288	$25,000	$28,000
	LICENSE & PERMITS TOTAL	$1,886,204	$2,161,300	$1,689,300

FINES & FORFEITURES

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-104-51431	VEHICLE CODE FINES	$511,408	$600,000	$600,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-104-51432	PARKING CITATIONS	$1,657,544	$2,600,000	$2,600,000
	FINES & FORFEITURES TOTAL	$2,168,952	$3,200,000	$3,200,000

REVENUE FROM USE OF MONEY

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-105-51536	INVESTMENT EARNINGS	$4,476,797	$2,500,000	$2,500,000
100-105-51537	UNREALIZED GAIN/LOSS NT CH VAL	$612,992	$0	$0
100-105-51538	LEASE INTEREST INCOME	$70,765	$0	$0
	REVENUE FROM USE OF MONEY TOTAL	$5,160,555	$2,500,000	$2,500,000

INTERGOVERNMENTAL - STATE & COUNTY

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-106-51631	SB 1186 $4 STATE SURCHARGE	$0	$10,000	$10,000
100-106-51639	STATE MANDATED COSTS	$228,478	$38,000	$40,000
100-106-51642	STATE MOTOR VEH IN-LIEU TAX	$138,736	$90,000	$150,000
100-106-51643	IN LIEU PROPERTY TAX (VLF)	$14,757,623	$15,204,000	$15,750,437
100-106-51644	STATE HOMEOWNERS PROP TAX RLF	$29,120	$30,000	$30,000
100-106-51650	STATE GRANT P.O.S.T.	$30,992	$20,000	$30,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-106-51697	STATE GRANT - STC	$7,659	$8,000	$8,000
100-107-51740	PROP A 92/96 MAINT & OP REV	$0	$50,000	$5,000
	INTERGOVERNMENTAL - STATE TOTAL	$15,192,608	$15,450,000	$16,023,437

SERVICE CHARGES

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-109-51840	BULLET PROOF VEST GRANT FUNDS	$0	$4,000	$4,000
100-109-51908	TRUCKING FEES	$79,734	$90,000	$50,625
100-109-51921	AQUATICS PROGRAM	$192,148	$242,000	$242,000
100-109-51923	FACILITY RENTAL	$219,708	$200,000	$220,000
100-109-51924	FIELD TRIPS	$2,053	$300	$1,000
100-109-51925	LITTLE LEAGUE	$0	$600	$600
100-109-51926	SPECIAL EVENTS	$700	$5,000	$4,000
100-109-51927	SUMMER CAMP	($47)	$0	$0
100-109-51928	YOUTH SPORTS	$6,279	$21,000	$21,000
100-109-51929	RECREATION CLASSES	$275,116	$90,000	$90,000
100-109-51931	SPORTS CENTER RENTAL	$34,144	$55,000	$55,000
100-109-51932	MEMORIAL CENTER RENTAL	$44,002	$50,000	$50,000
100-109-51935	RECREATION MISCELLEANOUS	$2,017	$2,000	$2,000
100-109-51940	CODE ENFORCEMENT FEE	$97,647	$150,000	$75,000
100-109-51944	BILLBOARD ADVERTISING FEES	$325,889	$450,000	$450,000
100-109-51949	DOMESTIC VIOLENCE REIMBURSEMEN	$384	$1,000	$1,000
100-109-51950	OT REIMBURSEMENT-POL DEPT	$60,004	$100,000	$100,000
100-109-51951	POLICE BOOKING FEES	$192,000	$200,000	$200,000
100-109-51952	FINGERPRINTING	$0	$500	$200
100-109-51953	TRUSTEE FEES	$0	$2,500	$10,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-109-51954	MEDICAL DIRECTOR SERVICES	$115,000	$50,000	$100,000
100-109-51955	HOST PD REIMBURSEMENT	$169,126	$60,000	$60,000
100-109-51956	OT REIMB-SPEC EVENTS-SOFI	$2,215,103	$1,800,000	$1,800,000
100-109-51957	FIX-IT TICKETS	$1,500	$5,000	$2,000
100-109-51958	POLICE REPORTS	$5,622	$5,000	$5,000
100-109-51959	OT REIMB-SPEC EVENTS INTUIT	$0	$0	$70,000
100-109-51960	DNA IDENTIFICATION REIMBUR	$0	$500	$500
100-109-51961	OT REIMB-SPEC EVENTS FORUM	$7,000	$0	$100,000
100-109-51963	OT REIMB-SPEC EVENTS YT THEATR	$0	$0	$30,000
100-109-51964	SUBPOENA FEES	$5,290	$5,000	$5,000
100-109-51966	HOME OCC FILING FEE	$12,200	$10,000	$10,000
100-109-51968	BUSINESS LICENSE APP FEE	$53,732	$60,000	$60,000
100-109-51971	ZONING FEES	$29,724	$40,000	$35,000
100-109-51974	PLAN CHECK & SITE INSPEC FEE	$1,232,419	$650,000	$750,000
100-109-51975	SPECIAL POLICE SERVICES	$319,000	$300,000	$300,000
100-109-51976	SPECIAL INSPECTION-OVERTIME	$0	$2,000	$2,000
100-109-51978	FIELD INSPECTION FEES	$3,303	$2,000	$7,000
100-109-51979	RE-INSPECTION FEES	$0	$500	$500
100-109-51980	DUI COST RECOVERY FEE	$0	$1,500	$5,000
100-109-51984	EV CHARGING	$3,477	$2,500	$1,000
100-109-51990	DUPLICATION/SCANNING FEES	$0	$200	$50
100-109-51991	CONVENIENCE FEES	$21,870	$28,000	$2,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-109-51995	CITY MERCHANDISE	$0	$0	$1,000
100-109-51997	NOTARY SERVICES	$75	$500	$500
100-109-51998	PUBLIC SAFETY INFO SRVC FEES	$517,811	$250,000	$250,000
	SERVICE CHARGES TOTAL	$6,244,029	$4,936,600	$5,172,975

MISCELLANEOUS

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-110-51657	SPARK GOOD LOCAL GRANT	$6,070	$0	$0
100-110-52001	SALE OF REAL AND PERSONAL PROP	$341,252	$10,000	$10,000
100-110-52002	CONTRIBUTION FROM REFUSE	$300,000	$300,000	$300,000
100-110-52003	CONTRIBUTION FROM WATER	$1,427,249	$1,400,000	$1,000,000
100-110-52004	CONTRIBUTION FR PROPERTY 12547	$79,331	$79,331	$79,331
100-110-52009	CONTRIBUTIONS RCC IT SERVICES	$200,000	$200,000	$200,000
100-110-52011	DAMAGE CLAIMS	$0	$1,000	$1,000
100-110-52013	MISCELLANEOUS REVENUE	$185,906	$20,000	$30,000
100-110-52017	REIMBURSEMENT RECEIVERSHIPS	$156,199	$75,000	$75,000
100-110-52029	REIMBURSEMENTS SUCCESS AGENCY	$30,248	$0	$0
100-110-52037	SPECIAL EVENTS REIMBURSEMENT	$0	$5,000	$5,000

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-110-52099	OPERATING TRANSFERS IN	$66,701	$1,223,291	$813,188
	MISCELLANEOUS TOTAL	$2,792,956	$3,313,622	$2,513,519

PROGRAM CONTRIBUTIONS

ACCOUNT	ACCOUNT DESCRIPTION	2025 ACTUALS	2026 ORIG. BUDGET	2027 PROP. BUDGET
100-115-52055	PROP A FOR TRANSIT POLICE	$1,150,000	$2,000,000	$2,000,000
100-115-52059	COPS FOR AIRSHIP	$300,000	$300,000	$400,000
	PROGRAM CONTRIBUTIONS TOTAL	$1,450,000	$2,300,000	$2,400,000

GENERAL FUND REVENUE TOTAL	**$118,276,109**	**$113,487,391**	**$117,262,231**

SUMMARY OF ESTIMATED REVENUES AND EXPENDITURES
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL	ESTIMATED EXPENDITURES	TRANSFER OUT	EST. EXPENDITURES TOTAL
100	GENERAL FUND	$117,262,231	$0	$117,262,231	$112,479,649	$4,540,350	$117,019,999
125	FEMA	$80,000	$0	$80,000	$80,000	$0	$80,000
180	AMERICAN RESCUE PLAN ACT	$0	$0	$0	$2,637,479	$0	$2,637,479
200	STREET LIGHTING	$750,100	$0	$750,100	$1,085,540	$0	$1,085,540
220	STATE GAS TAX	$5,009,165	$0	$5,009,165	$3,913,427	$1,100,000	$5,013,427
225	STREET FUND	$1,205,000	$1,100,000	$2,305,000	$3,542,093	$0	$3,542,093
229	ASSET FORFEITURE - JUSTICE	$650,000	$0	$650,000	$650,000	$0	$650,000
230	ASSET FORFEITURE - TREASURY	$714,588	$0	$714,588	$714,588	$0	$714,588
232	HOMELAND SEC/OPER. STONEGARDEN	$200,000	$0	$200,000	$200,000	$0	$200,000
233	SOCIAL SECURITY ADMINISTRATION	$758,107	$0	$758,107	$758,107	$0	$758,107
239	COPS / SLESF	$232,000	$0	$232,000	$400,000	$0	$400,000
244	CA OFF TRAFF SFTY GRANT FUND	$388,674	$0	$388,674	$388,674	$0	$388,674
250	INSURANCE RESERVE	$5,358,622	$0	$5,358,622	$12,424,727	$0	$12,424,727
265	LOCAL LAW ENFORCE BLOCK GRANT	$43,507	$0	$43,507	$43,507	$0	$43,507
272	URBAN AREA SEC. INIATIVE GRANT	$96,000	$0	$96,000	$96,000	$0	$96,000
280	LOCAL TRANSIT ASST - PROP A	$2,216,981	$0	$2,216,981	$3,711,290	$0	$3,711,290
283	MTA MEASURE R	$1,378,956	$0	$1,378,956	$1,671,924	$0	$1,671,924
284	MTA MEASURE M	$1,562,550	$0	$1,562,550	$1,692,479	$0	$1,692,479
285	PROPOSITION C COUNTY SALES TAX	$1,837,942	$0	$1,837,942	$2,069,486	$0	$2,069,486
286	CLEAN CA LOCAL GRANT	$157,000	$0	$157,000	$157,000	$0	$157,000
289	MEASR W-SAFE, CLEAN WATER PRG	$804,300	$0	$804,300	$1,486,328	$0	$1,486,328
290	AB2766 AIR QUALITY FUNDS	$114,500	$0	$114,500	$211,340	$0	$211,340
291	STREET IMPROVEMENTS	$7,111,000	$0	$7,111,000	$7,797,000	$0	$7,797,000
292	RUBBERIZED PAVEMENT	$126,578	$0	$126,578	$126,578	$0	$126,578
293	LOW IMPACT DEVELOPMENT (LID)	$375,000	$0	$375,000	$375,000	$0	$375,000
328	CLEAN CALIF GRANT (ZELA DAVIS)	$2,711,006	$0	$2,711,006	$172,119	$0	$172,119
329	LOS ANGELES CADA	$260,000	$0	$260,000	$260,000	$0	$260,000
330	CA PARKS GRANT - COMM. CENTER	$5,000,000	$0	$5,000,000	$2,700,000	$0	$2,700,000
375	CATV PEG FUND (DIVCA)	$100,000	$0	$100,000	$100,000	$0	$100,000
410	DEV IMPACT FUND AB 1600	$505,000	$0	$505,000	$1,300,804	$0	$1,300,804
441	2016 REF-04 POL FAC & 05 POB	$2,510,466	$0	$2,510,466	$2,887,505	$0	$2,887,505

SUMMARY OF ESTIMATED REVENUES AND EXPENDITURES
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL	ESTIMATED EXPENDITURES	TRANSFER OUT	EST. EXPENDITURES TOTAL
442	2019 PENSION OBLIGATION BONDS	$6,526,432	$0	$6,526,432	$6,678,530	$0	$6,678,530
443	CIVIC CENTER REVENUE LEASE BOND	$1,800,000	$20,000,000	$21,800,000	$21,732,375	$0	$21,732,375
448	DEBT SRV-SBRPCA 07 SER B BONDS	$400	$240,350	$240,750	$241,410	$0	$241,410
449	DEBT SERV - 2025 TAX ALLOC. REFUND	$1,644,237	$0	$1,644,237	$1,644,237	$0	$1,644,237
461	RECOG OBLIG RET FUND-AREA II	$7,136,087	$0	$7,136,087	$4,160,378	$0	$4,160,378
462	RECOG OBLIG RET FUND-20% SET A	$50,000	$0	$50,000	$900,000	$0	$900,000
464	GREVILLEA PROPERTY FUND	$83,880	$0	$83,880	$184,782	$0	$184,782
465	GALE AVE PROPERTY FUND - 11605	$101,862	$0	$101,862	$99,671	$0	$99,671
466	GALE AVE PROPERTY FUND - 11529	$141,842	$0	$141,842	$135,383	$0	$135,383
467	GALE AVE PROPERTY FUND - 11537	$32,248	$0	$32,248	$83,538	$0	$83,538
468	TRURO AVE PROPERTY FUND	$55,344	$0	$55,344	$61,158	$0	$61,158
469	DEBT SVC-16 TAB RFNDNG-98-04-06	$2,700,300	$0	$2,700,300	$1,751,154	$0	$1,751,154
474	DEBT SERV - CFD 99-1 (GATEWAY)	$100	$2,500,000	$2,500,100	$60,420	$0	$60,420
477	DEBT SERVCE - CFD 04-1 (FUSION)	$273,885	$0	$273,885	$293,757	$0	$293,757
478	DEBT SRV - CFD 06-1 (360 DEGR)	$979,149	$0	$979,149	$1,009,204	$0	$1,009,204
490	COMMUNITY REVITALIZATION	$31,192	$0	$31,192	$31,192	$0	$31,192
500	CAPITAL IMPROVEMENT FUND	$20,000,000	$0	$20,000,000	$28,645,585	$0	$28,645,585
520	AIRPORT	$3,682,000	$0	$3,682,000	$4,436,469	$0	$4,436,469
560	SEWER FUND	$1,100,000	$0	$1,100,000	$1,885,891	$0	$1,885,891
561	STORM WATER FUND	$20,000	$0	$20,000	$0	$0	$0
600	EQUIPMENT	$3,232,000	$0	$3,232,000	$3,671,770	$0	$3,671,770
605	ITS HARDWARE REPLACEMENT FUND	$0	$0	$0	$500,000	$0	$500,000
650	PARKING FUND	$545,000	$0	$545,000	$545,000	$0	$545,000
727	COMMY DEV BLOCK GRANT FUND	$1,642,460	$0	$1,642,460	$7,448,756	$0	$7,448,756
789	HOME FUNDS	$3,072,055	$0	$3,072,055	$3,012,103	$0	$3,012,103
810	SECTION 8 ADMINISTRATIVE	$1,310,988	$0	$1,310,988	$1,217,839	$0	$1,217,839
815	SECTION 8 - IN HOUSE	$9,633,935	$0	$9,633,935	$9,521,889	$0	$9,521,889
820	SECTION 8 - PORTABLES	$1,071,882	$0	$1,071,882	$1,009,053	$0	$1,009,053
830	EHV - ADMINISTRATIVE	$44,545	$0	$44,545	$131,439	$0	$131,439
835	EHV - ASSISTANCE PAYMENTS	$632,875	$0	$632,875	$579,651	$0	$579,651
840	EHV - PORTABILITY	$320,832	$0	$320,832	$267,575	$0	$267,575

SUMMARY OF ESTIMATED REVENUES AND EXPENDITURES
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	ESTIMATED REVENUE	TRANSFER IN	EST. REVENUE TOTAL	ESTIMATED EXPENDITURES	TRANSFER OUT	EST. EXPENDITURES TOTAL
850	BRIC GRANT	$375,000	$0	$375,000	$22,000	$0	$22,000
851	ENERGY EFFICIENT CONSERV. GRANT	$140,000	$0	$140,000	$0	$0	$0
855	CALIF USED OIL RECYCLING GRANT	$20,100	$0	$20,100	$16,937	$0	$16,937
856	CAL REC-BEV CONTAINER RECYCLING	$20,100	$0	$20,100	$12,947	$0	$12,947
857	HOUSEHOLD HAZARDOUS WASTE	$40,000	$0	$40,000	$26,000	$0	$26,000
858	SB1383 LOCAL ASSISTANCE PROG.	$120,000	$0	$120,000	$250,000	$0	$250,000
	TOTAL	$228,100,002	$23,840,350	$251,940,352	$268,400,736	$5,640,350	$274,041,086

RECOMMENDED EXPENDITURES SUMMARY
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	DEPARTMENT APPROPRATIONS	OPERATING TRANSFERS OUT	APPROPRIATIONS SUB TOTAL	COST ALLOCATION	DEPARTMENT TOTAL
100	**GENERAL FUND**					
	MAYOR & CITY COUNCIL	$426,572	$0	$426,572	($10,008)	$416,564
	NON-DEPARTMENTAL	$15,399,944	$4,540,350	$19,940,294	$284,196	$20,224,490
	MEASURE HH	$14,621,908	$0	$14,621,908	$0	$14,621,908
	CITY CLERK	$775,804	$0	$775,804	($128,964)	$646,840
	CITY MANAGER	$1,348,293	$0	$1,348,293	($215,796)	$1,132,497
	CITY TREASURER	$68,550	$0	$68,550	($564)	$67,986
	CITY ATTORNEY	$2,254,363	$0	$2,254,363	($589,000)	$1,665,363
	FINANCE	$2,128,088	$0	$2,128,088	($758,810)	$1,369,278
	BUSINESS LICENSE	$1,465,818	$0	$1,465,818	($232,704)	$1,233,114
	HUMAN RESOURCES	$1,408,342	$0	$1,408,342	($102,360)	$1,305,982
	POLICE	$51,915,278	$0	$51,915,278	$1,230,394	$53,145,672
	INFORMATION SERVICES	$5,543,565	$0	$5,543,565	($133,020)	$5,410,545
	PUBLIC WORKS	$4,235,478	$0	$4,235,478	($86,724)	$4,148,754
	PLANNING	$2,783,194	$0	$2,783,194	$82,608	$2,865,802
	BUILDING & SAFETY	$1,774,035	$0	$1,774,035	$56,220	$1,830,255
	COMMUNITY SERVICES	$6,865,049	$0	$6,865,049	$69,900	$6,934,949
	TOTAL - GENERAL FUND	$113,014,281	$4,540,350	$117,554,631	($534,632)	$117,019,999
	NON GENERAL FUNDS					
125	FEMA	$80,000	$0	$80,000	$0	$80,000
180	AMERICAN RESCUE PLAN ACT	$2,637,479	$0	$2,637,479	$0	$2,637,479
200	STREET LIGHTING	$1,074,920	$0	$1,074,920	$10,620	$1,085,540
220	STATE GAS TAX	$3,897,839	$1,100,000	$4,997,839	$15,588	$5,013,427
225	STREET FUND	$3,506,741	$0	$3,506,741	$35,352	$3,542,093
229	ASSET FORFEITURE - JUSTICE	$650,000	$0	$650,000	$0	$650,000
230	ASSET FORFEITURE - TREASURY	$690,000	$0	$690,000	$24,588	$714,588
232	HOMELAND SEC/OPER. STONEGARDEN	$200,000	$0	$200,000	$0	$200,000
233	SOCIAL SECURITY ADMINISTRATION	$758,107	$0	$758,107	$0	$758,107
239	COPS / SLESF	$400,000	$0	$400,000	$0	$400,000
244	CA OFF TRAFF SFTY GRANT FUND	$388,674	$0	$388,674	$0	$388,674
250	INSURANCE RESERVE	$12,385,127	$0	$12,385,127	$39,600	$12,424,727

CITY OF HAWTHORNE
City of Good Neighbors

RECOMMENDED EXPENDITURES SUMMARY
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	DEPARTMENT APPROPRATIONS	OPERATING TRANSFERS OUT	APPROPRIATIONS SUB TOTAL	COST ALLOCATION	DEPARTMENT TOTAL
265	LOCAL LAW ENFORCE BLOCK GRANT	$43,507	$0	$43,507	$0	$43,507
272	URBAN AREA SEC. INIATIVE GRANT	$96,000	$0	$96,000	$0	$96,000
280	LOCAL TRANSIT ASST - PROP A	$3,705,230	$0	$3,705,230	$6,060	$3,711,290
283	MTA MEASURE R	$1,664,916	$0	$1,664,916	$7,008	$1,671,924
284	MTA MEASURE M	$1,685,471	$0	$1,685,471	$7,008	$1,692,479
285	PROPOSITION C COUNTY SALES TAX	$2,061,326	$0	$2,061,326	$8,160	$2,069,486
286	CLEAN CA LOCAL GRANT	$157,000	$0	$157,000	$0	$157,000
289	MEASR W-SAFE, CLEAN WATER PRG	$1,486,328	$0	$1,486,328	$0	$1,486,328
290	AB2766 AIR QUALITY FUNDS	$210,500	$0	$210,500	$840	$211,340
291	STREET IMPROVEMENTS	$7,797,000	$0	$7,797,000	$0	$7,797,000
292	RUBBERIZED PAVEMENT	$126,578	$0	$126,578	$0	$126,578
293	LOW IMPACT DEVELOPMENT (LID)	$375,000	$0	$375,000	$0	$375,000
328	CLEAN CALIF GRANT (ZELA DAVIS)	$172,119	$0	$172,119	$0	$172,119
329	LOS ANGELES CADA	$260,000	$0	$260,000	$0	$260,000
330	CA PARKS GRANT - COMM. CENTER	$2,700,000	$0	$2,700,000	$0	$2,700,000
375	CATV PEG FUND (DIVCA)	$100,000	$0	$100,000	$0	$100,000
410	DEV IMPACT FUND AB 1600	$1,300,000	$0	$1,300,000	$804	$1,300,804
441	2016 REF-04 POL FAC & 05 POB	$2,886,557	$0	$2,886,557	$948	$2,887,505
442	2019 PENSION OBLIGATION BONDS	$6,678,530	$0	$6,678,530	$0	$6,678,530
443	CIVIC CENTER REVENUE LEASE BOND	$21,732,375	$0	$21,732,375	$0	$21,732,375
448	DEBT SRV-SBRPCA 07 SER B BONDS	$241,206	$0	$241,206	$204	$241,410
449	DEBT SERV - 2025 TAX ALLOC. REFUND	$1,644,237	$0	$1,644,237	$0	$1,644,237
461	RECOG OBLIG RET FUND-AREA II	$4,140,758	$0	$4,140,758	$19,620	$4,160,378
462	RECOG OBLIG RET FUND-20% SET A	$900,000	$0	$900,000	$0	$900,000
464	GREVILLEA PROPERTY FUND	$178,302	$0	$178,302	$6,480	$184,782
465	GALE AVE PROPERTY FUND - 11605	$96,431	$0	$96,431	$3,240	$99,671
466	GALE AVE PROPERTY FUND - 11529	$128,903	$0	$128,903	$6,480	$135,383
467	GALE AVE PROPERTY FUND - 11537	$80,298	$0	$80,298	$3,240	$83,538
468	TRURO AVE PROPERTY FUND	$54,678	$0	$54,678	$6,480	$61,158
469	DEBT SVC-16 TAB RFNDNG-98-04-06	$1,750,350	$0	$1,750,350	$804	$1,751,154
474	DEBT SERV - CFD 99-1 (GATEWAY)	$60,000	$0	$60,000	$420	$60,420
477	DEBT SERVCE - CFD 04-1 (FUSION)	$293,505	$0	$293,505	$252	$293,757
478	DEBT SRV - CFD 06-1 (360 DEGR)	$1,009,000	$0	$1,009,000	$204	$1,009,204

RECOMMENDED EXPENDITURES SUMMARY
FY2026-2027
PROPOSED BUDGET

FUND	DESCRIPTION	DEPARTMENT APPROPRATIONS	OPERATING TRANSFERS OUT	APPROPRIATIONS SUB TOTAL	COST ALLOCATION	DEPARTMENT TOTAL
490	COMMUNITY REVITALIZATION	$31,192	$0	$31,192	$0	$31,192
500	CAPITAL IMPROVEMENT FUND	$28,645,585	$0	$28,645,585	$0	$28,645,585
520	AIRPORT	$4,405,165	$0	$4,405,165	$31,304	$4,436,469
560	SEWER FUND	$1,828,291	$0	$1,828,291	$57,600	$1,885,891
600	EQUIPMENT	$3,624,646	$0	$3,624,646	$47,124	$3,671,770
605	ITS HARDWARE REPLACEMENT FUND	$500,000	$0	$500,000	$0	$500,000
650	PARKING FUND	$545,000	$0	$545,000	$0	$545,000
727	COMMY DEV BLOCK GRANT FUND	$7,448,756	$0	$7,448,756	$0	$7,448,756
789	HOME FUNDS	$2,983,579	$0	$2,983,579	$28,524	$3,012,103
810	SECTION 8 ADMINISTRATIVE	$1,053,295	$0	$1,053,295	$164,544	$1,217,839
815	SECTION 8 - IN HOUSE	$9,521,889	$0	$9,521,889	$0	$9,521,889
820	SECTION 8 - PORTABLES	$1,009,053	$0	$1,009,053	$0	$1,009,053
830	EHV - ADMINISTRATIVE	$131,439	$0	$131,439	$0	$131,439
835	EHV - ASSISTANCE PAYMENTS	$579,651	$0	$579,651	$0	$579,651
840	EHV - PORTABILITY	$267,575	$0	$267,575	$0	$267,575
850	BRIC GRANT	$22,000	$0	$22,000	$0	$22,000
855	CALIF USED OIL RECYCLING GRANT	$16,169	$0	$16,169	$768	$16,937
856	CAL REC-BEV CONTAINER RECYCLING	$12,179	$0	$12,179	$768	$12,947
857	HOUSEHOLD HAZARDOUS WASTE	$26,000	$0	$26,000	$0	$26,000
858	SB1383 LOCAL ASSISTANCE PROG.	$250,000	$0	$250,000	$0	$250,000
	TOTAL - NON GENERAL FUNDS	$155,386,455	$1,100,000	$156,486,455	$534,632	$157,021,087
	TOTAL - ALL FUNDS	$268,400,736	$5,640,350	$274,041,086	$0	$274,041,086

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Finance

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8607 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING AN APPROPRIATION SPENDING LIMIT FOR FISCAL YEAR 2026-2027 IN COMPLIANCE WITH ARTICLE XIIIB OF THE STATE CONSTITUTION.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8607 establishing the City's appropriations limit computed for the coming fiscal year, as required by the California Constitution. The City's appropriations limit for Fiscal Year 2026-2027 has been computed at $108,557,414.

DISCUSSION:
Article XIIIB of the California Constitution (Gann Limit) requires that the City compute an annual appropriations limit. This limit sets the maximum amount of appropriations that can be made from tax receipts. Taxes exceeding this limit must be returned to the residents or may be spent with the approval of a majority vote. The estimated annual tax receipts for Fiscal Year 2026-2027 were approximately $83.8 million and well below the limit of $108.6 million.

The annual adjustment for the limit is also provided by Article XIIIB and is to be based on the change in the California per capita personal income combined with the greater of the change in population in the jurisdiction or the jurisdiction's county. For the purposes of calculating the City's appropriations limit for the Fiscal Year 2026-2027 staff has used the City's population factor as it exceeds the County's population growth factor for the past year. Using these two factors, the coming year's limit is $108,557,414.

The attached Exhibit A provides the calculation information for Fiscal Year 2026-2027.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
.

FISCAL IMPACT:
Failure to adopt an appropriations limit will result in the State withholding gas taxes. Estimated gas tax revenues for Fiscal Year 2026-2027 are approximately $5 million.

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

ATTACHMENTS

Resolution No. 8607 Appropriations Limit 26-27

Exhibit A – FY 2026-2027 Appropriations Limit Calculation

RESOLUTION NO. 8607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING AN APPROPRIATION SPENDING LIMIT FOR FISCAL YEAR 2026-2027 IN COMPLIANCE WITH ARTICLE XIIIB OF THE STATE CONSTITUTION

WHEREAS, in 1979, California voters passed Proposition 4 (the "Gann Spending Limit Initiative"), which limits the annual growth in the City's General Fund spending (or appropriations) by an amount determined pursuant to a formula that takes into account the percentage increase in the City of Hawthorne's population and inflation for the previous year; and

WHEREAS, the limitation applies to appropriations that are funded from revenue attributed to the "Proceeds from Taxes" (such as Sales Tax, Property Tax, Motor Vehicle License Fees, Business Licenses, etc.) but not to appropriations funded by user fees or taxes collected to pay long-term debt obligations; and

WHEREAS, the City of Hawthorne has calculated the appropriations limit for Fiscal Year 2025-2026 based on the formula to be $108,557,414, as described in Exhibit A, which is incorporated herein by this reference; and

WHEREAS, the calculations are reviewed annually by the City of Hawthorne's independent auditors for accuracy and compliance with the provisions of Article XIIIB of the State Constitution; and

WHEREAS, the City Council of the City of Hawthorne wishes to adopt the aforementioned appropriations limits for Fiscal Year 2026-2027.

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

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

Section 2. The City Council of the City of Hawthorne, California, hereby adopts the annual appropriations spending limit for Fiscal Year 2026-2027 of $108,557,414, in compliance with Article XIIIB of the State Constitution

Section 3. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his 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 June, 2026.

_____
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
CITY OF HAWTHORNE
2026-2027 APPROPRIATIONS LIMIT

1	2025-2026 Appropriations Limit	$ 103,863,108
2	Multiply FY 25-26 Appropriations Limit by cumulative growth factors for changes in the California Per Capita Personal Income and the population change for the City of Hawthorne	1.04519705 *
	2026-2027 Appropriations Limit	$ 108,557,414

Personal Income Factor	1.0495 **
L.A. Co. Population Change	0.9936 **
Hawthorne Population Change	0.9959

1.0495 x 0.9959 = 1.0452
1.04519705

**Source:
https://dof.ca.gov/forecasting/demographics/price-and-population-factors/

Population Estimates for Cities, Counties and the State with Annual Percent Change
Select LA County pages, then City of Hawthorne for factors

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Planning

City Manager: Department Head:

SUBJECT:

ORDINANCE 2262 (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING THE CITY ZONING MAP TO ADD 4457 W. 120TH ST. (APNs: 4044-018-040 AND -041) TO THE HOUSING OVERLAY AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Motion to Adopt Ordinance No. 2262.

DISCUSSION:

The City of Hawthorne adopted its most recent Housing Element in 2023. This update included a Housing Overlay (HO), which was created to enable the City to meet state and regional requirements to create more opportunities for housing, such as the Regional Housing Needs Allocation (RHNA). Ordinances 2240 and 2241 were adopted in 2023 by the City Council to add Hawthorne Municipal Code Chapter 17.85, Housing Overlay into the Zoning Code and to update the Zoning Map to include the HO (Attachment 1). The HO includes 31 sites across the City. These sites were selected based upon several criteria, including: vacant lots, declining use, severe blight conditions, and multiple lots under single ownership. As sites within the HO are developed, new sites may be added to the HO to meet RHNA and other state and regional housing requirements.

The property that is being proposed for inclusion into the HO is located along W. 120th St., west of Hawthorne Blvd. (see Attachment 2). It had previously been developed with six multifamily units, but has been vacant for several years. Due to its long-term vacant status, the property deteriorated and is subject to frequent break-ins and acts of vandalism.

The site is within the Downtown Hawthorne Specific Plan and is designated as Mixed Commercial. This is reflected in the property's zoning, which is also Mixed Commercial. This zoning permits a mixed-use development, but does not permit a purely residential use. As such, it limits the ability of the property to be developed in a manner consistent with its previous use in a location where commercial uses would be essentially nonviable if not consolidated with adjoining properties.

The site meets the same criteria as the original properties designated as part of the HO. The properties are vacant and is severely blighted and is under a single owner. If the property is added to the HO, any development for a residential use will have to comply with HMC Chapter 17.100, Multifamily and Mixed-Use Objective Design Standards. There is a proposal to demolish the existing structures and to develop seven new units, which is in alignment with the permitted density of the HO.

This change of zone is statutorily exempt from CEQA per Section 21080.085 of the Public Resources Code. This statutory exemption applies to "a rezoning that implements the schedule of actions contained in an approved housing element…" There are exceptions to this statutory exemption for

projects involving oil and gas infrastructure or rezoning involving natural and protected lands, neither of which apply to this site. Maintaining the appropriate supply of properties in the HO is a required step in the implementation of the Housing Element; therefore, no further CEQA analysis is required.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 4: Update Zoning Code for the 21st century.

FISCAL IMPACT:

No immediate impact. Additional property tax will be generated once the properties are developed and reaccessed.

NOTICING PROCEDURE:

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

ATTACHMENTS

Ord. No. 2262

ORDINANCE NO. 2262

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING THE CITY ZONING MAP TO ADD 4457 W. 120TH ST. (APNS: 4044-018-040 AND -041) TO THE HOUSING OVERLAY AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION THEREWITH

WHEREAS, in 2022, the City adopted the 6th Cycle Housing Element, which included direction for the development of the Housing Overlay (HO) in order to meet the Regional Housing Needs Allocation (RHNA); and

WHEREAS, in 2023, the City adopted Ordinances 2240 and 2241 to add Hawthorne Municipal Code (HMC) Chapter 17.85, HO Housing Overlay into the Zoning Code and to update the Zoning Map to include the HO; and

WHEREAS, the Housing Element allows for the addition of new properties into the HO in order to meet the City's RHNA; and

WHEREAS, the Housing Element identifies several criteria which were used to determine sites to be included in the HO, including the presence of vacant lots, declining use, multiple lots under single ownership, and severe blight conditions; and

WHEREAS, the proposed site (APNs 4044-018-040 and 4044-018-041) meets all of the above listed criteria for inclusion into the HO; and

WHEREAS, on April 15, 2026, the Planning Commission held a duly noticed public hearing, where all interested persons were given an opportunity to be heard; and

WHEREAS, on May 26, 2026, the City Council considered the Planning Commission's recommendation and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance; and

WHEREAS, the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.085; and

WHEREAS, the City Council of the City of Hawthorne wishes now to adopt Ordinance No. 2262 in furtherance of the City's objective to provide appropriate zoning pursuant to the Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. Chapter 17.08 (Zoning Map) shall be amended to include the two parcels comprising 4457 W. 120th St., APNs: 4044-018-040 and 4044-018-041, as part of the Housing Overlay.

SECTION 3. CEQA. The proposed change to the Zoning Map is exempt from CEQA pursuant to Public Resources Code § 21080.085, which provides that rezoning that implements actions in an approved housing element are statutorily exempt from CEQA. No exceptions to the statutory exemptions as defined in PRC Section 21080.085 are applicable as the project does not involve oil and gas infrastructure or the rezoning of natural and protected land.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. AUTHORIZATION TO PUBLISH SUMMARY OF ORDINANCE. Pursuant to Government Code § 36933(c)(1), the City Attorney is authorized to prepare a summary of this ordinance. The City Clerk is also authorized to publish a summary of the text of this ordinance in the Hawthorne Press Tribune at least five days prior to the adoption of this ordinance. Within 15 days after adoption of the ordinance, the City Clerk is directed to publish a summary of this ordinance in the Hawthorne Press Tribune.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect 30 days after passage thereof.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

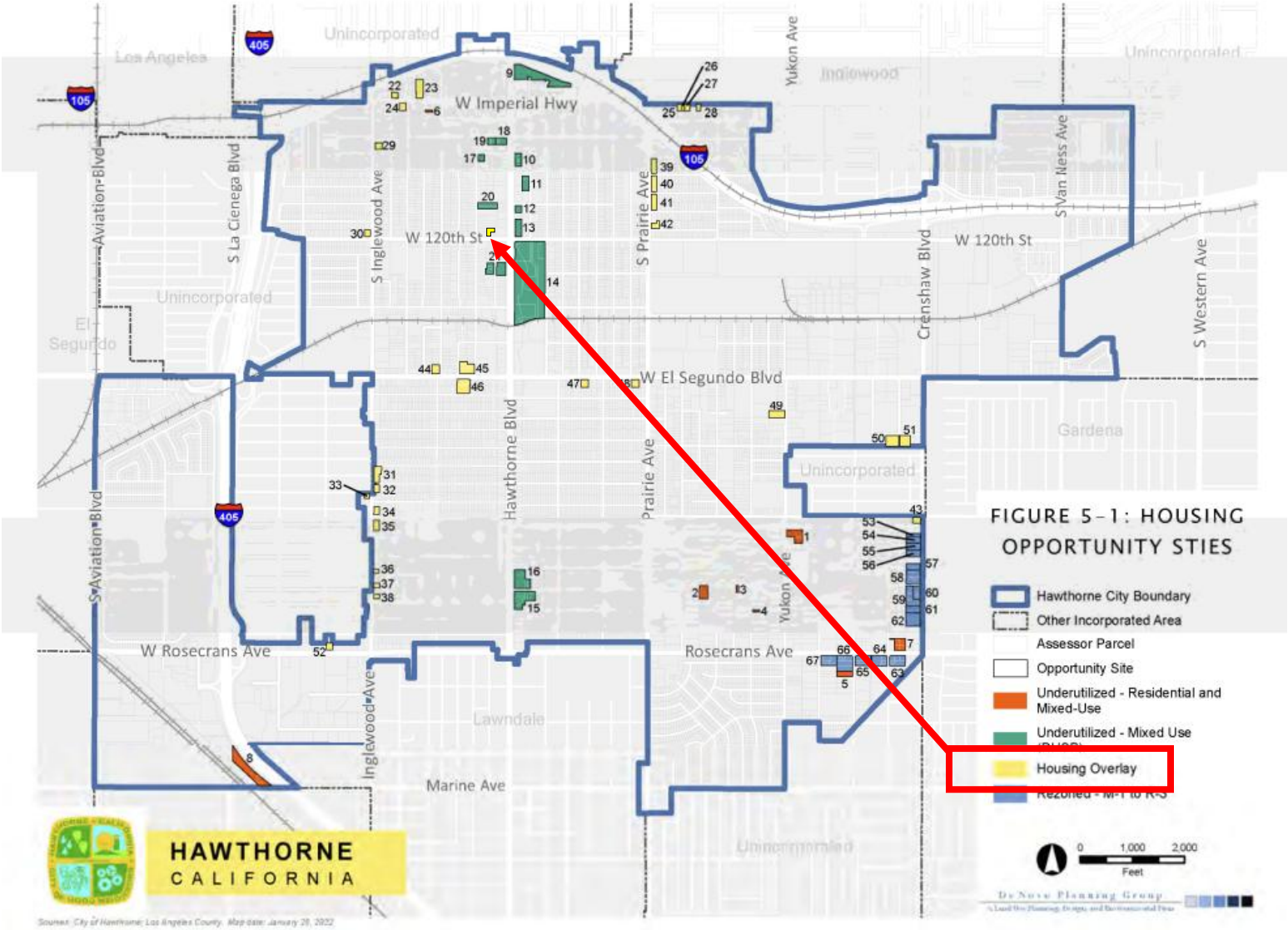
ATTEST:

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

APPROVED AS TO FORM

DAVID CACERES, City Attorney
City of Hawthorne, California

Attachment 1
HO Map



Attachment 2
Vicinity Map

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Planning

City Manager: Department Head:

SUBJECT:

PUBLIC HEARING AND ORDINANCE NO. 2263 (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REORGANIZING THE CHAPTERS OF TITLE 17 OF THE HAWTHORNE MUNICIPAL CODE, ADDING STATUTORY LANGUAGE RELATED TO AFFORDABLE HOUSING, AND DELETING SEVERAL OBSOLETE CHAPTERS, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

1. Open public hearing;
2. Take testimony from public;
3. Close public hearing;
4. Introduce the Ordinance.

DISCUSSION:

Certain parts of the Hawthorne Municipal Code (HMC) need to be updated, as does the General Plan. In theory, the General Plan, as the policy behind the HMC, should be addressed first, and the rewriting of the General Plan has already begun. Waiting for the General Plan updates, however, will put any zoning improvements on the back burner for several more years. Meanwhile, there are zoning amendments that are needed immediately due to changes in state laws.

This proposed ordinance addresses two particular points that the California Department of Housing and Community Development (HCD) requested of the City. The first is the lack of certain language that clarifies that some types of affordable housing projects must be reviewed and approved by-right. In other words, these projects are not permitted to be subjected to discretionary approval processes, such as conditional use permits, design review, or any other application where the deciding body is not simply applying the Municipal Code regulations and determining compliance or not. The second point relates to the regulations around accessory dwelling units (ADUs).

<u>By-right Affordable Housing</u>

As it stands, the City does not require a discretionary permit for most new housing construction. There are three cases where discretionary permits are still required, which are design review for new multifamily or mixed-use developments, subdivision map approval for condominiums, and density bonus projects. However, the multifamily and mixed-use projects that include at least 20% of the units affordable to lower-income individuals, and which are on the City's Housing Element Site Inventory, must be exempt from our design review requirement pursuant to California Government Code (GC) § 65583.2(c). Furthermore, GC § 65583.2(h) requires that developments in the City's Housing Overlay or R-3 zone that are listed in Appendix B of the Housing Element, and are 100% residential, must also be by-right.

Cases where 20% of units are affordable for lower-income individuals would likely involve a very small number of developments in Hawthorne. There are already six state laws identified in HMC § 17.100.010(B) that also require design review exemptions, and this list is expected to grow as new state laws are passed regularly that require certain housing developments to be by-right. Many planners in California believe it is a matter of time before the state legislature makes all residential developments by-right. So, while the City could add the 20% rule to the list of exempt projects, and given that most residential projects in Hawthorne are, and historically have been, by-right, staff recommended that all multifamily developments be made by-right at this time. The Planning Commission, however, voted to maintain the design review requirement for multifamily housing types that are not deemed ministerial by state laws. This change was made to the draft ordinance attached to this bill.

The second case requires 100% residential developments on properties identified in Appendix B of the Housing Element to also be by-right. Appendix B lists properties in Hawthorne that were to be rezoned to R-3 or have the Housing Overlay applied. The rezoning and overlay task were completed in 2023. Although this rule does not exclusively apply to affordable housing, the intent of the law is to make accommodating affordability easier.

Subdivision maps and the density bonus agreements will continue to be processed as they currently are.

ADU Compliance

State ADU laws are regularly changing to close unintended loopholes and to address previously unforeseen situations. Cities are expected to amend their local ADU ordinances to reflect these changes, but for small cities with small staff, this is not always feasible. Staff took the approach that we adhere to the latest state regulations wherever there is disagreement with our local ordinance, and we intended to amend the ordinance when the differences became too many, or when staffing permitted, whichever came first. This position was relayed to HCD after they identified our ADU ordinance as being out of compliance. Although HCD agreed to a reasonable time-frame for fixing our ADU ordinance, they also indicated that our ADU regulations were effectively null and void and requested that we rescind the ordinance for now. This should remove any potential for confusion for anyone that relies on the City's outdated ADU regulations while not knowing that we are actually following state regulations. This ordinance makes it clear that we are following state procedures by replacing the ADU chapter with a note redirecting the reader to the state laws. The note will be replaced by a future ADU ordinance that complies with state laws.

Reorganization

The two tasks described above are relatively minor amendments that could be accomplished in a matter of just a few pages in an ordinance. However, Staff was already preparing a large Zoning Code reorganization amendment when we were contacted by HCD about the matters above. Given the minor nature of the requested changes, Staff decided to add them into the reorganization amendment that was in progress.

The main purposes of the reorganization amendment were to create a logical sequence and grouping of regulations, to remove as much repetitious language as possible, delete obsolete chapters or sections, and apply a numbering system that would allow for future amendments without resorting to adding new chapters to the end of Title 17.

The reorganization amendment also makes minor edits that would not significantly change zoning regulations, but are intended to initiate the standardization the Zoning Code. Among these changes are the following:

- consistent use of punctuation and capitalization;
- use of plain and simple English sentence constructions, including eliminating conventions of legal documents that serve no purpose in this context;

- standardizing the outline hierarchy to match the remainder of the HMC;
- standardized representation of numbers and percentages; and
- removal of links to previously deleted sections.

The task of reorganization has many complications. The Zoning Code currently has 61 chapters, and the intended outcome results in only 32 chapters. Six chapters are to be deleted because they are obsolete, and among the remaining 55 chapters, most chapters are expected to be merged with other chapters.

Merging chapters is a very complex task unless they are simply deleted and replaced with the new text. This was the plan, but rewriting each merged chapter was taking far more staff time and effort than expected, and some chapters are more urgently needed to be reorganized than others. The initial plan to focus on the high priority chapters proved to be infeasible because many low priority chapters are occupying the places in the numeric organizational system that are needed for the new chapters. For example, the chapters addressing residential zones are planned to occupy 17.20 through 17.24, but these slots are currently used by chapters with a lower priority that would need to be moved. These chapters also need to be merged, and doing the reorganization piecemeal becomes very complicated to track.

To avoid confusion, this ordinance creates clusters of chapters that will be merged in future ordinances by designating them with the intended chapter number and adding a letter to the chapter designation. For example, the residential zones will ultimately be organized into five chapters as follows:

Chapter 17.20 Residential Zones
Chapter 17.21 Residential Development Standards
Chapter 17.22 Residential Design Standards
Chapter 17.23 Residential Operational Standards
Chapter 17.24 Additional Standards for Selected Residential Uses

The content of these five chapters are currently found in 12 existing chapters, and there are portions of other chapters that need to also be moved into these chapters. To facilitate the merging of chapters on a temporary basis, the 12 existing chapters are being designated as follows:

Chapter 17.20a R-1 Zone
Chapter 17.20b R-2 Zone
Chapter 17.20c R-3 Zone
Chapter 17.20d R-4 Zone
Chapter 17.21a Residential Development Standards
Chapter 17.21b Building Height
Chapter 17.22 Residential Design Standards
Chapter 17.24b Accessory Dwelling Units
Chapter 17.24c Home Occupations
Chapter 17.24d Family Day Care Homes
Chapter 17.24e Short-term Rentals
Chapter 17.24f Two-unit Residential Development and Urban Lot Splits
Chapters 17.20a though 17.20d will be merged into 17.20 in a future reorganization, 17.21a and 17.21b will likewise be merged into 17.21, and so on. This takes us a step closer and also allows future reorganization efforts to be piecemealed as time and resources permit.

The bulk of this ordinance is redirecting cross-references within Title 17. Obviously, changing a chapter's number requires finding and redirecting all the cross-references to that chapter found in other parts of the Zoning Code. Unfortunately, there are hundreds of cross-references. This ordinance systematically redirects each one. Since most of these cross-references will need to be redirected again as future amendments are made, as many as possible are being changed to redirect without reference to a chapter number. Grammatical and numbering issues are also addressed in these sections.

Summary

The attached ordinance comprehensively reorganizes the Zoning Code, or Title 17 of the Municipal Code. The current ordinance's changes are organizational, clarifying, or removing obsolete chapters. These changes do not, cumulatively, change the City's policies or procedures. What is accomplished is setting the stage for future amendments that will further this reorganization effort, making the task of a comprehensive amendment to conform to the new General Plan much easier when that time comes.

GENERAL PLAN COMPLIANCE

The adoption of this ordinance does not alter the Zoning Code's compliance with the General Plan.

ENVIRONMENTAL ANALYSIS
This zone text amendment endeavors to reorganize the Zoning Code, clarify portions of the text, and add certain statutory language required by state law. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065) because no significant regulatory changes are being made.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Goal 4: Update the Zoning Code for the 21st century.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
The notice for this public hearing was published in the Hawthorne Press Tribune on April 16, 2026.

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

ATTACHMENTS
Ord. No. 2263
PC Reso 2026-05
Proof of Publication

ORDINANCE NO. 2263

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REORGANIZING THE CHAPTERS OF TITLE 17 OF THE HAWTHORNE MUNICIPAL CODE, ADDING STATUTORY LANGUAGE RELATED TO AFFORDABLE HOUSING, AND DELETING SEVERAL OBSOLETE CHAPTERS, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the Hawthorne Municipal Code (HMC), Title 17 (Zoning), is the governing legislation that controls land uses in the City; and

WHEREAS, Title 17 of the Hawthorne Municipal Code was adopted in 1990 and was amended many times in the past 36 years; and

WHEREAS, amendments to Title 17 of the Hawthorne Municipal Code have not consistently conformed to the original logical organization of the Title; and

WHEREAS, Title 17 also contains several chapters that are no longer relevant or needed; and

WHEREAS, the City desires to reorganize the chapters of Title 17 in preparation for a future comprehensive textual review and comprehensive edit; and

WHEREAS, the California Department of Housing and Community Development (HCD) notified the City on October 13, 2025, that certain statutory language was not included in the ordinances that implemented the City's 2021-2029 Housing Element (Ord Nos. 2240, 2241, and 2247); and

WHEREAS, California Government Code § 65583.2, Subdivisions (c) and (h) provide standards for development projects on lower-income shortfall sites; and

WHEREAS, consistent with California Government Code § 65583.2, Subdivision (c), projects with at least 20 percent or more units affordable to lower-income individuals are permitted by-right on sites identified in "Appendix A—Site Inventory" of the Hawthorne 2021-2029 Housing Element to accommodate the lower income Regional Housing Needs Allocation (RHNA). The phrase "by-right" means that the City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with § 21000) of the California Public Resources Code; and

WHEREAS, consistent with California Government Code § 65583.2, Subdivisions (c) and (h), to accommodate the lower-income RHNA, projects that contain 100 percent residential in the Housing Overlay or on R-3-zoned sites, identified in "Table B—

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need" in the Hawthorne 2021-2029 Housing Element, are permitted by-right; and

WHEREAS, the City adheres to the above-referenced statutory language, and provided written assurance to HCD, this ordinance inserts said language into the appropriate sections of Title 17; and

WHEREAS, California Government Code §§ 66310-66342 describe the development standards and review procedures for Accessory Dwelling Units (ADUs); and

WHEREAS, HCD notified the City on November 21, 2025, that the City's ADU ordinance (Ord. No. 2205) no longer conformed to state ADU law; and

WHEREAS, the City had a draft revised ADU ordinance prepared in 2023, but before it could be adopted the state ADU laws were amended again;

WHEREAS, the City adheres to California Government Code §§ 66310-66342 wherever Title 17 conflicts with state law; and

WHEREAS, HCD, nevertheless, formally requested that the City rescind its ADU chapter and adopt a new one that is fully compliant with current state laws; and

WHEREAS, this ordinance rescinds the City's ADU Chapter in Title 17 while a new chapter is being drafted; and

WHEREAS, on May 6, 2026, 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 2026-04 recommending approval of the ordinance to the City Council;

WHEREAS, on June 9, 2026, 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. The following Chapters shall be deleted in their entirety:

Chapter 17.12 **Occupancy Permit**
Chapter 17.21 **Accessory Dwelling Units**
Chapter 17.23 **P—Automobile Parking Classification**
Chapter 17.46 **Fallout Shelters**
Chapter 17.64 **Mobile Home Park Relocation Impact Report**

Chapter 17.84 **Placement for Advertisements for Certain Adult Telephone Messages on Billboards**

SECTION 3. Title 17 (Zoning) of the Hawthorne Municipal Code shall be organized into the following chapters, the content of which shall be described beginning in Section 4 of this ordinance:

Chapter 17.01 **General Provisions**
Chapter 17.02 **Definitions**
Chapter 17.03 **Administration, Interpretation, and Enforcement**
Chapter 17.04 **Zoning Map**
Chapter 17.05a **Use Classification**
Chapter 17.05b **Specific Plans**
Chapter 17.05c **Airport Master Plan**
Chapter 17.05d **Overlay Zones** (Reserved)
Chapter 17.05e **Airport Overlay**
Chapter 17.05f **Runway Protection Overlay**
Chapter 17.05g **Housing Overlay**
Chapter 17.05h **Mixed-use Overlay**
Chapter 17.05i **Trucking-intensive Overlay**
Chapter 17.05j **Billboard Overlay**
Chapter 17.06a **Zoning Applications** (Reserved)
Chapter 17.06b **Conditional Use Permits and Variances**
Chapter 17.06c **Reasonable Accommodations**
Chapter 17.06d **Residential Density Bonus**
Chapter 17.06e **Yards**
Chapter 17.07 **Development Impact Fees**
Chapter 17.10a **General Development Standards**
Chapter 17.10b **Fences**
Chapter 17.10c **Setback Lines**
Chapter 17.10d **Trash Storage**
Chapter 17.10e **Landscaping**
Chapter 17.10f **Parking**
Chapter 17.10g **Signs**
Chapter 17.11 **General Design Standards** (Reserved)
Chapter 17.12 **General Operational Standards** (Reserved)
Chapter 17.13 **Nonconformities**
Chapter 17.20 **Residential Zones** (Reserved)
Chapter 17.20a **R-1 Zone**
Chapter 17.20b **R-2 Zone**
Chapter 17.20c **R-3 Zone**
Chapter 17.20d **R-4 Zone**
Chapter 17.21 **Residential Development Standards**
Chapter 17.22 **Residential Design Standards**
Chapter 17.23 **Residential Operational Standards** (Reserved)

Chapter 17.24a	**Additional Standards for Select Residential Uses** (Reserved)
Chapter 17.24b	**Accessory Dwelling Units**
Chapter 17.24c	**Home Occupations**
Chapter 17.24d	**Family Day Care Homes**
Chapter 17.24e	**Short-term Rentals**
Chapter 17.24f	**Two-unit Residential Development and Urban Lot Splits**
Chapter 17.30	**Commercial Zones** (Reserved)
Chapter 17.30a	**C-2 Zone**
Chapter 17.30b	**C-3 Zone**
Chapter 17.30c	**C-M Zone**
Chapter 17.30d	**C-R Zone**
Chapter 17.31	**Commercial Development Standards**
Chapter 17.32a	**Commercial Design Guidelines**
Chapter 17.32b	**Security Standards**
Chapter 17.33	**Commercial Operational Standards** (Reserved)
Chapter 17.34a	**Additional Standards for Select Commercial Uses**
Chapter 17.34b	**Alcohol Sales**
Chapter 17.34c	**Tattoo and Body Piercing**
Chapter 17.34d	**Commercial Cannabis Businesses**
Chapter 17.40	**Industrial Zones** (Reserved)
Chapter 17.40a	**M-1 Zone**
Chapter 17.40b	**M-2 Zone**
Chapter 17.41	**Industrial Development Standards** (Reserved)
Chapter 17.42	**Industrial Design Guidelines** (Reserved)
Chapter 17.43	**Industrial Operational Standards** (Reserved)
Chapter 17.44a	**Additional Standards for Select Industrial Uses** (Reserved)
Chapter 17.44b	**Alcohol Beverage Manufacturing**
Chapter 17.50	**Public Facilities Zone and Standards** (Reserved)
Chapter 17.60	**Open Space Zone and Standards**
Chapter 17.61	**Horticultural Zone**

SECTION 4. All sections and associated text of the following existing chapters in Title 17 shall be renumbered and moved as follows:

Chapter 17.02	→ New Chapter 17.01
Chapter 17.04	→ New Chapter 17.02
Chapter 17.06	→ New Chapter 17.03
Chapter 17.08	→ New Chapter 17.04
Chapter 17.10	→ New Chapter 17.05a
Chapter 17.13	→ New Chapter 17.61
Chapter 17.14	→ New Chapter 17.20a
Chapter 17.16	→ New Chapter 17.20b
Chapter 17.17	→ New Chapter 17.06d
Chapter 17.18	→ New Chapter 17.20c

Chapter 17.19	→	New Chapter 17.20d
Chapter 17.20	→	New Chapter 17.21
Chapter 17.22	→	New Chapter 17.05b
Chapter 17.22a	→	New Chapter 17.05c
Chapter 17.22b	→	New Chapter 17.05f
Chapter 17.22c	→	New Chapter 17.05e
Chapter 17.24	→	New Chapter 17.60
Chapter 17.25	→	New Chapter 17.30d
Chapter 17.26	→	New Chapter 17.30a
Chapter 17.28	→	New Chapter 17.30b
Chapter 17.29	→	New Chapter 17.30c
Chapter 17.30	→	New Chapter 17.31
Chapter 17.32	→	New Chapter 17.40a
Chapter 17.34	→	New Chapter 17.40b
Chapter 17.35	→	New Chapter 17.10g
Chapter 17.38	→	New Chapter 17.13
Chapter 17.40	→	New Chapter 17.06b
Chapter 17.41	→	New Chapter 17.06c
Chapter 17.42	→	New Chapter 17.06e
Chapter 17.44	→	New Chapter 17.10a
Chapter 17.48	→	New Chapter 17.10b
Chapter 17.52	→	New Chapter 17.10c
Chapter 17.54	→	New Chapter 17.10d
Chapter 17.58	→	New Chapter 17.10f
Chapter 17.66	→	New Chapter 17.07
Chapter 17.72	→	New Chapter 17.24c
Chapter 17.73	→	New Chapter 17.24d
Chapter 17.74	→	New Chapter 17.24e
Chapter 17.75	→	New Chapter 17.44b
Chapter 17.76	→	New Chapter 17.34b
Chapter 17.77	→	New Chapter 17.34c
Chapter 17.78	→	New Chapter 17.32b
Chapter 17.85	→	New Chapter 17.05g
Chapter 17.86	→	New Chapter 17.05i
Chapter 17.87	→	New Chapter 17.05h
Chapter 17.88	→	New Chapter 17.05j
Chapter 17.89	→	New Chapter 17.10e
Chapter 17.90	→	New Chapter 17.34d
Chapter 17.99	→	New Chapter 17.32a
Chapter 17.100	→	New Chapter 17.22
Chapter 17.101	→	New Chapter 17.34a
Chapter 17.102	→	New Chapter 17.24f

SECTION 5. The following definitions in Section 17.02.010 (Definitions) of Chapter 17.02 (Definitions) shall be amended as follows:

"Accessory building or structure"
means a physical structure that is incidental and subordinate to the primary building on the property and is physically detached from the primary building. Accessory buildings or structures include, but are not limited to, detached garages, sheds, playhouses, storage buildings, garden structures, pool houses, and cabanas. ~~An "accessory dwelling unit" is defined separately and addressed in Chapter 17.21.~~

"Density bonus housing agreement"
means a legally binding agreement between a developer and the ~~city~~ City to ensure that the requirements of ~~Chapter 17.17~~ this Title are satisfied. The agreement, among other things, shall establish the number of target units, their size, location, terms and conditions of affordability and production schedule.

"Density bonus units"
mean those residential units granted pursuant to the provisions of ~~Chapter 17.17~~ this Title that exceed the otherwise maximum residential density for the development site.

~~Dwelling unit, accessory. "Accessory dwelling unit" or "ADU" shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory attached." Accessory dwelling unit attached" shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory detached. "Accessory dwelling unit detached" shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory interior. "Accessory dwelling unit interior" shall have the meaning set forth in Chapter 17.21.~~

"Housing development"
means construction projects consisting of five or more residential units, including single-family, multifamily, and mobile homes, for sale or rent, pursuant to ~~Chapter 17.17~~ the Density Bonus section of this Title.

SECTION 6. Section 17.03.010 (Purpose—Review Authorities—City Exemption) of Chapter 17.03 (Administration, Interpretation, and Enforcement) shall be amended as follows:

§ 17.03.010 **Purpose—Review authorities—City exemption.**

This chapter establishes general regulations applicable to those planning applications for permits and other approvals listed in Table 17.~~06~~03-1. As described in the table, the three potential decision-making bodies are the ~~planning director~~ Director, the ~~planning commission~~ Planning Commission, and the ~~city council~~ City Council. This ~~title~~ Title shall apply to all land within the ~~city~~ City of Hawthorne, except for public streets and rights-of-

way, property owned or leased by state and federal agencies, and property owned or leased by the ~~city~~ City of Hawthorne.

Table 17.03-1 Table of Review Authority for Zoning Applications

Zoning Application	~~Governed by Chapter~~	Authority's Role: Planning Director	Planning Commission	City Council
Administrative determination	~~17.06; 17.10; 17.38.030(D); 17.40; 17.41~~	Decision	Appeal	Appeal
Change of zone boundary	~~17.62~~	Recommend	Recommend	Decision
Change of zone classification	~~17.62~~	Recommend	Recommend	Decision
Conditional use permit	~~17.40; 17.76~~	Recommend	Decision	Appeal
Exterior color code	~~17.25; 17.26~~	Decision	Appeal	Appeal
Outdoor dining permit	~~17.25; 17.26~~	Decision	Appeal	Appeal
Site development plan	~~17.62~~	Recommend	Decision	Appeal
Variance	~~17.40~~	Recommend	Decision	Appeal
Zone text amendment	~~17.62~~	Recommend	Recommend	Decision

SECTION 7. Subsection D of Section 17.03.060 (Decision) of Chapter 17.03 (Administration, Interpretation, and Enforcement) shall be amended as follows:

A. Effective Dates. Decisions become effective and final on the close of business of the ~~tenth~~ 10th day following the date of issuance of the decision, unless an appeal or a call for review is filed before the effective date. The filing of an appeal or a call for review has the effect of tolling the time period in which an appeal or call for review may be filed, with resumption of the day count at the time the appeal or call for review is withdrawn. Recommendations by the Planning Commission to the City Council for legislative applications, such as zone text amendments and changes of zone, are not appealable.

SECTION 8. Section 17.05a.090 (Zoning Status of Annexing Properties) of Chapter 17.05a (Use Classifications) shall be amended as follows:

§ 17.05a.090 **Zoning Status of Annexing Properties.**

A. If a pre-zoning map for an area has been adopted, then such annexing property contained therein shall, upon becoming a part of the ~~city~~ City, possess the classification indicated on the detailed pre-zoning map, and such portions of the

detailed pre-zoning map governing properties so annexed shall become a part of the ~~city's~~ City's zoning map and thereafter be subject to all of the provisions of this ~~title~~ Title.

B. If a pre-zoning map for an area has not been adopted, then such area shall, upon annexation, be deemed to be temporarily zoned as R-1 under this title until said land is classified after being processed as an amendment to the zoning map. However, the ~~council~~ City Council may, upon the recommendation of the ~~planning commission~~ Planning Commission, invoke a classification on such annexing properties other than R-1 by the adoption of an emergency interim ordinance when deemed necessary for the protection of the health, safety, and welfare of the ~~city~~ City and the property involved. Formal proceedings, however, must be instituted within one year from the effective date of the interim ordinance to properly amend the zoning ordinance in the manner set forth in ~~Chapter 17.62~~ this Title, and the interim ordinance repealed.

SECTION 9. Section 17.05a.110 (Regulations Subject to Sections 17.10.120 Through 17.10.270) of Chapter 17.05a (Use Classifications) shall be deleted in its entirety.

SECTION 10. Section 17.05a.120 (Uses in “C” or “M” Categories Shall Not Be Offensive) of Chapter 17.05a (Use Classifications) shall be amended as follows:

§ 17.05a.120 **Limitations on Land Use.**

~~Except as may otherwise be provided in Sections 17.10.130 through 17.10.270, Chapter 17.38 and Chapters 17.42 through 17.60, no~~ No building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is specifically permitted in the zone in which such building or land is located.

SECTION 11. Section 17.05a.140 (Main Building Status) of Chapter 17.05a (Use Classifications) shall be deleted in its entirety.

SECTION 12. Section 17.05a.160 (Potential Area Classification) of Chapter 17.05a (Use Classifications) shall be deleted in its entirety.

SECTION 13. Section 17.05a.210 (Uses in “C” or “M” Categories Shall Not Be Offensive) of Chapter 17.05a (Use Classifications) shall be amended as follows:

§ 17.05a.210 **Uses in "C" or "M" Categories Shall Not Be Offensive.**

Any action which has the effect of amending this~~ title, as defined in Section 17.62.010~~ Title, shall be taken only after it is determined that the effect that any use first permitted in classifications contained in the "C" or "M" categories is not offensive to the surrounding permitted uses by reason of noise, mud, steam, vibration, hazard or other causes, and any use the operation of which produces excessive odor, fumes (toxic or nontoxic), gases, airborne solids, or other atmospheric contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permit to operate from the Air~~ Pollution Control~~ Quality Management District.

SECTION 14. Subsection (E) of Section 17.05b.040 (Required Plans and Materials) of Chapter 17.05b (Specific Plans) shall be amended as follows:

E. Draft specific plan in compliance with §§ 65450 through 65457 of the Government Code and the applicable sections of the Hawthorne Municipal Code. The specific plan shall include a statement explaining the reasons that justify adoption of a specific plan in relation to the findings required by Section 17.~~22~~05b.050. The specific plan shall contain the detail as determined to be appropriate and necessary by the planning director, including, but not limited to: a description of the project at buildout; maximum units and nonresidential area; land uses, standards and criteria necessary for the development, maintenance and use of the property; infrastructure plan; proposed site plan, elevations, landscape plans; design standards; circulation and access; phasing plan; and other information necessary to address the particular aspects of the project.

SECTION 15. Section 17.05c.040 (Determination of Consistency) of Chapter 17.05c (Airport Master Plan) shall be amended as follows:

§ 17.05c.040 **Determination of consistency.**

All new construction, new additions to buildings, and any other exterior improvements that require issuance of a building permit within the~~ airport master plan~~ AMP area shall be subject to the provisions of the~~ airport master plan~~ AMP and shall be found compatible with the~~ airport master plan~~ AMP, including the~~ airport layout plan~~ ALP. Review of plans for consistency with the requirements of the~~ airport master plan~~ AMP shall be the responsibility of the~~ planning director~~ Director. Such items as building height, placement, and design shall be subject to the~~ planning director's~~ Director's review and approval for~~ airport master plan~~ AMP conformance and consistency. Review by other~~ city~~ City departments and agencies may be required depending on the nature of the proposed improvement.

Appeals on any administrative determination by the~~ planning director~~ Director shall be taken to the~~ planning commission~~ Planning Commission pursuant to the procedures as set forth in Section 17.~~40~~06b.190 of~~ the Hawthorne Municipal Code~~ this Title.~~ Appeals from the planning commission shall be taken to the city council as provided in Section 17.40.220 of the Hawthorne Municipal Code.~~

SECTION 16. Chapter 17.05e (Airport Overlay) shall be amended as follows:

17.05e.010 **Purpose.**

The purpose and intent of the airport overlay ~~zone~~ (AO~~Z~~) is to:

A. Implement the Hawthorne Airport Master Plan (~~Master Plan~~ AMP) and Noise Compatibility Program (NCP) for the Hawthorne Municipal Airport ~~(Airport)~~ as approved by the Federal Aviation Administration (FAA).

B. Implement the ~~city's~~ City's General Plan to ensure that proposed land uses and development within the AO~~Z~~ are consistent with the NCP.

C. Prohibit the introduction of new noise-sensitive uses that are incompatible with existing and future Airport operations.

D. Ensure that the Airport remains a vital economic asset for the ~~city~~ City of Hawthorne.

E. Require noise attenuated construction within the Airport environs.

F. Comply with Part 150 of Title 14, Code of Federal Regulations.

§ 17.05e.020 **Definitions.**

For the purposes of this chapter, the following terms are defined:

Airport influence area. See "Airport overlay ~~zone~~ (AO~~Z~~)."

"Airport overlay ~~zone~~ (AO~~Z~~)" means an irregularly shaped area depicted on the official ~~zoning map~~ Zoning Map that denotes an area influenced by the presence of the Airport and within its 2012 60 and 65 CNEL noise contours. The AO~~Z~~ is divided into the following two areas:

1. AO~~Z~~ Area #1 ~~(AOZ #1)~~ follows the property borders that contain the boundaries of the 2012 65 CNEL noise contours for the Airport, as shown on the General Plan Map and the approved NCP.

2. AO~~Z~~ Area #2 ~~(AOZ #2)~~ follows the property borders that contain the boundaries of the 2012 60 CNEL noise contours for the Airport as shown on the General Plan Map and the approved NCP.

"Existing land use" means a land use that either physically exists or else for which government approvals have been obtained through one or more of the following:

1. A valid building permit has been issued;

2. A legally valid development agreement has been approved and remains in effect pursuant to Government Code Section 65864 et seq.;

3. A tentative ~~parcel or tract~~ map has been approved and ~~the original period, excluding extensions,~~ has not expired;

4. A vesting tentative ~~parcel or tract~~ map has been approved, pursuant to Government Code Section 66498.1(b) which "confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved"; or

5. A ~~parcel or~~ final map has been recorded.

"Noise compatibility program (NCP)" means a report prepared for the Airport and approved by the FAA to comply with Part 150 of Title 14, Code of Federal Regulations (CFR). The NCP describes the non-compatible land uses around the Airport based upon federal regulations, addresses measures to reduce the impact of noise, and prevents the introduction of new noise-sensitive uses within the 65 CNEL noise contour of the Airport.

"Noise-sensitive use" means any of the following:

1. Habitable living, eating, cooking, or sleeping areas of single-family or multifamily residences, not including enclosed garages/parking structures and unenclosed patios;

2. Hotels and motels;

3. Hospitals and nursing homes;

4. ~~Places of worship~~ Assembly uses, meeting halls, and mortuaries; and

5. Schools, libraries, and museums.

§ 17.05e.030 **Applicability.**

The provisions of this chapter shall apply to all lands located within the AO~~Z~~, as mapped on the official ~~zoning map~~ Zoning Map. The requirements vary depending upon the location of the property as noted below in Section 17.~~22C~~05e.050 (Development standards).

§ 17.05e.040 **Permitted and Prohibited Uses.**

As permitted, conditionally permitted, or prohibited by the underlying zoning designation unless otherwise stated in this chapter.

§ 17.05e.050 **Development Standards.**

Projects subject to compliance with this chapter shall comply with the applicable standards of the AO~~Z~~ Area in which the subject property is located, as follows.

A. AOZ Area #1. The following provisions shall apply within AOZ Area #1:

1. Interior Noise Standard. Any structure inhabited or used by a noise-sensitive use, as defined in this chapter, shall be required to provide sound insulation within the newly constructed area to meet an interior noise level of 45 dB CNEL or less with all doors and windows closed, consistent with Title 24 of the California Code of Regulations. This provision applies to any new structure, new square footage~~/addition~~, and replacement of existing habitable building area used by a noise-sensitive use.

2. Real Estate Disclosure. The presence of the Airport and potential impacts related to the Airport shall be disclosed by the seller at the time that a sales contract is executed for all real property transactions per the State of California Disclosure Law [California Civil Code Sections 1353(a)(1) and 1103.4]. The disclosure must state that the property is located within the vicinity of the Airport and may be subject to some of the annoyances and inconveniences associated with airport operations, such as noise, vibration, or odors.

3. New Noise-Sensitive Uses. New noise-sensitive land uses shall not be introduced within AOZ Area #1. This applies to the introduction of new land uses other than an existing land use, as defined in this chapter, and does not apply to the replacement, reconstruction, improvement, or expansion of an existing noise-sensitive land use.

B. AOZ Area #2. The following provisions shall apply within AOZ Area #2:

1. Real Estate Disclosure. The presence of the Airport and potential impacts related to the Airport shall be disclosed by the seller at the time that a sales contract is executed for all real property transactions per the State of California Disclosure Law [California Civil Code Sections ~~1353(a)(1)~~ 4250(a) and 1103.4]. The disclosure must state that the property is located within the vicinity of the Airport and may be subject to some of the annoyances and inconveniences associated with airport operations, such as noise, vibration, or odors.

§ 17.05e.060 **Procedures.**

Ministerial and discretionary actions for development in the AO~~Z~~ shall be reviewed by the ~~city~~ City for compliance with the provisions of this chapter and the NCP prior to approval as follows:

A. Supplemental Application Form. A supplemental application, on a form prepared by the ~~city~~ City of Hawthorne, shall be submitted with any application for a discretionary permit or building permit on property located in the AO~~Z~~. The supplemental application form shall be used to verify that the proposed building permit or change of use complies with the provisions of this chapter. The ~~director~~ Director shall have the authority to waive the requirement where it can be determined with certainty that there is no question that the alterations to the property will not conflict with the standards of this chapter (e.g., wall sign, reroof, new windows, interior improvements, and landscaping).

1. Application Submittal Requirements.

a. Type of land use.

b. Applicable underlying zoning designation.

c. Applicable AO~~Z~~ Area (Area #1 or Area #2).

d. Complete building or discretionary permit application including information deemed sufficient by the ~~department of building and safety~~ Department of Building Safety to show that the project complies with the interior noise provisions of this chapter, if applicable.

B. Compliance with the ~~airport overlay zone~~ AO project review checklist.

C. If, during the course of review, the ~~city~~ City identifies potential airport related concerns, the ~~director of planning and community development~~ Director has the authority to require that the project be referred to the ~~airport zoning commission~~ Airport Zoning Commission for review.

SECTION 17. Chapter 17.05f (Runway Protection Overlay) shall be amended as follows:

§ 17.05f.010 **Purpose.**

The purpose of this chapter is to minimize exposure to safety hazards that would result from the introduction of new or modified incompatible land uses and structures within the Runway Protection Zone (~~-~~RPZ) on the eastern side of the Hawthorne Municipal Airport; to protect the Hawthorne Municipal Airport from potential encroachment of incompatible land use and structures that may impair the planned development and use of the Airport; to create consistency with and strengthen the Airport Master Plan (AMP); to minimize the creation of non-conforming uses and structures on the eastern side of the Hawthorne Municipal Airport; and to establish allowable uses and development standards in the RPZ.

§ 17.05f.020 **Definition.**

"Runway protection zone (RPZ)" means a trapezoidal area off the end of the runway on the eastern side of airport (Runway 25) that serves to enhance the protection of people and property on the ground as depicted in the ~~Airport Master Plan~~ AMP for the Hawthorne Municipal Airport.

§ 17.05f.030 **Applicability.**

The Runway Protection ~~Zone~~ Overlay (~~RPZ overlay~~RPO) follows the boundaries of the RPZ on the eastern side of the Hawthorne Municipal Airport, as established in the ~~Airport Master Plan~~ AMP and as may be amended from time to time. This chapter applies to new or modified buildings ~~and uses~~, construction, uses of land, and land division of property located within the ~~RPZ overlay~~ RPO. The ~~RPZ overlay~~ RPO does not apply to any portion of a property, use, ~~and~~ or structure located outside of the ~~RPZ overlay~~ RPO.

§ 17.05f.040 **Permitted Uses.**

- Automobile parking.
- Underground facilities.
- Other similar uses and structures as determined by the ~~planning director~~ Director and approved by the FAA to not interfere with navigational aids and not constitute public assembly.

§ 17.05f.050 **Prohibited Uses.**

- Churches.
- Hospitals.
- Office and retail buildings.
- ~~Parking meters and charging stations.~~
- Public assembly uses.
- Schools.
- Shopping centers.
- Major above-ground utilities (electrical substations, cell towers, fuel storage, waste treatment facilities).

- Any new~~/~~ or modified uses and structures that conflict with the ~~Airport Master Plan~~ AMP, or interfere with navigation as determined by the ~~Planning Director, are~~ Director and not approved by the FAA.

- All uses not listed in Section 17.~~22B~~05f.040.

§ 17.05f.060 **Development Standards.**

Applicants for development proposals within the ~~RPZ~~ RPO overlay shall submit a written justification that demonstrates that the proposed development or alteration to an existing facility will not be a hazard to air navigation and will comply with the ~~Airport Master Plan~~ AMP. The ~~planning director~~ Director may request that the applicant provide written authorization from the FAA National Airport Planning and Environmental Division approving the proposed use ~~and/~~or development prior to rendering a determination.

§ 17.05f.070 **Nonconforming Uses and Structures.**

A. Existing uses and structures that are listed as prohibited in Section 17.~~22B~~05f.050 and are located within the ~~RPZ overlay~~ RPO at the time of the adoption of the ordinance codified in this chapter are considered legal nonconforming and subject to the ~~following~~ Nonconformities chapter.

   1. A nonconforming use or structure may be maintained and continued, except as restricted by this chapter.

   2. Maintenance, repair, and incidental alteration, including such modifications as new paint, siding, roof, and sign replacement, of a nonconforming structure are permitted.

   3. A nonconforming use or structure shall not be expanded, enlarged, or intensified in any manner.

B. The portions of the property and structure that are located outside of the ~~RPZ overlay are~~ RPO may be considered conforming and subject to the applicable standards of the base ~~Zoning District~~ zone and height restrictions imposed by the proximity to the Hawthorne Municipal Airport.

SECTION 18. Section 17.05g.020 (Applicability) of Chapter 17.05g (Housing Overlay) shall be amended as follows:

§ 17.05g.020 **Applicability.**

A. The provisions of this chapter shall apply to all sites identified within the Housing Overlay on the Hawthorne Zoning Map. This chapter's provisions are elective,

and an applicant may choose to apply under this chapter's provisions or that of the base zone.

B. Residential uses allowed by the Housing Overlay are by-right, meaning new applications shall comply with the development standards of this chapter, Chapter 17.~~102~~24f, and shall not be required to enter a discretionary hearing process.

SECTION 19. The preamble to Section 17.05g.040 (Development Standards) of Chapter 17.05g (Housing Overlay) shall be amended as follows:

§ 17.05g.040 **Development Standards.**

The property development standards set forth in this section, as well as those specified in Chapter 17.~~100~~22, ~~Multifamily and Mixed Use Objective~~ Residential Design Standards, shall apply to all land and buildings built within the ~~housing overlay zone~~ Housing Overlay.

SECTION 20 Chapter 17.05h (Mixed-use Overlay) shall be amended as follows:

§ 17.05h.010 **Purpose.**

Mixed-use projects are characterized by the integration of compatible residential and commercial uses, whereby such uses share the same building or lot. Such mixed-use projects are intended to allow greater flexibility of development alternatives, especially attractive, mixed-income higher-density residential development, in appropriate areas of the ~~city~~ City.

Mixed-use developments can be horizontally or vertically integrated. Horizontal mixed-use development consists of two or more attached or detached buildings of differing use categories (e.g., residential and commercial) within the same project area. Such buildings do not need to be on the same parcel or even on the same block, but must be within the same project area. Vertical mixed-use development consists of one or more different uses placed over another use within the same building (e.g., residential over commercial). A project area shall encompass a single parcel or multiple parcels, planned and constructed as one, coordinated, and unified project.

More specifically, the intent of the ~~mixed use overlay zone~~ Mixed-use Overlay (MUO) is to accomplish the following objectives:

A. Encourage mixed-use, mixed-income projects that combine residential and nonresidential uses in the same building or building site area to enhance and build upon the ~~city's~~ City's commercial/ and retail base;

B. Ensure additional housing options for people, including, but not limited to, young professionals and older people, who want to live near their workplace ~~and/or~~, retail, and other nonresidential uses;

C. Reduce the need for automobile travel by promoting transit-oriented residential and commercial uses in close proximity to Metro stations;

D. Ensure on-site compatibility of residential and commercial uses;

E. Ensure compatibility of mixed-use projects with surrounding uses and development patterns.

§ 17.05h.020 **Superimposed Nature of Mixed-use Overlay** ~~zone~~.

The ~~mixed use overlay zone~~ MUO shall be in the nature of an overlay zone applicable to the ~~C-1 (freeway commercial/mixed use), C-2 (local commercial)~~ C-R (Regional Commercial) and C-3 (~~general commercial~~ General Commercial) zoning districts. Land classified in the ~~mixed use overlay zone~~ MUO shall also be classified in one or more underlying zones. Property so classified shall be identified on the zoning map by a combination of a symbol for the underlying zone followed by a symbol for the ~~mixed use overlay zone~~ MUO (e.g., C-~~1~~3/MU).

The regulations set forth in these sections of the ~~mixed use overlay zone~~ MUO shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the ~~mixed use overlay zone~~ MUO and the provisions of the underlying zone, the provisions of the ~~mixed use overlay zone~~ MUO shall prevail. If the ~~mixed use overlay zone~~ MUO is silent in relation to any development standard, the development standard identified in the underlying zone shall prevail.

§ 17.05h.030 **Special Focus Areas.**

With application of the ~~mixed use overlay zone~~ MUO, the ~~city~~ City seeks to take advantage of development opportunities in key areas of the ~~city~~ City, each of which face unique opportunities and constraints.

A. Hawthorne Boulevard Corridor North—parcels bounded by I-105 Freeway on the north, Imperial Highway on the south, Acacia Avenue on the east, and Burin Avenue on the west. The residential uses shall be vertically mixed atop ground floor retail uses. The retail uses shall be convenience shopping oriented to

serving the residents of the development, nearby residential areas, as well as commuters using the Metro station.

B. Hawthorne Boulevard Corridor South—parcels bounded by Imperial Highway on the north, West 115th Street on the south, Hawthorne Boulevard on the east, and Grevillea Avenue on the west. The residential uses shall be vertically mixed atop ground floor retail uses. The retail uses shall be convenience shopping oriented to serving the residents of the development, nearby residential areas, as well as commuters using the Metro station.

C. Marine Avenue Corridor—parcels abutting the north side of Marine Avenue, bounded by I-405 Freeway on the east and Aviation Boulevard on the west. The residential uses may be vertically mixed atop ground floor retail or office uses, or horizontally mixed, except buildings fronting on Marine Avenue. The westerly portion of the area, adjacent to Aviation Boulevard, is more suitable to a mix of residential and office uses.

D. Imperial Highway~~/~~ and Kornblum Avenue—parcel bounded by Imperial Highway on the north, Inglewood city line on the south and the east, and Kornblum Avenue on the west. The ~~vacant~~ site was formerly a mobile home park. The residential uses shall be vertically mixed atop ground floor retail adjacent to Imperial Highway, with retail uses abutting Imperial Highway and residential uses to the south.

E. Other mixed-use overlay areas—mixed-use development that is appropriate in ~~its~~ context with adjacent land uses, ~~integrated~~ and which serves the needs of residents in an attractive and functional manner.

§ 17.05h.040 **Uses Permitted.**

The following uses shall be permitted in the ~~mixed use overlay zone~~ MUO:

A. If developed solely with nonresidential uses in accordance with provisions of the underlying zoning district, all uses permitted or conditionally permitted in the underlying zoning district shall govern.

B. If developed in combination with residential uses within the same project area in accordance with the provisions of this section, the following commercial~~/~~ and retail uses shall be permitted:

- Antique shops;
- Apparel stores;
- Art galleries;
- Artisan and craft workshops;

- Artist and photographer~~s~~ studios;
- Bakeries;
- Banks and lending institutions;
- Bicycle shops;
- Bookstores;
- Business machine sales and office supplies;
- Candy and confectionary stores;
- Charitable organizations, offices only;
- Children's gyms;
- Coffee houses;
- Computer, cameras, and similar electronics sales stores;
- Convenience stores and mini-markets;
- Counseling and psychological services;
- Day care facilities (subject to limitations described in Section 17.~~25~~30d.030(P));
- Decorator shops;
- Delicatessens;
- Department stores;
- Dressmaking, custom and tailoring;
- Drugstores;
- Employment agencies;
- Florists;
- Food markets and grocery stores;
- Hardware and paint store;
- Health clubs, day spas, tanning studios, gyms, and fitness centers;
- Ice cream parlors;

- Jewelry stores and watch repair stores;
- Libraries and museums;
- Medical appliance rentals;
- Medical, dental buildings, and clinics;
- Medical equipment sales;
- Municipal buildings;
- Offices, including professional and general;
- Personal services;
- Pet shops, no boarding;
- Photocopy store;
- Public utilities, commercial offices;
- Repair services, including small appliance and shoe repair;
- Restaurants with or without cocktail bars. and cafeterias (alcohol sales subject to HMC 17.~~76~~34b);
- Supermarkets;
- Walk-in cleaning and pressing establishments, not including self-serve laundries or laundromats or industrial scale dry-cleaning facilities;
- Wireless antennae sites subject to a conditional use permit;
- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in this chapter. "Other similar retail and service" uses do not include amusement arcades, bail bonding services, and check cashing services~~, and cyber-cafés~~.

C. If developed in combination with commercial~~,~~ or retail uses within the same project area in accordance with the provisions of this section, the following residential uses shall be permitted:

- Live-work units;
- Multifamily dwellings;

- Residential care facility, large, subject to a conditional use permit and compliance with Section 17.~~101~~34a.020;

- Single-family attached dwellings (townhouses).

- Single-room occupancy, subject to a conditional use permit and compliance with Section 17.~~101~~34a.040.

D. The following residential uses shall be permitted by-right whether developed independently or in combination with commercial or retail uses:

- Low barrier navigation center, subject to compliance with Section 17.~~101~~34a.030;

- Residential care facility, small;

- Supportive housing;

- Transitional housing~~.~~;

- Multifamily projects with 20% or more units affordable to lower-income individuals, with or without a commercial component.

§ 17.05h.050 **Uses Prohibited.**

- All uses not listed in Section 17.~~87~~05h.040, unless determined by the director to be similar pursuant to the provisions of Section 17.~~06~~03.020.

- Any use listed in Section 17.~~87~~05h.040 which the ~~planning commission~~ Planning Commission makes findings that such use would be incompatible with surrounding land uses and which may adversely affect the health, safety, and general welfare of the surrounding neighborhood in which such business is located.

- Self-storage facilities.

§ 17.05h.060 **Property Development Standards and Site Plan Review.**

The property development standards set forth in this section, as well as those specified in Chapter 17.~~102~~24f, ~~Multifamily and Mixed Use Objective~~ Residential Design Standards, shall apply to all land and buildings built within the ~~mixed use overlay zone~~ MUO.

A. Minimum Project Area. The minimum land area required for each project shall be ~~one and one-half~~ 1.5 acres.

B. Density and Intensity.

1. Residential uses as a part of a mixed-use project shall have a maximum of 30 dwelling units per acre as calculated over the entire project area.

2. Building coverage and parking facilities shall not exceed 90% of the entire project area.

C. Dwelling Unit Size.

1. A minimum of 350 square feet for bachelor/efficiency units.

2. A minimum of 650 square feet for one-bedroom units.

3. A minimum of 800 square feet for two-bedroom units.

4. A minimum of 1,100 square feet for three-bedroom or larger units, plus an additional 150 square feet for each bedroom over three.

D. Maximum Building Height. Buildings and structures shall not exceed 60 feet in height as measured from the finished grade adjacent to the structure to the top of the roof plate or five stories, whichever is less, including parking.

E. Setbacks and Yards.

1. Street Frontage. Ground-floor residential buildings shall have a minimum setback of 15 feet from all street frontages. Ground-floor commercial/retail buildings shall have a minimum setback of five feet and a maximum of 15 feet from all street frontages. Such setback for ground-floor commercial/retail buildings shall be used to provide public open space, landscaping and street furniture.

2. Side and Rear. Mixed use and nonresidential buildings shall maintain minimum side and rear setbacks of 10 feet from property lines adjacent to residential zones. No setback is required if adjacent to other zones. Setbacks for structures abutting one- or two-story single-family or multifamily residential structures within a residential zone, shall be provided along the entire length of any interior site boundary line as follows:

Height of Structure	Structural Setback
1 story	10 feet
2 story	10 feet
3 story +	15 feet + an additional 5 feet for each story above 3 stories.

3. The following encroachments within setback areas shall be permitted as follows:

   a. Bay or Greenhouse Windows. An encroachment of two feet;

   b. Architectural Features, Including, but Not Limited to, Cornices, Belt Courses, Sills, Eaves, and Chimneys. An encroachment of two feet.

   ~~c. Street setback encroachments as permitted in Appendix B.~~

4. The following are permitted in a setback area, provided they do not constitute a sight distance hazard as defined in Section 17.~~42~~06e.090 of ~~the Hawthorne Municipal~~ this Code:

   a. Landscape features such as fountains, arbors, trellises, pergolas, colonnades, statuary, and other similar features, as well as works of art which also do not contain floor area;

   b. Planting boxes or masonry planters;

   c. Walls and fences, in compliance with Chapter 17.~~48~~10b.

   d. Other landscaped features as permitted in Section 17.~~20~~21a.100.

F. Building Orientation.

1. Commercial and mixed-use buildings shall be oriented along major street frontages. A minimum of 50% of the ground floor street frontage along a major arterial street shall be developed with commercial store fronts.

2. Commercial store fronts facing major arterial streets shall have prominent windows and recessed entries.

G. Open Space. Open space shall be provided for the project as follows:

1. The required open space for the project shall be based on the total number of residential units, including live~~/~~-work units. A minimum of 150 square feet of open space (combined private and common) shall be provided for every residential unit in the project, of which not more than 50% may be private open space;

2. Private balconies shall be discouraged on building sides facing freeways, major arterial or collector streets;

H. ~~Live/Work~~ Live-work Unit Standards. Live~~/~~-work units are subject to the following standards:

1. ~~Live/Work~~ Live-work Limitations—No Separate Rent or Sale—Home Occupancy. Work on the premises of a live~~/~~-work unit shall be limited to

persons who live in the live~~/~~-work unit. Living and working spaces shall not be rented or sold separately. A home occupancy permit shall be required.

2. Change in Occupancy. The owner/occupant of a live~~/~~-work unit shall notify the city of any change in use or occupancy. Any change of use or occupancy shall comply with the uses identified Section 17.~~87~~05h.040 and will require a new business license. The commercial square footage initially approved for live~~/~~-work areas within a unit shall remain commercial in nature and shall not be converted to residential use with subsequent owners.

~~3. Parking. Two parking resident spaces and 0.33 guest spaces per live/work unit shall be provided.~~

~~4~~3. Covenants, Conditions, and Restrictions. Covenants, conditions, and restrictions for individual live~~/~~-work projects may further restrict and prohibit uses, but shall not be more permissive than uses listed under Section 17.~~87~~05h.040.

~~5~~4. Unit Size. 500 square-foot minimum.

~~6~~5. Residential/Commercial Floor Area. A minimum of 50% of a unit must be used for nonresidential purposes. Each unit must contain a minimum residential floor area of 250 square feet.

~~7~~6. Open Space. On a property with only one live-work unit, 40 square feet of private open space is required. On a property with multiple live-work units, 40 square feet of shared interior space, shared open space, or private open space per unit, which may include balconies, patios or roof top decks or areas.

~~8~~7. Height. The height of any structure shall comply with the maximum requirements of the underlying zone. Height of existing structures may not be increased to accommodate the residential portion of a live-work unit. Height of existing structures may be increased for non-residential purposes and for non-habitable spaces (e.g., stairwells, elevator shafts, open space and the like) that are required by the Hawthorne Municipal Code.

~~9~~8. New Floor Area. Floor area of existing structures may not be increased to accommodate the residential portion of a live-work unit and may only be increased under the following circumstances:

a. To increase the nonresidential floor area of the unit.

b. To provide a mezzanine for residential use that does not exceed 33% of the area of the floor below (may be constructed within an existing building envelope).

c. For non-habitable spaces (e.g., enclosed parking, stairwells, elevator shafts, open space and the like) that are required by ~~the Hawthorne Municipal~~ this Code.

~~10~~9. Floor Area Ratio. The maximum floor area ratio for any property containing a live-work unit shall comply with the maximum requirements of the underlying zone.

~~11~~10. Laundry Facilities. On-site laundry facilities are required if the total number of units on an integrated development site exceeds five unless laundry facilities are provided in each unit.

~~12~~11. Recorded Covenant. A covenant shall be recorded with the Los Angeles County recorder by the owner of the subject property agreeing that the commercial or industrial use will be maintained as the primary use in the live-work unit; that the work space will not be leased to a separate user from the occupant of the residential space; that a business license must be maintained at all times when a live-work unit is occupied; and that these requirements will be reflected in tenant leases. Furthermore, the covenant shall restrict each live-work unit to contain only one residential unit.

~~13~~12. Bedrooms. All live-work units shall have a maximum of two bedrooms within the residential portion of the live-work unit.

I. Storage Areas.

1. Each residential unit shall have at least 200 cubic feet of enclosed, weatherproofed and lockable storage space. Such space shall be for the sole use of the residential unit occupant and shall have a minimum horizontal surface area of 25 square feet, a minimum interior dimension of three and one-half feet and a minimum clear access opening of three and one-half feet by six feet. This section may be waived, if separate enclosed parking is provided.

2. Such space may be provided within individual storage lockers, cabinets, or closets within the garage area if neither the space nor the doors leading thereto overhang a parking space assigned to another unit. Such space may also be in another location approved by the planning department, but shall not be split among two or more locations.

   Moreover, since it is the intention of this standard to require space over and above that normally associated with the day-to-day functioning of the unit, the director shall exercise reasonable discretion in differentiating between this required private storage space and guest, linen or clothes closets or food pantries that are customarily within the unit. Thus, while providing this private storage space within the limits of the unit is not precluded, it must be clear that it is over and above that which would

otherwise be provided. Regardless of location, the precise architectural treatment of such space shall be approved by the director to ensure that such areas are safe, convenient and unobtrusive to the functional and aesthetic qualities of the project.

J. Service, trash and loading areas, and mechanical equipment are subject to Chapter 17.~~54~~10d of ~~the Hawthorne Municipal~~ this Code and to the following standards:

1. Service and loading areas shall be oriented away from public view and provided with ornamental screening;

2. Exterior on-site facilities and mechanical equipment, including sewer, gas, water, electric, telephone, and communications equipment, shall be installed underground where feasible. Transformers and other mechanical equipment that must be above ground shall be screened or incorporated into the structures wherever possible;

3. Trash enclosures shall be screened, enclosed within the building envelope or architecturally integrated with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscaped area;

4. Requirements for green waste and recycling containers shall be met.

K. Vibrations and Noise Requirements. The project shall comply with 17.21.270. ~~the following provisions of this title:~~

~~1. Section 17.21.100, Vibration and structure-borne noise—Shock mounting of mechanical equipment.~~

~~2. Section 17.21.110, Vibration and structure-borne noise—Location and plumbing equipment (except in mixed use buildings).~~

~~3. Section 17.21.120, Vibration and structure-borne noise—Separation of vents and drain lines.~~

~~4. Section 17.21.130, Vibration and structure-borne noise—Isolation and insulation of water and drainage lines (except in mixed use buildings).~~

~~5. Section 17.21.140, Attenuation of noise—General.~~

~~6. Section 17.21.150, Attenuation of noise—Air-borne sound insulation.~~

~~7. Section 17.21.160, Attenuation of noise—Impact sound insulation.~~

~~8. Section 17.21.165, Special noise sources.~~

L. Signs. The following standards shall apply:

1. A master sign program shall be submitted to the ~~planning commission~~ Planning Commission for approval of commercial signs for mixed-use developments. Commercial building signs shall be limited to channel letters, reverse channel letters, or other decorative forms of signs approved by the ~~planning commission~~ Planning Commission in the master sign program. Cabinet or box signs on walls and pole signs shall be prohibited, but monument signs are permitted.

2. The sign sizes and locations shall be compatible with the design of the building to provide visibility from public streets as well as for pedestrians.

M. Landscape Standards. The landscaping standards of Section 17.~~20~~21a.100 and Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, shall apply to all development projects in the ~~Mixed Use Overlay Zone~~ MUO.

N. Public Works Department and Engineering Division Requirements.

1. If the development contains private streets, provision shall be made for public utility easements over the entire private street network. The ~~public works department, engineering division~~ Public Works Department, Engineering Division, may also require public utility easements adjacent to public streets or over other portions of the project to accommodate fire hydrants, water meters, storm drainage, sanitary sewers, water and gas mains, and electrical lines. All easements that may be found necessary shall be dedicated to the public.

2. Demolition, grading and building permits, landscaping, and street improvement plans may be issued before the recording of a final map.

3. Exterior doors to each unit shall contain dead-bolt locks, and all garage doors shall contain automatic closures.

4. No sidewalks shall be required along the internal roadway network unless specified in the approved pedestrian walkway plan. Any sidewalks or pedestrian walkways required as part of the approved pedestrian walkway plan shall be constructed concurrently with the applicable phase of development and completed prior to the issuance of certificates of occupancy for any unit within that phase.

5. Rolled curbs may be used along internal streets within the development.

O. Fire Department Requirements.

1. All weather access shall be provided. All weather access may require paving.

2. Fire ~~department~~ Department access shall be provided to within 150 feet distance of any exterior portion of all structures.

3. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

4. Provide ~~fire department~~ Fire Department or ~~city~~ City-approved street signs and building access numbers prior to occupancy.

5. All mixed-use buildings over 5,000 square feet shall be sprinklered.

6. A Knox box or other access provisions shall be provided to access the project through all gates.

P. Security Requirements.

1. The security standards of Section 17.~~20~~21a.300 shall apply to all development projects in the ~~mixed use overlay zone~~ MUO.

2. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions, and restrictions that are recorded for the project require owners of individual condominium units to comply with the ~~city's crime-free multifamily housing program~~ City's Crime-free Multifamily Housing Program and that they include a crime-free lease addendum, in the form on file with and approved by the ~~city~~ City.

3. The owner of property for a new residential apartment project or mixed-use project with residential apartments shall ensure that a covenant is recorded against the property ensuring that the owner, and each successor in interest, comply with the ~~city's crime-free multifamily housing program~~ City's Crime-free Multifamily Housing Program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form on file with and approved by the ~~city~~ City.

Q. Additional Development Requirements.

1. All mixed-use developments shall comply with, in addition to the requirements of this ~~title~~ Title, all applicable development requirements set forth in Chapter 8.50 (Stormwater and Urban Runoff Pollution Control) of Title 8 (Health and Safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).

2. Administrative plan review shall be required for all mixed-use developments pursuant to Title 14.

§ 17.05h.080 **Design Principles.**

The design principles set forth in this section shall be used to review site plans, building plans and use permits for all projects proposed on land within the ~~mixed-use overlay zone~~ MUO, including uses which do not require a conditional use permit. These design principles aim to promote visual interest and pedestrian activity between the street and adjacent building. This transitional space is defined by the site design, architecture, and streetscape elements.

A. Site Design. The following principles intend to establish an engaging street edge defined by the orientation and placement of buildings fronting collector and arterial streets.

1. Building Orientation. Buildings and major pedestrian entrances shall be oriented towards centers of activity, such as the primary street frontage or public plazas:

   ~~a.~~ All primary ground-floor common entries or individual dwelling unit entries fronting on streets shall be oriented to the street, not to the interior or to a parking lot. Entrances at building corners may be used to satisfy this requirement.

2. Building ~~Façade~~ Facade. The building placement should enforce a continuous street edge establishing a strong pedestrian corridor. However, long, unarticulated building ~~façades~~ facades shall be eliminated with variation in setbacks:

   a. Variable Setbacks. Setbacks shall vary by a minimum of one foot each ~~twenty-five~~ 25 feet in order to break up long, unarticulated building ~~façades~~ facades;

   b. In addition to creating visual interest, building setbacks shall establish space for pedestrian plazas, courtyards, or outside dining areas. Setbacks should not generate unusable or dead space.

3. Setback Encroachments. Outdoor seating for restaurants and similar uses may encroach into the street set-back as permitted by the ~~city~~ City under an approved encroachment permit.

4. Pedestrian circulation shall be continuous and provide connectivity between appropriate uses:

   a. Pedestrian pathways shall connect to appropriate off-site uses, including off-site transit stops and parking;

   b. Pedestrian pathways shall be clearly marked;

c. Street-side ~~façades~~ facades may be divided to form pedestrian spaces such as public plazas, private pocket parks, outdoor dining, and other pedestrian-oriented amenities to promote pedestrian activity.

5. Vehicular circulation shall be designed to serve uses appropriately and employ traffic calming measures to ensure pedestrian safety:

a. Maximize access and connectivity while minimizing curb cuts to major roadways;

b. Alleyways shall be designed to ensure safe and continuous traffic flow, minimizing direct connections to public roadways;

c. Prevent bypass alternate routes to minimize traffic conflicts and enhance pedestrian circulation;

d. Use of bulb-outs and other traffic calming measures are encouraged.

B. Architecture. The following principles intend to promote quality design appearance and visual interest.

1. Architectural Styles and Scale. Building design shall incorporate an architectural style and scale that is compatible with nearby uses, provided such uses are similar to uses permitted by this chapter. Architectural details may draw upon locally historic buildings or other nearby features that contribute to the aesthetic ambience of the immediate area.

2. Siding Materials. Plain concrete block, plain concrete, plywood, sheet pressboard, vinyl, or similar siding materials are strongly discouraged. Siding shall be of high-quality materials that weather well over time. Materials and colors shall be compatible with the architectural style.

3. Color. Colors shall include a base color and accent colors. Generally, a minimum of three complementary colors should be used for each building. Color schemes should be selected with a harmonious range of accent materials and shall comply with the city approved colors.

4. Corner Buildings. Buildings at corners of intersections shall receive special architectural treatment to enhance the pedestrian experience, such as building cut-offs and corner entrances with additional architectural detail.

5. Building ~~Façade~~ Facade. Street-facing façades shall be visually open to major streets and architecturally enhanced through the use of the architectural features.

6. Architectural features are encouraged to create visual interest.

7. Window placement shall reflect the desired exposure appropriate for the respective use:

   a. For commercial uses, large windows shall front onto major pedestrian throughways to promote exposure and visibility;

   b. For residential uses, windows shall face away from loading areas, docks, and trash storage areas. In the occasion that residential windows face one another, windows should be offset to maximize privacy.

C. Streetscape. The following streetscape elements augment architectural styles of the area and promote pedestrian activity. These interactive elements enhance usable pedestrian space and decrease the possibility of dead space.

1. Landscaping is required and shall be well maintained and complement the adjacent project:

   a. Landscaping shall be selected at a scale that is consistent with the building site;

   b. Street landscaping shall be appropriate for sidewalk environments to limit the potential of root systems to affect the adjacent sidewalks;

   c. Landscaping shall not interfere with pedestrian movement or impede with the visibility of business and signage.

2. Furniture. Benches, seating areas, kiosks, and shade structures should be incorporated as amenities for pedestrians:

   a. Furnishings shall be placed where pedestrian traffic, viewsheds, or building ingress and egress will not be obstructed;

   b. Furnishings shall be constructed of durable, high quality materials that can withstand the elements without showing wear;

   c. Furniture design shall be complementary to the architectural styles of the area.

3. Public art and water features shall be used to highlight public spaces and create points of interest for each project. These streetscape elements should be well maintained and used as accent features.

4. Paving Materials. Use of distinctive paving treatments is encouraged to give visual cues to users and emphasize different areas within the streetscape and public spaces. Painted paving surfaces should not be used except to indicate traffic lanes or parking spaces.

5. Walls, fences, and gates should be used to identify separate areas and provide needed privacy and security:

   a. Although necessary in certain locations, solid walls should only be used when absolutely necessary;

   b. Walls, fences, and gates should appear consistent in style and material, complementing the surrounding architectural styles;

   c. Landscaping elements shall be densely planted and layered to provide screening. Vines and trellises are encouraged to help soften hard edges and screen walls from view.

6. Lighting shall be used to illuminate public spaces and contribute to the safety and beauty of the project:

   a. Fixtures shall be complementary to the architectural styles of the area;

   b. Overly glaring or flashing lights are prohibited.

7. ~~Signage~~ Signs shall be used to identify places, provide direction, and advertise businesses. Along with communicating information, ~~signage~~ signs should add to the character of each project and reinforce a sense of place:

   a. Signs shall consist of high-quality materials and color palettes that reflect the architectural themes of the surrounding area;

   b. Location and placement of signs shall not obstruct pedestrian or vehicular movement.

SECTION 21 Section 17.05i.010 (Purpose and Intent) of Chapter 17.05i (Trucking-intensive Overlay) shall be amended as follows:

§ 17.05i.010 **Purpose and Intent.**

In order to conserve and protect the continued viability of the ~~city's~~ City's industrial sector, provide for a wide range of industrial uses and building sizes, and to insure compatibility with other land uses, it is the intention of the ~~city~~ City to control the location, development, and design of trucking uses (as defined in ~~Section 17.04.632~~ Chapter 17.02). Trucking uses shall be permitted in the ~~TIO trucking intensive overlay zone ("TIO Zone")~~ Trucking Intensive Overlay (TIO) upon issuance of a TIO trucking use permit in compliance with the following requirements. In adopting the requirements of this chapter, the ~~city~~ City seeks to: avoid the future obsolescence of trucking uses; reduce the impacts associated with the development of trucking uses; control the

location and concentration of trucking uses so as to mitigate the noise, traffic~~ and circulation~~, air pollution, and other impacts to adjacent or nearby sensitive land uses, such as residences, schools, parks,~~ churches~~ and hospitals and achieve a high level of quality for the site and architectural designs.

The TIO~~ Zone~~ is an overlay~~ zone~~ that is applied to certain properties located in the M-2 zone in which trucking uses (as defined in~~ Section 17.04.632 of this title~~ Chapter 17.02) are permitted. The gross land area within the TIO ~~Zone~~ at any given time may have a maximum of~~ four hundred seventy-thousand~~ 470,000 square feet of~~ gross~~ building floor area devoted to the storage space for goods for trucking uses. In each building,~~ an additional twenty percent~~ 20% of gross floor area~~ used for storage of goods for trucking uses~~ may be used for office and similar ancillary~~ uses~~ and related uses. The total gross building floor area, including the floor area for ancillary uses, of buildings or structures for all properties developed for trucking uses within the TIO~~ Zone~~ shall not exceed~~ five hundred sixty-four thousand~~ 564,000 square feet. In addition, subletting within tenant suites or offices shall not be permitted. Temporary structures, sheds, or enclosures that do not require building permits shall count towards the~~ four hundred seventy-thousand~~ 470,000 square feet allowable storage space for goods for trucking uses and towards the total gross floor area of~~ five hundred sixty-four thousand~~ 564,000 square feet. The location of the TIO~~ Zone~~ shall be as set forth in Section 17.~~10~~05a.010(L) and property within the TIO~~ Zone~~ may be used for the purposes set out in this chapter, upon issuance of a TIO trucking use permit.

SECTION 22. The preamble to Section 17.05i.040 (Requirements for Trucking Uses) of Chapter 17.05i (Trucking-intensive Overlay) shall be amended as follows:

§ 17.05i.040 **Requirements for Trucking Uses.**

Trucking uses, as defined in~~ Section 17.04.632 of this title~~ Chapter 17.02, are permitted in the TIO~~ trucking intensive overlay zone~~ and shall comply with the following conditions and requirements, in addition to all other provisions of this~~ title and the Hawthorne Municipal~~ Title and Code:

SECTION 23. Subsection (B) of Section 17.05i.040 (Requirements for Trucking Uses) of Chapter 17.05i (Trucking-intensive Overlay) shall be amended as follows:

B. With the exception of warehousing uses (as defined in~~ Section 17.04.632~~ Chapter 17.02), for every~~ five thousand~~ 5,000 square feet of building floor space dedicated to storage area for goods for trucking uses (not including mezzanine or office areas), all trucking uses shall provide at least one truck position on site.

SECTION 24. Section 17.05j.040 (Application Requirements—Review procedures) of Chapter 17.05j (Billboard Overlay) shall be amended as follows:

§ 17.05j.040 **Application Requirements—Review Procedures.**

A. Application requirements. In addition to the application requirements for the permit required by Section 17.~~35~~10g.040, a person or entity wishing to completely demolish and relocate an existing nonconforming billboard or modify an existing billboard within the ~~freeway overlay zone~~ Billboard Overlay shall submit a request in writing for approval of an agreement that includes the following:

1. The name, address phone number, and other contact information of the person or entity proposing the agreement.

2. Identification of the location proposed for a new or relocated or modified billboard and the billboard(s) being permanently removed, where applicable.

3. Information that establishes that the person or entity proposing the agreement has legal or equitable interest in the billboard being removed or modified and the site proposed for relocation or placement.

4. Conceptual design drawings for the billboards that includes technical specifications to determine the billboard's compliance with this chapter.

5. An explanation of the compensation to be paid or public benefits to be provided to the ~~city~~ City.

6. The application must include photos of all existing ~~signage~~ signs or architectural renderings and elevations of proposed billboards as well as a scaled plot plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed billboard.

7. The applicant must pay a filing fee in accordance with an approved resolution. This fee shall be in addition to any other required fees for permits relative to the development of the property and shall be for the purpose of defraying the costs associated with city review and action on the application.

B. Review Process. All agreements shall be reviewed by the ~~planning commission~~ Planning Commission at a duly noticed public hearing. The public hearing shall be noticed in the same way that conditional use permits and variances are noticed pursuant to Section 17.~~060~~03.050 of ~~the Hawthorne Municipal~~ this Code. The ~~planning commission~~ Planning Commission shall review the agreement and, after a duly noticed public hearing, make a recommendation to ~~city council~~ City Council, based on current development standards, the location of the proposed

relocated or modified billboard and whether the proposed relocated or modified billboard meets the findings contained in this section.

At a ~~city council~~ City Council meeting held no later than ~~forty-five~~ 45 days after the ~~planning commission~~ Planning Commission makes its recommendation, the ~~city council~~ City Council shall review and consider the agreement, at a duly noticed public hearing. The hearing before the ~~city council~~ City Council shall be noticed pursuant to Section 17.~~06~~03.050 of ~~the Hawthorne Municipal~~ this Code and may be continued from time to time. In order to approve a request for an agreement, the ~~city council~~ City Council shall make the following findings for approval of an agreement:

1. The proposed agreement is consistent with the goals, objectives, purposes and provisions of the ~~general plan~~ General Plan, ~~the Development Code~~ this Title, and any applicable specific plans;

2. The proposed installation site is compatible with the uses and structures on the site and in the surrounding area;

3. The proposed billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility;

4. The proposed billboard would not interfere with on-site parking or landscaping required by ~~city ordinance~~ this Title or permit;

5. The proposed billboard would not otherwise result in a threat to the general health, safety, and welfare of ~~city~~ City residents; and

6. The proposed billboard, in addition to its aesthetic treatment, provides public benefits that would not otherwise accrue to the public in the absence of its installation.

SECTION 25. Section 17.06b.040 (Imposition of Conditions) of Chapter 17.06b (Conditional Use Permits and Variances) shall be amended as follows:

§ 17.06b.040 **Imposition of Conditions.**

When granting a variance, the ~~planning commission~~ Planning Commission shall determine that the circumstances do exist as required by Section 17.~~40~~06b.030, and may attach specific conditions to the variance which will serve to accomplish the standards, criteria and policies established by this title.

SECTION 26. the Preamble to Section 17.06b.060 (Conditional Use Permit—Purpose) of Chapter 17.06b (Conditional Use Permits and Variances) shall be amended as follows:

§ 17.06b.060 **Conditional Use Permit—Purpose.**

The purpose of a conditional use permit, as defined in ~~Section 17.04.180~~ Chapter 17.02, shall be:

SECTION 27. Section 17.06b.070 (Application for Variance or Conditional Use Permit—Notice and Hearing) of Chapter 17.06b (Conditional Use Permits and Variances) shall be amended as follows:

§ 17.06b.070 **Application for Variance or Conditional Use Permit—Notice and Hearing.**

Upon the filing of an application for a variance or conditional use permit by a property owner of record, or a plaintiff in any proposed or pending action in eminent domain to acquire property affected, or by a lessee with the written consent of the owners, which application sets forth fully the grounds for, and the facts deemed to justify the granting of a variance or conditional use permit, the ~~planning commission~~ Planning Commission shall give public notice, as provided in Chapter 17.~~06~~03, of the intention to consider at a public hearing the granting of a variance or a conditional use permit.

SECTION 28. Section 17.06b.150 (Public Hearing—Notice) of Chapter 17.06b (Conditional Use Permits and Variances) shall be amended as follows:

§ 17.06b.150 **Public Hearing—Notice.**

Within not to exceed ~~sixty~~ 60 days following receipt of the resolution from the ~~planning commission~~ Planning Commission granting or denying the variance, or conditional use permit, the ~~city council~~ City Council shall conduct a duly advertised public hearing on the matter which has been appealed, public notice of which shall be given as provided in Chapter 17.~~06~~03.

SECTION 29. Chapter 17.06d (Residential Density Bonus) shall be amended as follows:

§ 17.06d.010 **Purpose and intent.**

Density Bonus Law, as set forth in Government Code Section 65915, et seq., requires that a local government grant a density bonus and concessions or incentives to developers of housing developments and child care facilities when meeting the requirements set out by the law. This chapter establishes procedures to implement the Density Bonus Law.

§ 17.06d.020 **Project eligibility—Affordability covenants.**

A. The ~~city~~ City shall grant a density bonus and concessions or incentives listed in Section 17.~~17~~06d.040, or provide other concessions or equivalent financial incentives, when an applicant for a housing development proposes and agrees to construct any one of the following:

1. Ten percent of the total dwelling units reserved for lower-income households as defined in Section 50079.5 of the Health and Safety Code (~~eighty percent~~ 80% of median family income);

2. Five percent of the total dwelling units reserved for very low-income households as defined in Section 50105 of the Health and Safety Code (~~fifty percent~~ 50% of median family income);

3. A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code; or

4. Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the Civil Code for persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code (~~one hundred twenty percent~~120% of median family income), provided that all units in the development are offered to the public for purchase.

B. The amount of the density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable dwelling units meets the percentages above, and is specified in Section 17.~~17~~06d.030. For purposes of calculating the amount of the density bonus, the applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraphs 1, 2, 3, or 4 of Section 17.~~17~~06d.020(A).

C. An applicant shall agree to, and the ~~city~~ City shall ensure, continued affordability of all low- and very low-income units that qualified the applicant for the density bonus for a period of ~~thirty~~ 30 years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program). Rents for the lower- and very-low income density bonus units shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code. Owner-occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

D. An applicant shall agree to, and the ~~city~~ City shall ensure that, the initial occupant of moderate-income units that are directly related to the receipt of the density bonus in the common interest development, as defined in Section 1351 of the

Civil Code, are persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The ~~city~~ City shall enforce an equity-sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity-sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down-payment, and the seller's proportionate share of appreciation. The ~~city~~ City shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

2. For purposes of this subdivision, the ~~city's~~ City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down-payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

3. For purposes of this subdivision, the ~~city's~~ City's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

§ 17.06d.030 **Density bonus.**

A. The density bonus provided by this section shall apply to housing developments consisting of five or more dwelling units.

B. A density bonus for a housing development means a density increase over the otherwise maximum allowable residential density under the ~~land use element~~ Land Use Element of the ~~general plan~~ General Plan, and listed below. The applicant may elect to accept a lesser percentage of density bonus. The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in Section 17.~~17~~06d.020(A).

Land Use Designation	Corresponding Zone	Maximum Density Before Bonus Applied
Low-Density Residential	R-1 Low-Density Residential	8.0 dwelling units per acre
Medium-Density Residential	R-2 Medium-Density Residential	17.0 dwelling units per acre
High-Density Residential	R-3 High-Density Residential	~~40.0~~30.0 dwelling units per acre
	R-4 Maximum-Density Residential	
Multiple family structures are not permitted in the R-1 and R-2 zones		

C. For housing developments meeting the criteria of Section 17.~~17~~06d.020(A)(1), the density bonus shall be calculated as follows:

Percentage of ~~Lower Income~~ Lower-income Units	Percentage of Density Bonus
10	20.0
11	21.5
12	233.0
13	24.5
14	26.0
15	27.5
16	29.0
17	30.5
18	32.0
19	33.5
20	35.0

D. For housing developments meeting the criteria of Section 17.~~17~~06d.020(A)(2), the density bonus shall be calculated as follows:

Percentage of ~~Very Low Income~~ Very Low-income Units	Percentage of Density Bonus
5	20.0
6	22.5
7	25.0
8	27.5
9	30.0
10	32.5
11	35.0

E. For housing developments meeting the criteria of Section 17.~~17~~06d.020(A)(3), the density bonus shall be ~~twenty percent~~ 20%.

F. For housing developments meeting the criteria of Section 17.~~17~~06d.020(A)(4), the density bonus shall be calculated as follows:

Percentage of ~~Moderate Income~~ Moderate-income Units	Percentage of Density Bonus
10	5.0
11	6.0
12	7.0
13	8.0
14	9.0
15	10.0
16	11.0
17	12.0
18	13.0
19	14.0
20	15.0
21	16.0

22	17.0
23	18.0
24	19.0
25	20.0
26	21.0
27	22.0
28	23.0
29	24.0
30	25.0
31	26.0
32	27.0
33	28.0
34	29.0
35	30.0
36	31.0
37	32.0
38	33.0
39	34.0
40	35.0

G. All density calculations resulting in fractional units shall be rounded up to the next whole number.

H. The granting of a density bonus shall not be interpreted, in and of itself, to require a ~~general plan amendment~~ General Plan Amendment, zoning change or other discretionary approval.

I. As used in Section 17.~~17~~06d.020(A), "total units" or "total dwelling units" does not include units permitted by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

J. Nothing in this section shall be construed to prohibit the ~~city~~ City from granting a density bonus greater than what is described in this section for a development that meets the requirements of this chapter or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this chapter.

§ 17.06d.040 **Concessions and incentives**.

A. An applicant for a density bonus pursuant to Section 17.~~17~~06d.030 may submit to the ~~city~~ City a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the ~~city~~ City.

B. Concession or incentive means any of the following:

1. A reduction in site development standards or a modification of zoning code requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5

(commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient and actual cost reductions;

2. Approval of mixed-use zoning in conjunction with the housing development if commercial, office, industrial, or other land uses will reduce the cost of the housing development, and if existing or planned commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development of the area;

3. Other regulatory incentives or concessions proposed by the developer or the ~~city~~ City that result in identifiable, financially sufficient and actual cost reductions.

C. This subdivision does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land by the ~~city~~ City, or the waiver of fees or dedication requirements.

D. The ~~city~~ City shall grant the concession or incentive requested by the applicant unless the ~~city~~ City makes a written finding, based upon substantial evidence, of either of the following:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code or for rents for the targeted units to be set as specified in Section 17.~~17~~06d.020;

2. The concession or incentive would have a specific adverse impact. as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

E. The applicant shall receive the following number of incentives or concessions:

1. One incentive or concession for projects that include at least ~~ten percent~~ 10% of the total units for lower income households, at least ~~five percent~~ 5% for very low-income households, or at least ~~ten percent~~ 10% for persons and families of moderate-income in a common interest development;

2. Two incentives or concessions for projects that include at least ~~twenty percent~~ 20% of the total units for lower income households, at least ~~ten percent~~ 10% for very low-income households, or at least ~~twenty percent~~

20% for persons and families of moderate-income in a common interest development;

3. Three incentives or concessions for projects that include at least ~~thirty percent~~ 30% of the total units for lower income households, at least fifteen percent for very low-income households, or at least ~~thirty percent~~ 30% for persons and families of moderate-income in a common interest development.

F. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a ~~general plan amendment~~ General Plan Amendment, zoning change or other discretionary approval.

§ 17.06d.050 **Applications.**

A. At the time a developer of a proposed housing development, seeking a density bonus and a concession or incentive under this chapter and Government Code Section 65915, files formal application(s) for approval of the proposed development with the ~~planning department~~ Planning Department, the developer shall provide the following information:

1. A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveway and parking layout;

2. Identification of the location, acreage and the maximum number of units allowed under the zoning and the land use designated under the ~~general plan~~ General Plan;

3. Identification of the total number of units proposed including the kind and number of target units as set forth in Section 17.~~17~~06d.020 which the proposed housing development qualifies for a density bonus and concession;

4. Identification of the concessions which ~~is~~ are requested by the developer or a list of any alternative concessions which would provide, in the developer's opinion, equivalent financial incentives to the concession requested;

5. The specific financial information and data relied upon by the developer which establishes the monetary value of the regulatory concessions requested by the developer, and a concise statement of how such value was calculated. A clear statement of how the requested concession is necessary to make the proposed housing development economically feasible, sufficiently detailed to enable ~~city~~ City staff to examine the conclusions reached by the developer;

6. Such other pertinent information as the ~~director of planning~~ Director may require to enable the ~~city~~ City to adequately analyze the economic feasibility of the proposed housing development with respect to the requested additional concession and other concessions which may be made available.

§ 17.06d.060 **Density Bonus Housing Agreement.**

A. Applicants requesting a density bonus, shall draft and agree to enter into a density bonus housing agreement with the ~~city~~ City. The density bonus housing agreement shall include, at a minimum, the following:

1. A general description of the development, including whether the development will contain units for rent or for sale;

2. A description of additional incentives or equivalent financial incentives to be provided by the ~~city~~ City;

3. The total number of market-rate units and affordable housing units, as well as a description of the household income group(s) to be accommodated by the housing development;

4. The number of bedrooms in each market-rate unit and each affordable unit;

5. The square footage of each market-rate unit and of each affordable unit measured from the interior walls of the unit and including heated and unheated areas;

6. The location in the development of each market-rate and affordable housing unit;

7. A schedule for completion and occupancy of target units. If construction of dwelling units is to be phased, a phasing plan stating the number of market-rate and affordable housing units in each phase;

8. The estimated sale price or monthly rent of each market-rate unit and each affordable housing unit;

9. Documentation and plans regarding the exterior appearances, materials, and finishes of the housing development and each of its individual units;

10. A marketing plan the applicant proposes to implement to promote the sale or rental of the affordable units within the development to eligible households;

11. Detailed description of the standards for determining the affordable rent or affordable sales price and housing cost;

12. Where very low- or lower-income units are proposed, a stipulation that the target units shall be kept available only to members of the identified income group or only to qualifying residents for a holding period as specified in Section 17.~~17~~06d.020(C);

13. A description of the means by which continued availability shall be secured and enforced and the procedures under which the very low- and lower-income target units shall be leased or sold during such period;

14. A stipulation that the initial occupant of moderate-income units pursuant to Section 17.~~17~~06d.020(D) are persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code;

15. A description of remedies for breach of the agreement by either party (the ~~city~~ City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement);

16. The following disclosures shall be included in all sale or lease agreements associated with any project that includes a density bonus:

    a. For each condominium unit offered for sale, a recorded disclosure statement that the unit is assigned a specified number of parking spaces (if any) and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.

    b. For each apartment offered for lease, a written disclosure in each lease agreement that the unit is assigned a specified number of parking spaces (if any) and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.

    c. For each unit, whether offered for sale or lease, a written statement, signed by the purchaser or lessee, acknowledging that on-street parking may be unavailable.

17. Other provisions to ensure implementation and compliance with this chapter, and such other terms and provisions, not inconsistent with Government Code Section 65915, that the ~~city~~ City may require.

B. In the case of for-sale housing developments, the density bonus housing agreement shall provide for the following conditions governing the initial sale and use of target units during the applicable use restriction period:

1. Target units shall, upon initial sale, be sold to eligible very low- or lower-income households at an affordable sales price and housing cost, or to qualified residents (i.e., maintained as senior citizen housing) as defined in Chapter 17.~~04~~02, or in the case of common interest developments, to moderate income households;

2. Target units shall be initially owner-occupied;

3. The initial purchaser of very low- and lower-income target units, as well as units targeted to senior citizen housing, shall execute an instrument or agreement approved by the ~~city~~ City restricting the sale of the target unit in accordance with this chapter during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the target unit and shall contain such provisions as the ~~city~~ City may require to ensure continued compliance with this chapter and the Government Code Section 65915.

C. In the case of rental housing developments, the density bonus housing agreement shall provide for the following conditions governing the use of target units during the use restriction period:

1. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining target units for qualified tenants;

2. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this chapter;

3. Provisions requiring owners to submit an annual report to the city, which includes the name, address, and income of each person occupying target units, and which identifies the bedroom size and monthly rent or cost of each target unit.

D. The terms of the draft agreement shall be reviewed and revised as appropriate by the ~~planning director~~ Director, who shall formulate a recommendation to the ~~planning commission~~ Planning Commission for final approval. The ~~planning commission~~ Planning Commission, on behalf of the ~~city~~ City, shall authorize the execution of density bonus housing agreements that meet all of the requirements of this chapter and Government Code Section 69515.

E. Following execution of the agreement by all parties, the completed density bonus housing agreement shall be recorded on the parcel or parcels designated for the construction of target units. The approval and recordation shall take place prior to final map approval, or, where a map is not being processed, prior to issuance of

building permits for such parcels or units. The density bonus housing agreement shall be binding to all future owners and successors in interest.

§ 17.06d.070 **Donation of Land to the City.**

A. When an applicant for a tentative subdivision map~~, parcel map,~~ or other residential development approval donates land to the ~~city~~ City as provided for in this subdivision, the applicant shall be entitled to a ~~fifteen percent~~ 15% increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and ~~land use element~~ Land Use Element of the ~~general plan~~ General Plan for the entire development, as follows:

Percentage of ~~Very Low Income~~ Very Low-income Units	**Percentage of Density Bonus**
10	15.0
11	16.0
12	17.0
13	18.0
14	19.0
15	20.0
16	21.0
17	22.0
18	23.0
19	24.0
20	25.0
21	26.0
22	27.0
23	28.0
24	29.0
25	30.0
26	31.0
27	32.0
28	33.0
29	34.0
30	35.0

B. This increase shall be in addition to any increase in density mandated by Section 17.~~17~~06d.020, up to a maximum combined mandated density increase of ~~thirty-five percent~~ 35% if an applicant seeks both the increase required pursuant to this subdivision and Section 17.~~17~~06d.020. Nothing in this subdivision shall be construed to enlarge or diminish the authority of the ~~city~~ City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map~~, parcel map~~ or residential development application;

2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ~~ten percent~~ 10% of the number of residential units of the proposed development;

3. The transferred land is at least one acre ~~in size~~ or of sufficient size to permit development of at least ~~forty~~ 30 units, has the appropriate ~~general plan~~ General Plan designation, is appropriately zoned for development as affordable housing, and is, or will be, served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map~~, parcel map~~ or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land except that the ~~city~~ City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the ~~city~~ City prior to the time of transfer;

4. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Sections 17.~~17~~06d.020(C)-(D), which shall be recorded on the property at the time of dedication;

5. The land is transferred to the ~~local agency~~ City or to a housing developer approved by the ~~local agency~~ City. The ~~local agency~~ City may require the applicant to identify and transfer the land to the developer;

6. The transferred land shall be within the boundary of the proposed development or, within one-quarter mile of the boundary of the proposed development subject to ~~city~~ City approval.

§ 17.06d.080 **Inclusion of Child Care Facility.**

A. When an applicant proposes to construct a housing development that conforms to the requirements of Section 17.~~17~~06d.020 and includes a child care facility, that will be located on the premises of, as part of, or adjacent to, the project, the ~~city~~ City shall grant either of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility;

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. The ~~city~~ City shall require, as a condition of approving the housing development. that the following occur:

1. The child care facility shall remain in operation for a period of time that is as long as, or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 17.~~17~~06d.020;

2. Of the children who attend the child care facility, the children of very low-income households, lower-income households, or families of moderate-income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low-income households, lower-income households, or families of moderate-income pursuant to Section 17.~~17~~06d.020.

C. Notwithstanding any requirement herein, the ~~city~~ City shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

§ 17.06d.090 **Development standards.**

A. Target units should be constructed concurrently with non-restricted units unless both the ~~city~~ City and the applicant agree within the density bonus housing agreement to an alternative schedule for development.

B. In determining the maximum affordable rent or affordable sales price of target units the following house~~-~~hold and unit size assumptions shall be used:

0 bedroom (studio)	1 person
1 bedroom	2 persons
2 bedrooms	3 persons
3 bedrooms	4 persons
4 bedrooms	6 persons

C. Target units should be built on-site wherever possible and, when practical, be dispersed within the housing development. Where feasible, the number of bedrooms of the target units should be equivalent to the bedroom mix of the non-target units of the housing development; except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this chapter.

D. Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative development site. Where the developer and the ~~city~~ City form such an agreement, the resulting linked

developments shall be considered a single housing development for purposes of this chapter. Under these circumstances, the developer shall be subject to the same requirements of this chapter for the target units to be provided on the alternative site.

SECTION 30 Section 17.06e.010 (Classification Regulations Subject to This Chapter) of Chapter 17.06e (Yards) shall be amended as follows:

§ 17.06e.010 **Classification Regulations Subject to This Chapter.**

Chapters ~~17.02, 17.04, 17.10, and 17.14 through 17.36~~ 17.01, 17.02, 17.05a-05c, 17.06d, 17.10g, 17.20a-20d, 17.21, 17.30a-30d, 17.31, 17.40a-40b, 17.60, and 17.70a-70b, pertaining to the several classifications shall be subject to the general provisions, conditions and exceptions contained in this chapter.

SECTION 31. Section 17.07.030 (Limited Use of Fees) of Chapter 17.07 (Development Impact Fees) shall be amended as follows:

§ 17.07.030 **Limited use of fees.**

The revenues raised by payment of this fee shall be placed in a separate and special account and such revenues, along with any interest earning on that account, shall be used solely to:

A. Pay for the ~~city's~~ City's future construction of facilities described in the resolution enacted pursuant to Section 17.~~66~~07.020, or to reimburse the ~~city~~ City for those described or listed facilities constructed by the ~~city~~ City with funds advanced by the ~~city~~ City from other sources; or

B. Reimburse developers who have been required or permitted by Section 17.~~66~~07.040, to install such listed facilities which are oversized with supplemental size, length or capacity.

SECTION 32. Section 17.07.040 (Developer Construction of Facilities) of Chapter 17.07 (Development Impact Fees) shall be amended as follows:

§ 17.07.040 **Developer construction of facilities.**

Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to Section 17.~~66~~07.020 which facility is determined by the ~~city~~ City to have supplemental size length or capacity over that needed for the impacts of that development, and when such construction is necessary to ensure efficient and timely construction of the facilities

network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development.

SECTION 33. Section 17.07.050 (Fee adjustments) of Chapter 17.07 (Development Impact Fees) shall be amended as follows:

§ 17.07.050 **Fee adjustment.**

A developer of any project subject to the fee described in Section 17.~~66~~07.020 may apply to the ~~city council~~ City Council for a reduction or adjustment to the fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development and either the amount of the fee charged or the type of facilities to be financed. The application shall be made in writing and filed with the ~~city clerk~~ City Clerk not later than: (1) ten days prior to the public hearing on the development permit application for the project; or (2) if no development permit is required, at the time of the filing of the application for a building permit. The application shall state in detail the factual basis for the claim of waiver, reduction, or adjustment. The ~~city council~~ City Council shall consider the application at the public hearing on the permit application or at a separate hearing held within ~~sixty~~ 60 days after the filing of the fee adjustment application, whichever is later. The decision of the ~~city council~~ City Council shall be final. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee.

SECTION 34. Subsection (C) of Section 17.10c.010 (General Requirements) of Chapter 17.10c (Fences) shall be amended as follows:

C. No fence, wall or hedge shall be permitted to exceed the maximum height of three and one-half feet in a triangular area as set forth in Section 17.~~42~~06e.090.

SECTION 35. The following definitions found in Section 17.10e.020 (Definitions) of Chapter 17.10e (Landscaping) shall be amended as follows:

"Landscape documentation package" means the documents required under Section 17.~~89~~10e.060.

"Landscape project" means total area of landscape in a project as defined in "landscape area" for the purposes of this chapter, meeting requirements under Section 17.~~89~~10e.030.

"Project applicant" means the individual or entity submitting a landscape documentation package required under Section 17.~~89~~10e.060, to request a

permit, plan check, or design review from the ~~city~~ City. A project applicant may be the property owner or designee.

"Rehabilitated landscape" means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 17.~~89~~10e.030, and the modified landscape area is equal to or greater than ~~two thousand five hundred~~ 2,500 square feet.

"Water Efficient Landscape Ordinance" means Chapter 17.~~89~~10e of ~~the Hawthorne Municipal~~ this Code.

SECTION 36. Subsection (A)(7)(a) of Section 17.10e.060 (Procedures) of Chapter 17.10e (Landscaping) shall be amended as follows:

a. The statement: "I have complied with Chapter 17.~~89~~10e of the City of Hawthorne Municipal Code and the Water Efficient Landscape Guidelines, and applied them for the efficient use of water in this landscape design plan," and

SECTION 37. Subsection (C)(2)(a) of Section 17.10g.000 (Purpose and Intent) of Chapter 17.10g (Signs) shall be amended as follows:

a. Protected Non-Commercial Speech Temporary Signs. All private property within any residential zone or an existing, legally established residence in a non-residential zone are allowed to display a maximum of five signs per parcel of temporary or permanent non-commercial signage. Temporary or permanent non-commercial signs may not exceed three square feet per sign face. The temporary or permanent non-commercial signage can be displayed at all times. The display area may be used for any protected non-commercial speech. Temporary or permanent non-commercial speech signs must be freestanding and cannot exceed four feet in height as measured from the adjacent grade. Temporary or permanent non-commercial speech signs must be set back from the sidewalk edge by at least five feet. Non-commercial speech temporary or permanent signs authorized by this section may not be placed within the fifteen-foot corner cutback area, as defined in Section 17.~~42~~06e.090. In cases where freestanding signs cannot be accommodated and meet the required placement standards, the ~~director of planning~~ Director may approve an alternative placement.

SECTION 38. Section 17.10g.010 (Sign Permit Required) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.010 **Sign Permit Required.**

No person shall erect, alter, or add to any sign as defined in ~~Section 17.04.010~~ Chapter 17.02 unless a permit for the same has been issued by the ~~director of building and safety~~ Director of Building Safety of the ~~city~~ City of Hawthorne except as otherwise provided by this ~~code~~ Code.

SECTION 39. Subsection (M) of Section 17.10g.030 (Sign Permit Not Required) of Chapter 17.10g (Signs) shall be amended as follows:

M. Temporary non-commercial signs on residential property per Section 17.~~35~~10g.130.

SECTION 40 Section 17.10g.100 (Substitution Clause) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.100 **Substitution Clause.**

Notwithstanding any other provision of this ~~code~~ Code and subject to the property owner's consent, any noncommercial copy may be substituted, in whole or in part, for any commercial copy on any sign permitted by this ~~code~~ Code. If non-commercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this ~~code~~ Code and will not be deemed or treated as an off-premises sign (billboard). The content of any non-commercial copy on any sign otherwise permitted by this ~~code~~ Code may be changed without complying with any provisions of this ~~code~~ Code normally required for sign copy or design approval. In addition, on non-residential uses, non-commercial copy on temporary signs may be substituted for commercial copy subject to the requirements of Section 17.~~35~~10g.230.

The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial copy over any other non-commercial copy. This provision (a) does not create a right to increase the total amount of permanent signage on a parcel, lot, or land use; (b) does not affect the requirement that a sign structure or mounting device be properly permitted; (c) does not allow a change in the physical structure of a sign or its mounting device; or (d) does not allow the substitution of off-premises commercial copy in place of on-premises commercial copy or non-commercial copy.

SECTION 41. Subsection (H) of Section 17.10g.110 (Signs—Commercial and Industrial) of Chapter 17.10g (Signs) shall be amended as follows:

H. Electronic message center signs subject to the provisions contained in Section 17.~~35~~10g.120.

SECTION 42. Section 17.10g.115 (Regional Shopping Center Signs) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.115 **Regional Shopping Center Signs.**

In addition to the maximum number of freestanding signs and total sign area listed in Section 17.~~35~~10g.110, ~~regional shopping centers~~ Regional Shopping Centers, as defined in ~~Section 17.04.010~~ Chapter 17.02, may also be permitted a regional shopping center sign as follows:

A. One regional shopping center sign, which is defined as a combination of two sign types in a single sign structure as follows: (1) a billboard (as defined in Chapter 17.~~04~~02 except that it may also advertise on-site businesses and products); and (2) fixed signage advertising on-site businesses and products (as defined in Chapter 17.~~04~~02).

B. Regional shopping center signs shall adhere to the following standards:

1. A regional shopping center sign shall be located immediately adjacent to a freeway and within the freeway overlay zone.

2. The billboard portion of the regional shopping center sign shall be subject to requirements and procedures of Chapter 17.~~88~~05j, ~~Freeway~~ Billboard Overlay ~~Zone, except that a V-shaped billboard shall not be allowed on a regional shopping center sign (billboard faces must be parallel)~~.

3. The height and area of the fixed signage portion of a regional shopping center sign shall be as dictated in Section 17.~~35~~10g.110(A)(3), except that a billboard agreement shall be used instead of a CUP for requests to permit heights of the fixed sign portion above ~~forty~~ 40 feet up to a maximum of ~~seventy-five~~ 75 feet or ~~forty~~ 40 feet above the freeway roadbed, whichever is more restrictive. The billboard agreement shall also be used instead of a CUP for requests to allow the fixed sign portion to exceed ~~three hundred fifty~~ 350 square feet of sign area.

4. The minimum separation between any other fixed freestanding sign shall be ~~three hundred~~ 300 feet, as measured from the support. The minimum separation between any other billboard shall be as dictated in Chapter 17.~~88~~05j, ~~Freeway~~ Billboard Overlay ~~Zone~~. The intent of this requirement is to combine signage and reduce visual clutter on a regional shopping center and maintain separation requirements between billboards.

5. Regional shopping center signs shall be designed as an integrated structure that complements and enhances~~ any existing~~ freestanding ~~signage~~ signs in the shopping center.

6. Poles or pylons used to support regional shopping center signs must have decorative covers or be clad in materials that are compatible with the overall design of the sign, other signs on the property, and the architectural character of buildings on the site, in terms of style, color, and materials.

7. The ground area surrounding the base of regional shopping center signs shall be landscaped. The landscape area must be at least five feet in width as measured from the base of sign to edge of the nearest curb, sidewalk, or pavement. A landscaping plan must be approved prior to approval of the building permit and the landscaping shall be maintained weed and litter-free and the plants kept in a healthy state for the life of the sign.

SECTION 43. Section 17.10g.130 (Signs—Residential Zones) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.130 **Signs—Residential Zones.**

~~Signs in the residential zones shall be subject to the following provisions:~~

~~A.~~ Personal expression signs of any sign type, including flags, subject to the following provision~~s~~: ~~1.~~ No sign face shall exceed three square feet in area per side, shall be non-commercial in nature, and shall not be illuminated except for address signs. Signs may be freestanding or wall-mounted but may not be mounted to a roof or fascia other than a street address (fascia only for address). All freestanding signs must be set back at least five feet from the back of the sidewalk. No temporary banners are allowed other than as provided for in Section 17.~~35~~10g.000(A) of this chapter.

SECTION 44. Section 17.10g.160 (Monument and Freestanding Signs Affecting Vision Clearance) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.160 **Monument and Freestanding Signs Affecting Vision Clearance.**

A monument or freestanding sign on any lot shall be located to avoid interference with the vision of the motorists on adjacent roadways, or ingress and egress onto public streets or alleys, pursuant to Section 17.~~42~~06e.090, Vision Clearance, Corner, Reverse Corner and Key Lots.

SECTION 45. The preamble to Section 17.10g.290 (Design Specifications) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.290 **Design specifications.**

Sign frames and supporting construction shall be designed and constructed as provided in ~~Part VI and Part VII of the latest edition of the Uniform~~ the California Building Code as adopted by the ~~city~~ City with the following exceptions:

SECTION 46. Section 17.10g.320 (Wall Signs—Construction) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.320 **Wall signs—Construction.**

Wall signs shall be constructed of materials as specified in Section 17.~~35~~10g.310. No wall sign shall have a projection over a public street, public sidewalk, or beyond a building line~~, a distance~~ greater than one foot.

SECTION 47. Section 17.10g.330 (Projecting Signs—Construction) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.330 **Projecting signs—Construction.**

Projecting signs attached to a building shall be constructed of materials as specified in Section 17.~~35~~10g.310. The thickness of any such sign shall not exceed the following:

A. For a maximum projection of three feet, a thickness of two feet and six inches.

B. For a maximum projection of two feet and six inches, a thickness of two feet.

SECTION 48. Section 17.10g.340 (Temporary Signs—Construction) of Chapter 17.10g (Signs) shall be amended as follows:

§ 17.10g.340 **Temporary signs—Construction.**

Notwithstanding the provisions of Section 17.~~35~~10g.310, temporary signs may have wood-supporting members if all parts extending into the ground are protected with a preservative approved by the ~~director of building and safety~~ Building Official in accordance with the criteria therefor established by the ~~Uniform~~ California Building Code as adopted by the ~~city~~ City; provided, however, that no signs so constructed may project over the public property.

SECTION 49. Section 17.10g.390 (Appeals for Color) of Chapter 17.10g (Signs) shall be deleted and replaced as follows:

§ 17.10g.390 **Appeals for color.**

Appeals are subject to the procedures described in 17.03.070.

SECTION 50. Chapter 17.13 (Nonconformities) shall be amended as follows:

§ 17.13.010 **Purpose, definition, interpretation, relationship to alcoholic beverage sale establishments and to conditional use permits** and Enforcement.

A. This chapter regulates nonconforming land uses, buildings and other structures, signs, and parcels of land. More than one of these categories may apply to a situation. As used in this chapter, the adjective "nonconforming" and the nouns "nonconformity" and "nonconformities" all refer to the definition in ~~Section 17.04.010~~ Chapter 17.02, and thus give no protection to any subject that was not lawfully established.

B. The provisions of this chapter shall be construed and understood with a view to promote the purposes of this ~~title~~ Title and to attain zoning conformance in accordance with the state and federal ~~Constitutions~~ constitutions.

C. Nothing in this chapter shall limit the ~~city's~~ City's ability to enforce code compliance and pursue all legal remedies, criminal and civil, arising out of violations of ~~the Hawthorne Municipal~~ this Code, including, without limitation: administrative remedies (Title 1; Chapter 1.23); nuisance abatement (Title 8; Chapter 8.20; Section 8.50.100); and revocation (Title 17; Chapter 17.~~06~~03).

D. Alcoholic Beverage Sale Establishments. Notwithstanding the rule of interpretation set forth in Section 17.~~06~~03.020(E) of this title, where any provision of Section 17.~~76~~34b.070 governing alcoholic beverage sale establishments conflicts with this chapter and the two cannot be reconciled, Section 17.~~76~~34b.070 shall be considered as the more specific provision and an exception that controls over the conflicting general provision of this chapter, regardless of the sequence of adoption or degree of restrictiveness.

§ 17.13.020 **Exemptions.**

Nothing in this chapter shall require the discontinuance or removal of, or otherwise restrict any nonconformity within, the following categories:

A. Land use, structure, sign, or parcel of land involving property owned or leased by the ~~city~~ City.

B. City-designated cultural or historic resource, California Historical Landmark, or subject listed in the California Register of Historical Resources, or the National Register.

C. Conditional Use Permit in Effect. Except as provided by Section 17.~~06~~03.110 (Revocation), a use that was authorized by a conditional use permit before being disallowed by an amendment to this ~~title~~ Title shall be deemed a conforming use while the conditional use permit is in effect, and may continue in accordance with its terms and conditions, including any specified time limit.

§ 17.13.030 **Nonconforming Uses.**

A. A nonconforming use may be continued or changed to a substantially similar use, except as restricted by this chapter. Uses that otherwise conform but fall short of off-street parking, loading, or stacking requirements are addressed in Section 17.~~38~~13.050.

B. Change to a Different Nonconforming Use. The ~~director~~ Director may consider and approve, or conditionally approve, subject to appeal per Chapter 17.~~06~~03, a request to change a nonconforming use to a different nonconforming use that is not regulated by subsection A, upon making written findings that demonstrate the following facts and conditions:

1. The degree of nonconformity will remain the same or be reduced;

2. The proposed change creates no significant adverse environmental impact that cannot be mitigated;

3. The proposed change will not adversely affect or be materially detrimental to adjoining properties and will not be more incompatible with the surrounding area.

C. A nonconforming use shall not be enlarged or expanded to occupy additional floor area or portion of the site, or to increase its intensity, including hours of operation, beyond what existed at the time the use became nonconforming, unless a conditional use permit is first obtained in accordance with Chapter 17.~~40~~06b. Any residential use in a nonresidential zone shall comply with the development standards identified by the ~~director~~ Director to be most compatible

with the non-conforming residential on-site use and evaluated for compliance during the review process.

D. There shall be no expansion of a nonconforming use onto any additional lot.

E. Termination by Either Discontinuation or Abandonment. After a nonconforming use has ceased operation for two years, without regard to intent, any use of the same particular portion of the site shall comply with this ~~title~~ Title.

§ 17.13.040 **Nonconforming Structures.**

A. A nonconforming structure may be maintained and continued, except as restricted by this chapter.

B. Maintenance, repair, and incidental alteration of a nonconforming structure are permitted. Incidental alteration may include adaptation to new technology.

C. Expansion or enlargement of a nonconforming structure shall be permitted only in one or more of the following circumstances:

1. The degree of nonconformity is not increased;

2. It is approved in conjunction with the expansion of a nonconforming use in accordance with Section 17.~~38~~13.030(B);

~~3. A nonconforming wireless telecommunications facility may be enlarged if a conditional use permit is first obtained in accordance with Chapter 17.40 and the planning commission finds that the request complies with the Wireless Telecommunication Policy Statement approved by the planning commission;~~

~~4~~3. It is required by law.

D. Residential Buildings. A nonconforming residential structure located in a residential zone may be continued and expanded as follows, provided that the ~~planning department~~ Planning Department determines that the new construction complies with the provisions of this ~~title~~ Title and results in bringing the building closer to conformity.

~~a~~1. Structures with legally nonconforming setbacks may be expanded.

~~b~~2. Structures with legally nonconforming height may be expanded.

~~c~~3. Structures with legally nonconforming lot coverage or floor area ratio shall not be expanded.

~~d~~4. Structures with legally nonconforming screening of roof-mounted equipment may be expanded; however, any alteration to the existing roof-mounted equipment shall comply with the provisions of this ~~title~~ Title.

~~e~~5. Unless otherwise provided in this ~~code~~ Code, a single-family residence developed with a nonconforming setback may be expanded into the nonconforming setback, provided the following can be shown:

~~i~~a. The portion of the expansion within the nonconforming setback is limited to a single-story structure~~.~~;

~~ii~~b. The portion of the expansion that encroaches into the nonconforming setback is no more than ~~two hundred~~ 200 square feet, or ~~twenty-five percent~~ 25% of the existing dwelling excluding the garage, whichever is less~~.~~;

~~iii~~c. The addition, including the roof, shall be compatible with the architecture and materials of the existing dwelling~~.~~;

~~iv~~d. The addition does not create an adverse impact on adjacent property.

~~f~~6. A nonconforming structure, other than those subject to subsections (a) to (e) above, shall be completely removed or altered to structurally conform to the standards of the zone in which it is located.

E. Replacement Following Involuntary Damage or Destruction. A nonconforming structure that is damaged or destroyed by a calamity beyond the control of the property owner, such as fire, flood, earthquake, transportation collision, or act of the public enemy, may be rebuilt as follows. However, nothing in this section shall be construed to confer any right to continue an unsafe structure, or portion of structure, as determined by the ~~department of building and safety~~ Department of Building Safety.

1. The replacement structure may substantially recreate the building envelope of the original building, including floor area, footprint, and number of dwelling units, provided the structure is contained within the property boundaries.

2. The replacement structure shall comply with all applicable provisions of the building code and this ~~title~~ Title at the time of reconstruction. Reasonable adjustments may be permitted to provide for increased safety and accessibility.

3. The ~~directors of the~~ departments of ~~planning and building and safety~~ Planning and Building Safety find that the replacement structure will not be detrimental or injurious to health, safety, or general welfare.

4. An application for building permit is submitted within one year after the damage occurs, or an extension of this time period has been granted.

F. Termination by Voluntary Destruction. After the voluntary destruction of a nonconforming structure, except as permitted by subsection (B), any development of the site shall comply with this title.

§ 17.13.050 **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 a new permitted use intends to replace an existing or former use with nonconforming parking, additional parking spaces shall be required only for the difference between the current required parking for the new use and the current required parking for the prior use.

~~B~~C. 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.

§ 17.13.060 **Nonconforming Signs.**

A. A nonconforming sign may be continuously maintained and repaired.

B. Allowable Changes. The face or image of a nonconforming sign may be changed provided there is: (1) no increase to the sign area or dimensions; (2) no change in orientation or placement on the site; and (3) no removal of the supporting structure, such as poles or roof-mounted braces.

C. Termination by Voluntary Removal—Replacement. An on-premises ~~or off-premises~~ sign structure that is voluntarily removed shall be replaced only with a sign structure that conforms to ~~this~~ Title. Any sign structure not used to display a sign or image for a period of two years shall be deemed voluntarily removed.

§ 17.13.070 **Nonconforming Parcels.**

A. A parcel that does not comply with lot area, lot dimension, or street frontage provisions of this ~~title~~ Title shall be considered a legal building site if the ~~city~~ City has issued a certificate of compliance or conditional certificate of compliance in accordance with Title 16 of ~~the Hawthorne Municipal~~ this Code. Any development

or use of a nonconforming parcel shall comply with all other requirements of this ~~title~~ Title.

B. Subdivision of a nonconforming parcel shall comply with state law and Title 16 of ~~the Hawthorne Municipal~~ this Code. The boundaries of a nonconforming parcel may be changed by lot line adjustment only if the degree of non-conformity remains the same or is reduced.

§ 17.13.080 **Abatement and Termination of ~~nonconforming uses, structures and signs~~ Nonconformities by City.**

A. Notwithstanding any provision of this chapter, any ~~nonconforming use, structure or sign~~ nonconformity may be abated or terminated by the ~~city~~ City as set forth in this section, where the ~~planning commission~~ Planning Commission finds the presence of any of the following facts and conditions.

1. The subject is incompatible with its surroundings, or is detrimental to the use and enjoyment of other property, and cannot be modified to conform to the applicable zone district.

2. Significant environmental effects of the nonconformity cannot be mitigated.

3. The public health, safety, or general welfare is threatened by the continuation of the nonconformity.

4. The condition or use of the property constitutes a public nuisance.

The ~~planning commission~~ Planning Commission shall adopt a resolution specifying the conditions and time periods by which the subject nonconformity must be discontinued, removed from the site, altered to conform, or altered to increase the degree of conformity. Time periods shall commence on the effective date of the resolution.

B. Notice, Hearing and Appeal. Notice of proceedings, hearings and appeals shall be conducted in accordance with the procedures set forth in Chapter 17.~~06~~03.

C. Abatement Period—Factors. The ~~planning commission~~ Planning Commission shall notify the property owner and direct the ~~planning director~~ Director to study the subject nonconformity and prepare a report recommending an appropriate time for abatement or termination. Except in cases of public nuisance, a termination date shall be no sooner than one year after the date of the final written determination. Any abatement period or termination date established shall be based on consideration of the following factors:

1. Relevant characteristics of the nonconformity;

2. If appropriate, an amortization schedule to provide for recovery of a reasonable percentage of the owner's investment;

3. The time remaining on any lease that relies on the nonconformity;

4. The salvage value and remaining useful life of the nonconformity;

5. The public interest in eliminating, and the harm in continuing, the nonconformity, balanced against the private loss.

D. Enforcement. The ~~city~~ City shall enforce this chapter in accordance with ~~Section 17.12.030 (Enforcement), Section 17.35.410 (Enforcement), or any other authorized~~ any method authorized by the Code.

SECTION 51. Chapter 17.20a (R-1) shall be amended as follows:

§ 17.20a.010 **Purpose.**

The principal objective and purpose to be served by this classification and its application are to create a living environment of the highest standards for single-family detached dwellings by means of the standards and requirements set forth herein with regard to minimum lot area, lot dimensions, yards, setbacks, and open spaces required to be maintained. ~~However, in this classification a distinction is made based on lots containing an area of eight thousand square feet or more, where a detached or attached accessory dwelling unit is permitted as defined in Section 17.30.130.~~ A related consideration for the ~~city~~ City in establishing these standards and requirements is to more efficiently and economically design, install, and maintain public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from the intensity of land use allowed in this zoning classification.

§ 17.20a.020 **Permitted Uses and General Standards.**

All uses and structures in the R-1 ~~Low Density~~ Low-density Residential classification shall comply with the standards and requirements of the table below.

Table of Uses and General Standards for R-1 Zone[1]

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback[2]	Side Setback Interior[3]/ Street[4]	Minimum Rear Setback[5]	Maximum Lot Coverage	Maximum Building Height[6]	Minimum Open Space Per Unit[7]
Single-family detached dwelling	5,000	50	100	15	5/~~10~~5[4]	5	50%	22	—
Accessory dwelling unit (ADU)	See ~~17.21~~ California Government Code §§66310-66342								
Two-unit residential development	See 17.~~101~~34a								
Libraries	5,000	50	100	15	5/10	5	50%	22	—
Mobile home ~~(17.20.140)~~	5,000	50	100	15	5/10	5	50%	12	—
~~Place of worship (17.20.140)~~ Assembly uses (CUP)	5,000	50	100	15	5/~~10~~5[4]	5	—	—	—
Planned unit development 2 units only	8,000	50	100	15	5/10	5	75%	22	500
Public utility facility ~~(17.20.180)~~(CUP)	5,000	50	100	15	5/10	5	50%	12	—
Schools, (public or nonprofit private)~~(17.20.210)~~	~~See 17.20~~ —	—	—	15	5/10	30	30%	22	—
Small and large family day care home ~~(17.73.030)~~(CUP required for large)	5,000	50	100	15	5/~~10~~5[4]	5	50%	22	—
Accessory buildings ~~(17.20.160)~~	—	—	—	—	5/10[7]	5[7]	50%	12	—
Short-term rental ~~(17.74)~~	See 17.~~20~~24e.~~190~~								
Home occupation ~~(17.72)~~	See 17.~~101~~34a								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone (e.g. single-family detached, ADU unit).								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP=Conditional Use Permit required; — = Not Applicable

Notes:
[1] Units are feet except lot size and open space, which are square feet.
[2] For garage facing street, minimum setback of 18 feet required.
[3] Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
[4] ~~Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.~~An additional setback of 5 feet shall apply to the second story adjacent to a street-side yard.
[5] On through lots the rear setback shall be the same as required for front setback.
[6] Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
[7] May be built to lot line provided the structure's walls have a minimum one-hour fire rating and no windows or doors within three feet of a lot line.

§ 17.20a.030 **Prohibited uses.**

Commercial cannabis cultivation, manufacturing, distribution, and retail business, except where the ~~city~~ City is prohibited by federal or state law from enacting a prohibition on any such activity.

SECTION 52. Chapter 17.20b (R-2) shall be amended as follows:

§ 17.20b.010 **Purpose.**

The principal objective and purpose to be served by this classification and its application are to permit a limited increase in population density in those areas to which this classification applies by permitting two-family dwelling units on a lot while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment by establishing a minimum lot area, lot dimensions, yards, setbacks, and open spaces proportionate to the size of the lot. A related consideration for the ~~city~~ City in establishing these standards and requirements is to more efficiently and economically design, install, and maintain public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from the intensity of land use allowed in this zoning classification.

§ 17.20b.020 **Permitted Uses and General Standards.**

All uses and structures in the R-2 ~~Medium Density~~ Medium-density Residential classification shall comply with the standards and requirements of the table below.

Table of Uses and General Standards for R-2 Zone[1]

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback[2]	Side Setback Interior[3]/ Street[4]	Minimum Rear Setback[5]	Maximum Lot Coverage	Maximum Building Height[6]	Minimum Open Space Per Unit
Uses permitted in R-1 subject to R-1 standards	See 17.~~14~~20a (R-1) and 17.~~16~~20b (R-2)								
Two-family dwelling (duplex)	7,000	50	100	15	5/10	5	50%	22~~[5]~~	1,000
Planning unit development (min. 3 units)(CUP)	3,630/unit	50	100	15	5/10	5	75%	22	500[7]
Lodging and boarding houses	8,000	50	100	15	5/10	5	50%	12	500
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP=Conditional Use Permit required; — = Not Applicable

Notes:
[1] Units are feet except lot size and open space, which are square feet.
[2] For garage facing street, minimum setback of 18 feet required.
[3] Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
[4] Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
[5] On through lots the rear setback shall be the same as required for front setback.
[6] Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
[7] Not more than 50% may be private open space.

§ 17.20b.030 **Prohibited Uses.**

~~Marijuana~~ Commercial cannabis cultivation, ~~marijuana~~ processing, ~~marijuana~~ delivery, except as authorized in Section 17.~~90~~34d.070, and ~~marijuana~~ cannabis dispensaries, except where the ~~city~~ City is prohibited by federal or state law from enacting a prohibition on any such activity.

SECTION 53. Chapter 17.20c (R-3) shall be amended as follows:

§ 17.20c.010 **Purpose.**

The principal objective and purpose to be served by this classification and its application are to establish areas permitting a greater population density than is allowed in more restrictive classifications, and to permit accommodations and care for a limited number of individuals who may or may not constitute a family unit as defined in this ~~title~~ Title while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment by establishing a minimum lot area, lot dimensions, yards, setbacks and open spaces proportionate to the size of the lot. A related consideration for the ~~city~~ City in establishing these standards and requirements is to more efficiently and economically design, install, and maintain public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from the intensity of land use allowed in this zoning classification.

§17.20c.020 **Permitted Uses and General Standards.**

All uses and structures in the R-3 ~~High Density~~ High-density Residential classification shall comply with the standards and requirements of the table below.

Table of Uses and General Standards for R-3 Zone[1]

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback[2]	Side Setback Interior[3]/ Street[4]	Minimum Rear Setback[5]	Maximum Lot Coverage	Maximum Building Height[6]	Minimum Open Space Per Unit[7]
Uses permitted in R-1 or R-2 subject to standards of that zone	See 17.~~14~~20a (R-1) and 17.~~16~~20b (R-2)								
Multifamily dwelling units (min. 3 units)	1,452/unit	50	100	15	5/10	5	80%	45	150
Fire station	5,000	50	100	15	5/10	5	60%	22	—
Public parking	5,000	50	100	15	0	0	—	0	—
Residential care facility, large (CUP)	See 17.~~20.190~~34a.020								
Single-room occupancy	See 17.~~101~~34a.040								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP=Conditional Use Permit required; — = Not Applicable

Notes:
[1] Units are feet except lot size and open space, which are square feet.
[2] For garage facing street, minimum setback of 18 feet required.
[3] Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
[4] Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
[5] On through lots the rear setback shall be the same as required for front setback.
[6] Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
[7] Not more than 50% may be private open space.

§ 17.20c.030 **Prohibited Uses.**

~~Marijuana~~ Commercial cannabis cultivation, ~~marijuana~~ processing, ~~marijuana~~ delivery, except as authorized in Section 17.~~90~~34d.070, and ~~marijuana~~ cannabis dispensaries, except where the ~~city~~ City is prohibited by federal or state law from enacting a prohibition on any such activity.

SECTION 54. Chapter 17.20d (R-4) shall be amended as follows:

§ 17.20d.010 **Purpose.**

The principal objectives and purposes to be served by this classification and its application are: establish areas for multifamily residential development consistent with the ~~general plan~~ General Plan and with the standards of public health, safety, and welfare established by ~~the municipal code~~ this Code; provide an adequate supply and range of housing types to accommodate the ~~city's~~ City's future population growth; ensure adequate light, air, privacy, and open space for each dwelling; protect residential areas from public safety hazards; provide sites for public or semi-public land uses needed to complement residential development or requiring a residential environment; and ensure the provision of public services and facilities needed to accommodate the residential population.

§ 17.20d.016 **Floor Area Ratio.**

In addition to density and other limitation within this chapter ~~and in Appendix B~~, residential developments in R-4 shall be limited to a floor area ratio of 1:3, as calculated over the entire project area~~, excluding parking areas~~.

§ 17.20d.017 **Design and Development Standards.**

The property development standards set forth in ~~Appendix B to~~ Chapter 17.21 of this ~~title~~ Title, ~~Design Guide for Highest Density Residential and Mixed Use Development,~~ Chapter 17.22 shall apply to all multifamily developments in the R-4 ~~Maximum Density Residential Classification~~ Maximum-density Residential classification.

§ 17.20d.020 **Permitted Uses and General Standards.**

All uses and structures in the R-4 ~~Medium Density~~ Maximum-density Residential classification shall comply with the standards and requirements of the table below.

Table of Uses and General Standards for R-4 Zone[1]

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback[2]	Side Setback Interior[3]/ Street[4]	Minimum Rear Setback[5]	Maximum Lot Coverage	Maximum Building Height[6]	Minimum Open Space Per Unit[7]
Uses permitted in R-1, R-2, or R-3 subject to standards of that zone	See 17.~~14~~20a (R-1), 17.~~16~~20b (R-2), and 17.~~18~~20c (R-3)								
Multifamily dwelling units (min. 3 units)	1,452/unit	50	100	15	5/10	5	80%	60	150
Hospital (CUP) excluding animal hospitals	5,000	50	100	15	5/10	5	—	22	—
Mobile home park (CUP)	5 acres	50	100	15	0	0	—	22	—
Private clubs (CUP)	5,000	50	100	15	5/10	5	—	22	—
Single-room occupancy	See 17.~~101~~34a.040								
Residential care facility, large (CUP)	See 17.~~20.190~~34a.020								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP=Conditional Use Permit required; — = Not Applicable

Notes:
[1] Units are feet except lot size and open space, which are square feet.
[2] For garage facing street, minimum setback of 18 feet required.
[3] Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
[4] Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
[5] On through lots the rear setback shall be the same as required for front setback.
[6] Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
[7] Not more than 50% may be private open space.

§ 17.20d.021 **Security requirements.**

A. ~~The security~~ Security standards ~~of~~ included in Chapter 17.~~20~~21a shall apply to all multifamily development projects in the R-4 ~~maximum density residential~~ Maximum-density residential zone.

B. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions, and restrictions that are recorded for the project require owners of individual condominium units to comply with the ~~city's crime-free multifamily housing program~~ City's Crime-free Multifamily Housing Program and that they include a crime-free lease addendum, in the form that is on file with and approved by the ~~city~~ City.

C. The owner of property for a new residential apartment project shall ensure that a covenant is recorded against the property ensuring that the property owner, and each successor in interest, comply with the ~~city's crime-free multifamily housing program~~ City's Crime-free Multifamily Housing Program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form that is on file with and approved by the ~~city~~ City.

§ 17.20d.030 **Prohibited uses.**

~~Marijuana~~ Commercial cannabis cultivation, ~~marijuana~~ processing, ~~marijuana~~ delivery, except as authorized in Section 17.~~90~~34d.070, and ~~marijuana~~ cannabis dispensaries, except where the ~~city~~ City is prohibited by federal or state law from enacting a prohibition on any such activity.

SECTION 55. Section 17.21.010 (Supplementary Use and Bulk Requirements) of Chapter 17.21 (Development Standards for All Residential Zones) shall be deleted in its entirety.

SECTION 56. Section 17.21.025 (Building Height) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

§ 17.21.025 **Building Height.**

Building height shall be limited to the measurement indicated in the Use and Bulk Table and the permitted number of stories. Buildings limited to ~~twelve~~ 12 feet in height shall not be greater than one story ~~in height~~. Buildings limited to ~~twenty-two~~ 22 feet in height shall not be greater than two stories ~~in height~~. Buildings limited to ~~fifty~~ 50 feet in height

shall not be greater than four stories~~ in height~~. "Building height" ~~is defined in Section 17.04.135.~~and "Story" ~~is~~ are defined in ~~Section 17.04.600~~ Chapter 17.02.

SECTION 57. Subsection (D) of Section 17.21.030 (Permitted Intrusions into Required Yards) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

D. Planting boxes or masonry planters not exceeding three feet in height may extend into any required front yard. Such height limitation does not apply to plants contained in the planter boxes except as set forth in Section 17.~~42~~06e.090 with regard to vision clearance, corner, reverse corner, and key lots.

SECTION 58. Subsection (G) of Section 17.21.030 (Permitted Intrusions into Required Yards) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

G. Walls, fences, and hedges are permitted in any required yard, but shall comply with Section 17.~~42~~06e.090 with regard to vision clearance, corner, reverse corner and key lots. Shrubs, plants, trees, mail boxes and ornamental lighting standards that do not exceed four inches in diameter or six inches square, are permitted in any required yard except as set forth in Section 17.~~42~~06e.090 with regard to vision clearance, corner, reverse corner and key lots.

SECTION 59. Subsection (L)(4) of Section 17.21.030 (Permitted Intrusions into Required Yards) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

4. Freestanding features such as bird baths, small grottos, fountains and sculptures, are not to exceed four feet in height. Portable sports equipment such as freestanding basketball hoops, baseball pitchbacks, and soccer kickbacks are not subject to the height restriction of this section~~. Other restrictions or requirements for freestanding features may apply. See Hawthorne Municipal Code Section 17.20.030~~;

SECTION 60. Section 17.21.060 (Placement of Buildings and Structures) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

§ 17.21.060 **Placement of Buildings and Structures.**

A. The distance between a building containing a dwelling unit and any other buildings or structures on the same lot shall be not less than six feet.

B. An accessory dwelling unit or junior accessory dwelling unit pursuant to ~~Chapter 17.21~~ the development standards and review procedures in Government Code §§ 66310 – 66342.

C. All buildings, structures, or fences shall maintain a distance of not less than ten feet from the center line of an alley. A garage with a vehicular entrance from an alley shall maintain a minimum turning radius of ~~twenty-six~~ 25 feet, as measured from the far right-of-way line of the alley.

SECTION 61. Subsection (A)(5) of Section 17.21.090 (Recreational Open Space) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

5. All landscaped open space areas shall comply with requirements of Section 17.~~20~~21a.100.

SECTION 62. Section 17.21.100 (Landscaping) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

§ 17.21.100 **Landscaping.**

A. The required front yard, required street side yard of corner lots, required street side yard of reverse corner lots, and required rear yard on through lots of all residentially zoned properties and residentially used properties in all other zoning classifications shall be fully landscaped, exclusive of permitted driveways and walkways. Such landscaped areas shall not count as part of the recreational open space required in Section 17.~~20~~21a.090.

B. A detailed landscaping plan in compliance with Chapter 17.~~89~~10e, Water Efficient Landscaping, shall be submitted for approval to the ~~planning director~~ Director at the time plans are submitted for plan check. Landscaped areas, excluding curbs, mow strips, and other encroachments, shall be permanently maintained with landscaping materials per the approved landscaping plans. Planting materials in moveable containers do not count toward meeting the landscaping requirements.

C. All landscaping and irrigation must comply with water efficiency standards detailed in Chapter 17.~~89~~10e, Water Efficient Landscaping, of this ~~title~~ Title.

Common recreational open space required in Section 17.~~20~~21a.090 shall be exempt from this requirement.

SECTION 63. Subsection (B) of Section 17.21.160 (Accessory Buildings, Structures and Uses) of Chapter 17.21 (Development Standards for All Residential Zones) shall be renamed and amended as follows:

§ 17.21.160 **Accessory Buildings~~,~~ and Structures~~, and Uses~~.**

B. There is no minimum required distance between accessory buildings and structures, other than those specified in Section 17.~~20~~21a.060.

SECTION 64. Subsection (C) of Section 17.21.230 (Open-air Public Parking Areas) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

C. The minimum front yard depth required by ~~this classification~~ the development standards for the zone shall be maintained and a masonry wall or equivalent view-obscuring fence of solid brick or decorative block, not less than ~~three and one-half~~ 3.5 feet nor greater than six feet in height, shall be placed on the rear line of the required front yard across the entire width of the lot except where entrance/exit facilities are specifically allowed by this subsection; and such front yard shall be permanently landscaped between the fence or wall and the front property line. All landscaping and irrigation must comply with Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, of this ~~title~~ Title. In addition, a solid fence or wall six feet in height shall be erected and maintained to the rear of the required front yard on any boundary line, except on corner or reverse corner lots, the wall shall be located on the inside side of the required street side yard setback line; provided further, that on that portion of the common property line constituting the depth of the required front yard, such fence or wall shall be ~~three and one-half~~ 3.5 feet in height.

SECTION 65. Subsection (A) of Section 17.21.280 (Assembly Halls) of Chapter 17.21 (Residential Development Standards) shall be amended as follows:

A. Parking requirements for assembly halls shall conform to Chapter 17.10f, Section 17.~~58.030(B)(2)~~10f.020(C)(2). ~~one space for every three fixed seats and one space for every one hundred square feet of gross floor area where there are no fixed seats. A listing of all uses, their location within the facility, the number of~~

~~adults projected to attend, and the days of the week and times of day for all functions shall be submitted as part of the conditional use permit application.~~

SECTION 66. Subsection (C)(5) of Section 17.21.300 (Safety and Design Standards for R-3 and R-4 Zones) of Chapter 17.21 (Development Standards for All Residential Zones) shall be amended as follows:

5. Trash bins must be located within a masonry structure or other approved solid trash enclosure (see Chapter 17.~~54~~10d, Trash Storage). The enclosure shall not be constructed in a manner that creates clandestine places. Recommended enclosure locations include inside parking areas, or at the end of parking bays. Location shall be conveniently accessible for trash trucks.

SECTION 67. Section 17.22.010 (Introduction) of Chapter 17.22 (Residential Design Standards) shall be added as follows:

§ 17.22.010 **Introduction.**

A. Purpose and Intent. The purpose of the design standards of this chapter is to provide the public, building and design professionals, and decision-makers with objective criteria for eligible residential and mixed-use development in the ~~city~~ City. The intent is to provide clear design direction that enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment.

B. Applicability. The provisions of this chapter apply to~~:~~ any multi-family or mixed-use development with at least four residential dwelling units, excluding any ADUs.

~~1. Senate Bill 35 projects (California Government Code Section 65913.4). In addition to criteria established by the California Government Code, the project must be a multi-unit housing development containing at least two or more new residential units, or a mixed-use project where at least two-thirds of the square footage is dedicated to residential use. SB 35 projects are subject to a ministerial, streamlined approval process.~~

~~2. Senate Bill 330 projects (California Government Code Sections 65589.5 and 65920). In addition to criteria established by the California Government Code, the project may be residential only, mixed-use where at least two-thirds of the square footage is dedicated to residential use, or transitional, supportive, emergency, or farmworker housing. SB 330 projects are entitled to a preliminary application process prior to filing a complete application.~~

~~3. Assembly Bill 2011 projects (California Government Code Sections 65400 and 65585). In addition to criteria established by the California Government Code, the project must be located within a zone where office, retail, or parking its a principally permitted use. AB 2011 projects are subject to a ministerial, streamlined approval process.~~

~~4. Assembly Bill 2162 projects (California Government Code Sections 65583 and 65650). In addition to criteria established by the California Government Code, the project must be a supportive housing development located in a zone where multi-unit or mixed-use is permitted.~~

~~5. Senate Bill 6 projects (California Government Code Sections 65913.4 and 65852.24). In addition to criteria established by the California Government Code, the project must be located within a zone where office, retail, or parking is a principally permitted use; and no part of the project is designated for hotel, motel, or other transient lodging use.~~

~~6. All other residential or mixed-use projects made eligible by Chapter 17.85, HO Housing Overlay, or state law and which are required to meet objective standards.~~

C. Consistency with Objective Standards. Projects shall comply with all objective City policies, development standards, and design standards as established in the General Plan and ~~the Hawthorne Municipal~~ this Code.

1. Exception. Any concessions, incentives, or waivers of development standards pursuant to Chapter 17.~~17~~06d, Residential Density Bonus and other incentives of this ~~title~~ Title.

2. Conflicting Standards. Projects subject to this chapter must meet objective standards in this chapter in addition to all pertinent requirements elsewhere in this ~~title~~ Title. Where there is a conflict between these objective standards and existing ~~city~~ City or state standards, the more restrictive and objective standard shall apply.

D. Permit Required. Any eligible project processed pursuant to this chapter shall require a ~~land use~~ building permit. Administrative plan review of projects processed pursuant to this chapter shall be conducted by ~~city~~ City staff and shall only include consistency with adopted objective design standards.

SECTION 68. Subsection (B) of Section 17.22.050 (Utilitarian Elements) of Chapter 17.22 (Residential Design Standards) shall be added as follows:

B. Trash, Recycling, and Green Waste Container Enclosures. Enclosures for recycling, green waste, and any other waste containers required by law are required for multiple-unit and mixed-use developments, and shall comply with the provisions of Section 17.~~54~~10d.010, Required trash, recycling, and organics

storage area, of this ~~title~~ Title. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

1. Location. The enclosure shall be located to the rear or side of ~~the~~ building~~(~~s~~)~~ and located outside of view from a public right-of-way.

2. Materials. The enclosure shall incorporate the same materials and colors of the primary residential or mixed-use building design.

SECTION 69. Subsection (C) of Section 17.22.050 (Utilitarian Elements) of Chapter 17.22 (Residential Design Standards) shall be added as follows:

C. Fences and Walls. Fences and walls shall comply with the provisions of Section 17.~~48~~10b.020~~, Fences, freestanding walls, and hedges,~~ of this ~~title~~ Title.

SECTION 70. Chapter 17.24b (Accessory Dwelling Units) shall be added as follows:

Chapter 17.24b. ACCESSORY DWELLING UNITS

The City of Hawthorne shall abide by the development standards and review procedures in Government Code §§ 66310 – 66342 until the City adopts its own Accessory Dwelling Unit Ordinance.

SECTION 71. Section 17.24c.030 (Application Procedure) of Chapter 17.24c (Home Occupations) shall be amended as follows:

§ 17.24c.030 **Application Procedure.**

An application for permission to conduct a home occupation shall be made by submitting a completed home occupation application to the ~~planning department~~ Planning Department. Within ~~thirty~~ 30 days after the date on which the completed application is filed, the ~~planning department~~ Planning Department shall administratively review the application to determine if the proposed use meets all the requirements set forth in Section 17.~~72~~24c.040. If it is determined that all such requirements are met, then the ~~planning department~~ Planning Department shall issue the permit.

Following the approval of a home occupation permit, a business license must be obtained from the ~~business license department~~ Business License Department in accordance with Title 5 (Business Regulations and Licenses) of ~~the Hawthorne Municipal~~ this Code, in order to conduct the home occupation.

SECTION 72. Section 17.24c.060 (Right to Appeal) of Chapter 17.24c (Home Occupations) shall be amended as follows:

§ 17.24c.060 **Right to Appeal.**

The applicant may appeal the ~~planning department's~~ Planning Department's decision to deny or revoke a home occupation permit to the ~~planning commission~~ Planning Commission. The ~~planning commission~~ Planning Commission shall either approve the application with conditions or deny the application based on its findings. The decision of the ~~planning commission~~ Planning Commission shall be final unless it is appealed to the ~~city council~~ City Council. The appeal process shall be governed pursuant to the provisions set forth in Sections 17.~~40~~06b.190 to 17.~~40~~06b.220.

SECTION 73. Section 17.24c.070 (Revocation) of Chapter 17.24c (Home Occupations) shall be amended as follows:

§ 17.24c.030 **Revocation.**

The ~~director of planning~~ Director may, at any time, revoke a home occupation permit for noncompliance or for any violation of the conditions set forth in granting such approval. A written notice of intention to revoke shall be mailed to the applicant not less than ~~ten~~ 10 days before the revocation. The applicant may appeal the decision to revoke the home occupation permit to the ~~planning commission~~ Planning Commission pursuant to the procedures set forth in Section 17.~~72~~24c.060.

SECTION 74. Chapter 17.24d (Family Day Care Homes) shall be amended as follows:

§ 17.24d.010 **Family Day Care Home.**

"Family day care home" means a single-family home in a residential zone in which nonresidential, nonmedical care, protection, and supervision is provided to children under the age of ~~eighteen~~ 18 on less than a ~~twenty-four~~ 24-hour basis by a provider licensed by the state of California in the provider's own home. The family day care homes governed by this chapter are either small family day care homes or large family day care homes as defined in Sections 17.~~73~~04e.020 and 17.~~73~~04e.030.

§ 17.24d.020 **Small Family Day Care Homes.**

A. "Small family day care home" means a home licensed by the state of California that provides family day care to six or fewer children, or up to eight children, including children under the age of ~~ten~~ 10 years who reside at the home, when all of the following conditions are met: at least one child is enrolled in and attending

kindergarten or elementary school and a second child is at least six years of age; no more than two infants are cared for during any time when more than six children are being cared for; and the licensee has notified each parent that the facility is caring for two additional school age children and that there may be up to seven or eight children in the home at one time.

B. Small family day care homes shall be considered a residential use of property and shall be a permitted use in all zones in which single-family residential uses are a permitted use: provided that when the family day care home is on leased or rented property, that the licensee has obtained the written consent of the property owner.

§ 17.24d.030 **Large Family Day Care Homes.**

A. "Large family day care home" means a home that provides care, protection, and supervision for no more than ~~twelve~~ 12 children or up to and including ~~fourteen~~ 14 children including children under ~~ten~~ 10 years of age who reside in the home, when all of the following conditions are met: at least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age; no more than three infants are cared for during any time when more than ~~twelve~~ 12 children are being cared for; and the licensee notifies the parents that the facility is caring for two additional school age children and that there may be up to ~~thirteen~~ 13 or ~~fourteen~~ 14 children in the home at one time.

B. Large family day care homes shall be permitted in single-family residential zones subject to first obtaining a large family day care home permit.

1. The applicant for a large family day care home permit shall apply to the ~~planning department~~ Planning Department for a large family day care home permit.

2. The application shall be granted provided that it meets all of the following requirements and the applicant accepts all the conditions set forth in Section 17.~~73~~24d.030(C):

a. There is not another large family day care home within ~~three hundred~~ 300 linear feet of an existing permitted large family day care home;

b. The proposed large family day care home can be operated in conformity with the ~~city's~~ City's adopted noise standards;

c. There is adequate parking for one nonresident employee. The applicant's driveway shall be sufficient for this purpose provided that the use of the driveway will not block the public sidewalk right-of-way or the public street and all traffic laws are obeyed. Where street parking is available for residential uses, that shall be

sufficient for this purpose provided that all traffic and parking regulations are obeyed;

d. There is adequate parking for loading and unloading of children. The applicant's driveway shall be sufficient for this purpose provided that the use of the driveway will not block the public sidewalk right-of way of way or the public street and all traffic laws are obeyed. Where street parking is available for residential uses, that shall be sufficient for this purpose provided that all traffic and parking regulations are obeyed and double parking is prohibited.

C. All large family day care home permits shall be conditioned upon:

1. A license issued to the provider to operate a large family day care home by the state of California for the location specified in the application;

2. The provider distributes to all persons utilizing the services of the large family day care home a notice of procedures for loading and unloading children;

3. Compliance with the ~~city's~~ City's adopted noise standards;

4. Continued availability of a parking space in the provider's driveway or on the street for one employee;

5. Continued availability of driveway or street parking sufficient for loading and unloading children;

6. Compliance of the provider, any employees and all persons utilizing the services of the day care home with all applicable parking and traffic laws and regulations;

7. If the provider does not own the home in which the large family day care home is to be operated and care is provided for more than ~~twelve~~ 12 and unto and including ~~fourteen~~ 14 children, the provider must obtain the written consent of the property owner.

§ 17.24d.040 **Applications for Large Family Day Care Home Permits.**

A. The ~~planning director~~ Director shall have ~~thirty~~ 30 days in which to determine whether an application for a large family day care home permit is complete and shall notify the applicant within that time period if the application is not complete.

A notice that an application is not complete shall be in writing and specify the matters needed to complete the application.

B. The ~~planning director~~ Director shall have ~~thirty~~ 30 days after determining, the application is complete in which to determine whether to grant or deny the application.

C. Not less than ~~ten~~ 10 days prior to the date on which the ~~planning, director~~ Director intends to issue a decision granting an application for a large family day care home permit, the ~~planning director~~ Director shall give individual mailed or hand-delivered notice thereof to all affected persons. As used in this chapter, "affected persons" shall mean persons shown on the last equalized assessment roll as owning real property within a ~~one hundred~~ 100-foot radius of the exterior boundaries of a proposed large family day care home. Notice shall not be given to persons residing outside that ~~one hundred~~ 100-foot radius.

D. No hearing shall be held on the application unless a hearing is requested by an affected person within ~~ten~~ 10 days of the date on which notice of the intended decision was placed in the mail to that person. If an affected person requests a hearing, the matter shall be set for hearing before the ~~planning commission~~ Planning Commission as an appeal from the decision of the ~~planning director~~ Director granting the permit within ~~forty-five~~ 45 days of the date on which the request was filed. Notice of the hearing shall be given in the manner set forth above in Section 17.~~73~~24d.040(C) and shall be limited to affected persons and the applicant.

E. If no hearing is requested, the ~~planning director~~ Director shall issue a written decision granting or denying the application within five days after the time for affected persons to request a hearing has elapsed. The decision shall be sent to the applicant by first class mail, shall specify the grounds for any denial of an application and shall inform the applicant of the right to appeal the decision to the ~~planning commission~~ Planning Commission and that any such appeal must be filed, within ~~fifteen~~ 15 days of the date on which written notice of the denial was placed in the mail to the applicant.

F. Appeal to the Planning Commission. Any appeal from a decision of the ~~planning directors~~ Director, including a request for a hearing filed by an affected person pursuant to Section 17.~~73~~24d.040(D), shall be set for hearing before the ~~planning commission~~ Planning Commission within ~~forty-five~~ 45 days of the filing of the appeal. In considering the appeal, the ~~planning commission~~ Planning Commission shall be limited to determining whether the applicant has met the conditions for granting a permit set forth in Section 17.~~73~~24d.030(B). An application that meets those requirements shall be granted subject to the conditions set forth in Section 17.~~73~~24d.030(C). The decision of the ~~planning commission~~ Planning Commission shall be set forth in a written resolution

adopted by the commission and the resolution shall contain findings of fact explaining the ground~~(~~s~~)~~ for the ~~commission's~~ Commission's decision.

G. Appeal to the City Council. The applicant and any affected person may appeal the decision of the ~~planning commission~~ Planning Commission to the ~~city council~~ City Council.

1. Any such appeal must be filed within ~~ten~~ 10 days of the date on which the ~~planning commission's~~ Planning Commission's resolution making its decision is adopted.

2. The appeal shall be set for hearing before the ~~city council~~ City Council within ~~forty-five~~ 45 days of the date on which it is filed. Notice of the hearing shall be limited to affected persons and the applicant.

3. In considering the appeal, the ~~city council~~ City Council shall be limited to determining whether the application meets the requirements set forth above in Section 17.~~73~~24d.030(B)(2). If those requirements have been met, the permit shall be granted subject to the conditions set forth in Section 17.~~73~~24d.030(C).

4. The decision of the ~~city council~~ City Council shall be set forth in a written resolution that sets forth the findings of fact explaining the decision and the resolution shall be sent to the applicant by first class mail together with a certificate of mailing showing the date on which it was placed in the mail to the applicant.

§ 17.24d.050 **Revocation of a Large Family Day Care Home Permit.**

A. Upon discovery that a provider is in violation of a condition of the permit, the ~~planning director~~ Director shall give written notice to the provider by first class mail that ~~he or she is~~ they are in violation of the large family day care home permit issued by the ~~city~~ City. The notice shall specify the nature of the violation and inform the provider that if the violation is not cured within ~~thirty~~ 30 days or within any extension of that period allowed by the ~~planning director~~ Director, the ~~city~~ City will initiate revocation proceedings. An extension of time to cure the violation may be granted upon a finding that the provider has taken good faith steps to cure the violation and is making substantial progress toward curing the violation.

1. If the violation is not cured within ~~thirty~~ 30 days, or any extension of time granted by the ~~planning director~~ Director, the provider shall be given at least ~~twenty~~ 20 days' notice, by first class mail to the provider's address, of a ~~planning commission~~ Planning Commission hearing to consider revocation of the permit. Notice of the revocation hearing shall be limited to the provider and affected persons and shall be given in the manner specified in Section 17.~~73~~24d.040(C). The provider shall have the burden

of showing that it was not in violation or that it has cured the violation and will be able to continue to operate in full compliance with the conditions of the permit. The ~~planning commission~~ Planning Commission may revoke the permit unless the provider demonstrates that it was not in violation or has cured the violation and will be able to continue to operate in full compliance with the conditions of the permit.

2. The decision of the ~~planning commission~~ Planning Commission shall be set forth in a written resolution containing findings explaining the basis of its decision. The ~~planning commission's~~ Planning Commission's decision may be appealed to the ~~city council~~ City Council by the affected person. Any such appeal must be filed within ~~fifteen~~ 15 days of the date the ~~planning commission's~~ Planning Commission's resolution is adopted. A copy of the resolution shall be sent to the provider by first class mail together with a notice informing the provider that the ~~commission's~~ Commission's decision is appealable to the ~~city council~~ City Council and that any such appeal must be filed within ~~fifteen~~ 15 days of the date on which the resolution was adopted.

B. An appeal of the ~~planning commission's~~ Planning Commission's decision shall be set for hearing before the ~~city council~~ City Council within ~~forty-five~~ 45 days of the date on which the appeal was filed. Notice of the hearing shall be limited to affected persons and the provider and shall be given in the manner set forth in Section 17.~~73~~24d.040(C).

1. The provider shall have the burden of showing that it was not in violation or that it has cured the violation and will be able to continue to operate in full compliance with the conditions of the permit. The ~~city council~~ City Council may revoke the permit unless the provider demonstrates that it was not in violation, or has cured the violation, and will be able to continue to operate in full compliance with the conditions of the permit.

2. The decision of the ~~city council~~ City Council shall be set forth in a written resolution containing findings explaining the basis of its decision. The resolution shall be mailed to the provider by first class mail together with a certificate of mailing setting forth the date on which it was placed in the mail.

SECTION 75. Subsection (E) of Section 17.24f.030 (Qualifying Requirements) of Chapter 17.24f (Two-unit Residential Development and Urban Lot Splits) shall be amended as follows:

E. Residential Use Only. No nonresidential primary use is permitted on any lot created through an urban lot split or containing an SB 9 two-unit residential development. Home occupations are permitted pursuant to Chapter 17.~~72~~24c.

SECTION 76. Subsection (H) of Section 17.24f.040 (Development Standards and Design Criteria) of Chapter 17.24f (Two-unit Residential Development and Urban Lot Splits) shall be amended as follows:

H. Landscaping. All new residential development shall comply with the landscaping requirements as applies to individual projects set forth in Section 17.~~89~~10e.030.

SECTION 77. Subsection (I) of Section 17.24f.040 (Development Standards and Design Criteria) of Chapter 17.24f (Two-unit Residential Development and Urban Lot Splits) shall be amended as follows:

I. Screening. Each urban lot split development shall incorporate appropriate screening measures along lot lines to provide privacy pursuant to Section 17.~~99~~32a.120. Screening design shall comply with the following:

1. Solid walls and fencing such as brick and wood shall not be built higher than six feet from the measured grade.

2. Interior screening along the dividing lot line of an urban lot split may incorporate solid screening materials up to six feet.

3. In instances where new a new residential unit's window is within 10 feet of another unit, measured from wall plane to wall plane, a landscape screening shall obscure direct sight lines between dwelling units.

SECTION 78. Subsection (O) of Section 17.24f.040 (Development Standards and Design Criteria) of Chapter 17.24f (Two-unit Residential Development and Urban Lot Splits) shall be amended as follows:

O. Refuse Storage Areas. All developments shall comply with trash, recycling and organics storage requirements set forth in Section 17.~~54~~10d.010.

SECTION 79. Section 17.30a.020 (Permitted Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

§ 17.30a.020 **Permitted Uses.**

In the C-2 classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter~~, subject to the vehicular parking and~~

~~loading requirements and the general provisions, conditions and exceptions set forth in Chapters 17.06 through 17.12 and 17.38 through 17.62~~:

- Accessory ~~structures and~~ uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the main primary building and use;
- Ambulance service;
- Antique shops;
- Automotive parts and accessories installation and minor service, subject to a conditional use permit and special limitations described in Section 17.~~26~~30a.030(N);
- Bakeries;
- Banks, lending institutions, and other full-service financial institutions;
- Bars and cocktail lounges, subject to a conditional use permit;
- Bicycle shops, including repairs;
- Boat sales, new and used, including only incidental repairing;
- Bookstores;
- Bowling alleys;
- Boxing gym;
- Brewery, low intensity (subject to limitations described in Section 17.~~75~~44b.010);
- Business and professional offices;
- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;
- Car washes, steam;
- Conservatories of music, dance, drama and instrument instruction;
- Consignment shops;
- Day care facilities (subject to limitations described in Section 17.~~25~~30d.030(P));
- Decorator shops (interior);

- Department stores;
- Drugstores;
- Dry cleaning and pressing, not including self-serve laundries, ~~or~~ laundromats, or establishments with cleaning plants on premises;
- Employment agencies;
- Engineering consultant;
- Family entertainment center (subject to a conditional use permit);
- Food market and grocery stores;
- Health clubs;
- Hospitals, emergency only;
- Hotels or motels, but not apartment hotels, subject to a conditional use permit. A market feasibility study prepared by a city-approved consultant shall be submitted with a conditional use application;
- Laboratories~~, x-ray~~;
- Martial arts studio;
- Massage establishment, subject to a conditional use permit;
- Medical-dental ~~buildings~~ offices and clinics;
- Mortuaries, subject to the issuance of a conditional use permit;
- Movie theaters;
- Parking lots, when improved and maintained in the manner specified by this ~~code or by the uniform standards established by the city council by resolution~~ Code; provided, however, that no such area shall be used for a car, truck, trailer or boat sales area or for the accessory storage of cars, trucks, boats or trailers;
- Passenger terminals;
- Personal cosmetic services;
- Printing establishments, including newspapers;
- Public parking garages, but not repairing;

- Recycling facility (subject to a conditional use permit and Section 17.~~26~~30a.030(P));

- Restaurants (with or without outdoor dining areas), ~~including~~ (drive-thru subject to a conditional use permit), take-out and walk-up restaurants and cafeterias; no drive-in;

- Schools, elementary, junior high and high schools (public or nonprofit private), all such uses subject to a conditional use permit;

- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;

- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17.~~26~~30a.030(O);

- Stationery stores, including incidental printing;

- Studio;

- Telephone exchanges;

- Thrift shops, subject to special limitations described in Section 17.~~26~~30a.030(Q);

- Tobacco specialty store (subject to a conditional use permit and the limitations described in Section 17.~~26~~30a.030);

- Trade school, commercial;

- Trade school, industrial (subject to a conditional use permit);

- Vehicle auto-broker, subject to special regulations described in Section 17.~~25~~30d.030 if a display area is required;

- Vehicle leasing or rental agencies, subject to a conditional use permit and special regulations described in Section 17.~~25~~30d.030;

- Vehicle sales (new or used), subject to a conditional use permit and special regulations described in Section 17.~~25~~30d.030;

- Wireless antennae sites, and similar uses subject to a conditional use permit;

- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in

Chapter 17.~~10~~05a and not specified as prohibited in Section 17.~~26~~30a.025.

SECTION 80. Section 17.30a.025 (Prohibited Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

§ 17.30a.025 **Prohibited uses.**

In the C-2 classification, uses that are not expressly listed in Section 17.~~26~~30a.020 or expressly permitted in the C-2 classification by other sections of the Hawthorne Municipal Code are prohibited from the C-2 classification. For purposes of the clarification, and not for purposes of allowing any other uses, the following uses are also expressly prohibited from the C-2 classification:

- Amusement arcades;
- Apartment hotels;
- Automobile repair—minor or major;
- Bail bonding services;
- Check cashing services;
- ~~Cyber-cafés;~~
- Dry cleaning and pressing establishments with cleaning plants on premises;
- Laundromats;
- Payday loan services;
- Self-storage facilities;
- Smog check only;
- Thrift shops not operated by charitable organizations, as defined in Chapter 17.~~04~~02.

SECTION 81. Subsection (I) of Section 17.30a.030 (Limitations on Permitted Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

I. No use where any alcoholic beverage is sold or served for consumption on or off the premises, shall be established except by conditional use permit pursuant to Chapter 17.~~76 issued upon verified application in the form prescribed by the planning commission and following notice, hearings and decision. The decision of the planning commission shall become final ten days after mailing or delivering the planning commission resolution to the applicant unless a written appeal to the~~

~~city council is filed within this time period with the secretary to the planning commission~~34b.

SECTION 82. Subsection (M) of Section 17.30a.030 (Limitations on Permitted Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

M. New and used vehicle sales, rental, and~~/or~~ leasing.

1. A vehicle sales, rental, or leasing facility shall have a minimum lot size of ~~twenty-five thousand~~ 25,000 square feet.

2. Service and repair facilities shall be operated only as an accessory use. Such areas devoted to service and repair shall be visually screened from the public right-of-way.

3. The property, including all vehicles offered for sale, rent, or lease shall be kept clean on a daily basis.

4. All signs shall comply with Chapter 17.~~35~~10g of this ~~code~~ Code.

5. No vehicles offered for sale shall be parked or stored on the public thoroughfares or in required customer, employee, or handicap parking spaces at any time.

6. All lights shall be reflected away from adjacent uses.

7. Landscape plans shall be reviewed and approved by the ~~planning commission~~ Planning Commission and shall include, but not be limited to, the following requirements:

   a. A minimum six-foot landscape setback area shall be provided along all front and side property lines which abut sidewalks or streets. The setback area must be surrounded by a concrete curb, which is at least six inches in width and height. Landscaping within the setback area shall be designed as follows:

      i. All landscaping and irrigation shall comply with Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, of this ~~title~~ Title.

      ii. The required landscape areas shall contain a variety of planting materials such as a combination of shrubs, flowers, and grasses. Utilizing only sod for landscaping shall not be permitted. Sod may be incorporated among landscaping but shall not exceed the lesser of twenty-five percent of the total landscaped area or as dictated by the water efficient landscape and irrigation calculations detailed in Chapter 17. ~~89~~10e, ~~Water Efficient~~ Landscaping.

iii. All required landscape areas shall be permanently irrigated with an irrigation system as detailed in Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping.

iv. Landscaped areas shall be well maintained and free of litter. Any unhealthy plants needing replacement shall be replaced with like plants. Any deviation from the approved landscape design shall require a new landscape plan and approval of the director of planning.

b. In order to prevent any encroachment onto the required landscaping, wheel stops or parking bollards shall be required. Alternate preventative measures may be considered.

SECTION 83. Subsection (N) of Section 17.30a.030 (Limitations on Permitted Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

N. Limitations on automobile parts sales and accessory service:

1. All installation and service activities shall be performed within an approved structure.

2. All installation and service facilities shall be visually screened from the street by walls of a building or block walls or a variation as approved by the ~~planning commission~~ Planning Commission.

3. Trash areas shall be completely enclosed with materials compatible in color and texture with the primarily visible structure(s).

4. All signs shall comply with Chapter 17.~~35~~10g of this ~~code~~ Code.

5. All lights shall be reflected away from adjacent uses.

6. No used or discarded parts or equipment shall be located outside of the installation and service facilities.

7. In addition to the parking requirements which are contained in Chapter 17.~~58~~10f, a designated area must be provided for the temporary storage of vehicles or equipment awaiting installation or service. The area provided must be the equivalent of two parking spaces per service bay.

8. No vehicles, equipment, boats, trucks, or motorcycles shall be stored for impound or for any other purpose other than installation or service under a work order.

9. No automotive repair work shall be permitted.

10. The decor, treatment and architectural style of the improvements, including retail facilities, the installation and service facilities, landscaping, and fencing ~~and signing~~ shall be reviewed for aesthetic qualities that will enhance and complement the surrounding developments.

11. Premises shall be maintained in a neat, orderly and environmentally safe manner, and all improvements shall be continuously maintained.

12. The ~~planning commission~~ Planning Commission resolution approving the conditional use permit shall be posted on site, along with the required business license.

SECTION 84. Subsection (Q) of Section 17.30a.030 (Limitations on Permitted Uses) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

Q. Limitations on thrift shops:

1. Establishments must be operated by a charitable organization, as defined in Chapter 17.~~04~~02 of ~~the Hawthorne Municipal~~ this Code.

2. No thrift store shall be located within ~~five thousand~~ 5,000 feet of another thrift store.

3. All donations must be dropped off, sorted, and processed within an enclosed building and supervised by a designated employee overseeing the acceptance of goods.

4. A second access area for collection of donations is required and must be separate from the primary entrance to the establishment.

5. Signage must be posted which prohibits drop-offs outside of the building during non-business hours.

6. Establishments shall utilize marketing and merchandise display techniques generally comparable to those used by retail stores selling only new merchandise.

7. Interior layout ~~and design~~ plans ~~illustrating fixture types and locations and window displays,~~ shall be submitted to the ~~planning department~~ Planning Department for review and approval.

8. The operator shall maintain the premises in a clean and orderly manner at all times.

SECTION 85. Section 17.30a.100 (Landscaping) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

§ 17.30a.100 **Landscaping.**

~~A. All landscaped areas, required by this title or otherwise, shall be planted with plants from the list of approved landscaping plants in Appendix A at the end of this title.~~

~~B~~A. ~~The use of plants not on the list may be approved by the director of planning on a case-by-case basis.~~ The applicant is responsible to provide documentation that the proposed plants are appropriate for the climate and the proposed location on the property; ~~. The director of planning will approve the use of the plant upon determining that it is~~ they are not considered a noxious or invasive propagator; ~~,~~ that ~~it does~~ they do not create problems with invasive roots when proposed near structures or property lines; ~~,~~ that the plants do~~es~~ not require excessive watering to thrive; ~~,~~ and that the plants do~~es~~ not pose a hazard to persons or structures.

~~C~~B. All landscaped areas must be irrigated with an irrigation system that includes an automatic programmable timer, a precipitation override mechanism, and appropriate valves and sprinkler heads for the proposed landscaping.

SECTION 86. Section 17.30a.110 (Outdoor Dining) of Chapter 17.30a (C-2 Zone) shall be amended as follows:

§ 17.30a.110 **Outdoor Dining.**

Outdoor dining, as an accessory to a permitted restaurant, ~~café~~ cafe, or other establishment that offers food or drinks for on-site consumption, shall require approval of an outdoor dining permit pursuant to Chapter 17.~~06~~03. The ~~planning director~~ Director shall review the application to ensure compatibility with the surrounding area and the protection of health, safety, and the general welfare, and may further condition the approval to limit the location, size, arrangement, hours of operation, and other reasonably related aspects of outdoor dining. Outdoor dining in the public right-of-way shall also be subject to an outdoor dining encroachment permit pursuant to Title 12 of this code.

SECTION 87. Section 17.30b.020 (Permitted Uses) of Chapter 17.30b (C-3 Zone) shall be amended as follows:

§ 17.30b.020 **Permitted Uses.**

In the C-3 classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter~~, subject to the vehicular parking and loading requirements and the general provisions, conditions and exceptions set forth in Chapters 17.06 through 17.12 and 17.38 through 17.62~~:

- Any use permitted in the C-2 zone; provided, however, that when any use permitted in the C-2 zone is established in the C-3 zone, all the provisions, regulations, requirements and restrictions of the C-2 zone shall apply thereto;

- Accessory ~~structures and~~ uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the main primary building and use;

- Automobile parts sales (including incidental storage when contained wholly within a building);

- Automobile repair—minor, subject to the issuance of a conditional use permit;

- Aviaries;

- Awning shops, custom made from prepared materials;

- Bakeries, operating with not more than ten persons in the processing;

- Boat sales, new and used, including only incidental repairing;

- Bookbinding;

- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;

- Car washes, subject to a conditional use permit;

- Ceramic products manufacturing and sales when sold only from the property at retail (but not including bricks, drainage, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel or beehive kilns, and such kilns shall not exceed a total capacity of ~~one hundred thirty~~ 130 cubic feet;

- Electrical transmission substations;

- Electroplating, when accessory to silversmiths and goldsmiths;

- Gas stations, including accessory repairs, retail, and take out restaurants, subject to the issuance of a conditional use permit;

- Glass shop;

- Glass studios—stained glass;

- Hospitals, excluding animal hospitals;

- Lighting and lamps;

- Live-work units, subject to limitations in Section 17.~~32~~40a.030;
- Photocopying;
- Printing and blueprinting;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;
- Smog check only, subject to the issuance of a conditional use permit;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17. ~~28~~30b.030(L);
- Studios, recording, dance;
- Swimming pools, commercial;
- Trade schools, and similar uses, such uses subject to a conditional use permit;
- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in Chapter 17.~~10~~05a and not specified as prohibited in Section 17.~~28~~30b.025.

SECTION 88. Section 17.30b.025 (Prohibited Uses) of Chapter 17.30b (C-3 Zone) shall be amended as follows:

§ 17.30b.025 **Prohibited Uses.**

In the C-3 classification, uses that are not expressly listed in Section 17.~~28~~30b.020 or expressly permitted in the C-3 classification by other sections of ~~the Hawthorne Municipal~~ this Code are prohibited from the C-3 classification. For purposes of ~~the~~ clarification, and not for purposes of allowing any other uses, the following uses are also expressly prohibited from the C-3 classification:

- Amusement arcades;
- Automobile repair—major;
- Bail bonding services;
- Barber and beauty shops;

- Check cashing services;
- ~~Cyber-cafés;~~
- Laundromats;
- Massage establishments;
- Nail salons;
- Payday loan services;
- Self-storage facilities;
- Thrift shops not operated by charitable organizations, as defined in Chapter 17.~~04~~02.

SECTION 89. Subsection (G) of Section 17.30b.030 (Limitations on Permitted Uses) of Chapter 17.30b (C-3 Zone) shall be amended as follows:

G. No use where any alcoholic beverage is sold or served for consumption on or off the premises, shall be established except by conditional use permit pursuant to Chapter 17.~~76~~34b.~~ issued upon verified application in the form prescribed by the planning commission and following notice, hearing and decision. The planning commission shall notify the applicant of its decision within fourteen days after the end of the hearing. The decision of the planning commission shall become final ten days after notification to the applicant unless a written appeal to the city council is filed within this time period with the secretary to the planning commission.~~

SECTION 90. Section 17.30b.100 (Landscaping) of Chapter 17.30b (C-3 Zone) shall be amended as follows:

§ 17.30b.100 **Landscaping.**

~~A. All landscaped areas, required by this title or otherwise, shall be planted with plants from the list of approved landscaping plants in Appendix A of this title.~~

~~B~~A. ~~The use of plants not on the list may be approved by the director of planning on a case-by-case basis.~~ The applicant is responsible to provide documentation that the proposed plants are appropriate for the climate and the proposed location on the property;~~. The director of planning will approve the use of the plant upon determining that it is~~ they are not considered a noxious or invasive propagator~~,~~; that~~ it does~~ they do not create problems with invasive roots when proposed near

structures or property lines~~,~~; that the plants do~~es~~ not require excessive watering to thrive~~,~~; and that the plants do~~es~~ not pose a hazard to persons or structures.

~~C~~B. All landscaped areas must be irrigated with an irrigation system that includes an automatic programmable timer, a precipitation override mechanism, and appropriate valves and sprinkler heads for the proposed landscaping.

SECTION 91. Section 17.30c.020 (Permitted Uses) of Chapter 17.30c (C-M Zone) shall be amended as follows:

§ 17.30c.020 **Permitted Uses.**

In the C-M classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the general provisions, conditions and exceptions set forth elsewhere in this title:

- Accessory dwelling units and junior accessory dwelling units (in mixed-use only);
- Art galleries;
- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;
- Financial services, including banks, credit unions, investment brokers, asset managers, and not including pawn shops and short-term lending (payday loans) businesses;
- Hotels, subject to the application process stipulated in Section 17.~~29~~30c.050;
- Low barrier navigation center, subject to compliance with Section 17.~~101~~34a.030.
- Offices, professional and medical, provided that a conditional use permit is required for offices located on the ground floor;
- Residential care facility, small, subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Residential care facility, large, subject to a conditional use permit and compliance with Section 17.~~101~~34a.020;
- Residential units, subject to a conditional use permit and compliance with all the requirements contained in Section 17.~~29~~30c.050 and the limitations in this chapter and only permitted as a component of a mixed-use project when fronting an arterial or collector street. Where 20% or more of the

residential units are affordable to lower-income individuals, no discretionary permits, including conditional use permit, are required;

- Restaurants, bars, cocktail lounges, and coffee shops, all types (alcohol sales subject to 17.34b, and drive-thru require conditional use permit);
- Retail businesses, including grocers, convenience stores, and stores featuring large or small item indoor display areas;
- Service businesses, including personal cosmetic services, dry cleaning, real estate, insurance, and package/mail business;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;
- Single-room occupancy, subject to a conditional use permit and compliance with Section 17.~~101~~34a.040;
- Studios, including for fitness, martial arts, dance, art, media production, etc.;
- Supportive housing, subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Transitional housing, subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Other similar establishments when not specified as prohibited below and subject to interpretation of the Director of Planning pursuant to procedures within this title.

SECTION 92. Section 17.30c.050 (Application Process and Findings) of Chapter 17.30c (C-M Zone) shall be amended as follows:

§ 17.30c.050 **Application Process and Findings.**

All applications for construction of a mixed-use project that combines residential and nonresidential uses in the same building in the C-M classification require the following approvals prior to the issuance of any building or grading permit (excepting demolition permits):

A. Except where prohibited by state law, design review approval ~~Approval~~ by the ~~design review board~~ Planning Commission pursuant to Chapter ~~17.99~~ 17.92a.

B. ~~Approval of~~ Except where 20% or more of the residential units are affordable to lower-income individuals, approval of a conditional use permit from the ~~planning~~

~~commission~~ Planning Commission pursuant to Chapter 17.~~40~~06b when the following additional findings can be made:

1. The ~~proposed~~ project is compatible with surrounding neighborhoods; and

2. The ~~proposed~~ project is consistent with the Downtown Hawthorne Specific Plan and General Plan; and

3. The potential impacts to on-site residences are minimized; and

4. The overall mixed-use project meets applicable design and development standards.

C. Submittal and approval of necessary studies pursuant to Section 13.64.030 and Chapter 14.04.

SECTION 93. Section 17.30d.020 (Permitted Uses) of Chapter 17.30d (C-R Zone) shall be amended as follows:

§ 17.30d.020 **Permitted Uses.**

In the Regional Commercial classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter~~, subject to the vehicular parking and loading requirements and the general provisions, conditions and exceptions set forth in Chapters 17.06 through 17.12 and 17.38 through 17.62~~:

- Antique shops;
- Automobile parking structures;
- Automobile parts sales and accessory service (subject to issuance of a conditional use permit, not including repair);
- Automobile service stations (subject to issuance of a conditional use permit);
- Bakeries;
- Banks, lending institutions, and other full-service financial institutions;
- Bookstores;
- Boxing gym;
- Brewery, low intensity (subject to limitations described in Section 17.~~75~~44b.010);

- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;
- Car washes, full service, hand, mechanical, self-service (subject to issuance of a conditional use permit);
- Car washes, steam;
- Consignment shops;
- Day care facilities (subject to limitation described in Section 17.~~25~~30d.030(P));
- Department stores;
- Drugstores;
- Dry cleaning and pressing, not including self-serve laundries or laundromats or establishments with cleaning plants on premises;
- Family entertainment center (subject to a conditional use permit);
- Food markets and grocery stores;
- Health clubs;
- Hotels and motels having more than one hundred rooms, including suites, but without kitchen facilities, subject to issuance of a conditional use permit~~. A market feasibility study prepared by a city-approved consultant shall be submitted with the conditional use permit application~~;
- Martial arts studio;
- Movie theaters;
- Offices, including medical, professional and general;
- Personal cosmetic services;
- Recycling facility (subject to issuance of a conditional use permit and Section 17.~~25~~30d.030(N));
- Restaurants (with or without cocktail bars, and with or without outdoor dining areas), cafeterias, drive-thru (subject to issuance of a conditional use permit);
- Schools, elementary, junior high and high schools (public or nonprofit private), all such uses subject to issuance of a conditional use permit;

- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;

- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17.~~25~~30d.030(M);

- Studio;

- Thrift shops, subject to special limitations described in Section 17.~~25~~30d.030(O);

- Trade school, commercial;

- Vehicle auto broker, subject to special regulations described in Section 17.~~25~~30d.030 if a display area is required;

- Vehicle leasing or rental agencies, subject to issuance of a conditional use permit and special regulations described in Section 17.~~25~~30d.030;

- Vehicle sales (new or used), subject to issuance of a conditional use permit and special regulations described in Section 17.~~25~~30d.030;

- Wireless telecommunication facilities (subject to issuance of a conditional use permit);

- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in Chapter 17.~~10~~05a and not specified as prohibited in Section 17.~~25~~30d.025.

SECTION 94. Section 17.30d.025 (Prohibited Uses) of Chapter 17.30d (C-R Zone) shall be amended as follows:

§ 17.30d.025 **Prohibited Uses.**

In the Regional Commercial classification, uses that are not expressly listed in Section 17.~~25~~30d.020 or expressly permitted in the Regional Commercial classification by other sections of ~~the Hawthorne~~ this Municipal Code are prohibited from the Regional Commercial classification. For purposes of ~~the~~ clarification, and not for purposes of allowing any other uses, the following uses are also expressly prohibited from the Regional Commercial classification:

- Amusement arcades;

- Automobile repair—minor or major;

- Bail bonding services;
- Check cashing services;
- ~~Cyber-cafés;~~
- Dry cleaning and pressing establishments with cleaning plants on premises;
- Laundromats;
- Massage establishments;
- Self-storage facilities;
- Smog check only;
- Thrift shops not operated by charitable organizations, as defined in Chapter 17.~~04~~02.

SECTION 95. Subsection (G) of Section 17.30d.030 (Limitations on Permitted Uses) of Chapter 17.30d (C-R Zone) shall be amended as follows:

G. A conditional use permit pursuant to Chapter 17.~~76~~34b shall be required for businesses where alcoholic beverages are sold or served for consumption on or off premises except for ~~full service restaurants with a minimum seating capacity of one hundred; hotels (all suites and others) and motels, with over one hundred rooms~~ those exempted by 17.34b.020(A).

SECTION 96. Subsection (L)(4) of Section 17.30d.030 (Limitations on Permitted Uses) of Chapter 17.30d (C-R Zone) shall be amended as follows:

4. All signs shall comply with Chapter 17.~~35~~10g of this code.

SECTION 97. Subsection (L)(7) of Section 17.30d.030 (Limitations on Permitted Uses) of Chapter 17.30d (C-R Zone) shall be amended as follows:

7. Landscape plans shall be reviewed and approved by the ~~planning commission~~ Planning Commission and shall include, but not be limited to, the following requirements:

   a. A minimum six-foot landscape setback area shall be provided along all front and side property lines which abut sidewalks or streets. The setback area must be surrounded by a concrete curb, which is at least six inches in width and height. Landscaping within the setback area shall be designed as follows:

i. All landscaping and irrigation shall comply with Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, of this title.

ii. The required landscape areas shall contain a variety of planting materials such as a combination of shrubs, flowers, and grasses. Utilizing only sod for landscaping shall not be permitted. Sod may be incorporated among landscaping but shall not exceed the lesser of ~~twenty-five percent~~ 25% of the total area or as dictated by the water efficient landscape and irrigation calculations detailed in Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping.

iii. All required landscape areas shall be permanently irrigated with an irrigation system as detailed in Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, of this ~~title~~ Title.

iv. Landscaped areas shall be well maintained and free of litter. Any unhealthy plants needing replacement shall be replaced with like plants. Any deviation from the approved landscape design shall require a new landscape plan and approval of the ~~director of planning~~ Director.

b. In order to prevent any encroachment onto the required landscaping, wheel stops or parking bollards shall be required. Alternate preventative measures may be considered.

SECTION 98. Section 17.32a.020 (Design Review Required) of Chapter 17.32a (Commercial Design Standards) shall be amended as follows:

§ 17.32a.020 **Design Review Required.**

A. Approval of design review shall be obtained by the ~~planning commission~~ Planning Commission prior to any and all development for which design review is required by this chapter. In addition, design review approval may be required by the decision-making authority as a condition of any permit, ~~or~~ variance, or other approval granted pursuant to the ordinance codified in this section. All applications for design review approval shall be processed in accordance with this chapter.

B. Applicability. Except where state law requires the application of objective design standards, design ~~Design~~ review shall be required for:

1. The exterior structural or architectural features, including color and materials, site design, placement of structures, and internal pedestrian and vehicular circulation of all projects involving new construction of buildings or other structures for which a building permit, zoning permit, or

discretionary planning approval is required~~ in all commercial and industrial zones, and for all multifamily residential and mixed use developments in any zone~~;

2. Fences, walls, or landscaping related to a use type that requires design review; and

3. All signs that are subject to Chapter 17.~~35~~10g of this~~ title~~ Title.

SECTION 99. Subsection (C) of Section 17.32a.030 (Exceptions) of Chapter 17.32a (Commercial Design Standards) shall be amended as follows:

C. Single- and two-family~~ residences and~~ residential structures and additions, ~~including~~ mixed-use developments when 20% or more of the units are affordable to lower-income individuals, and accessory dwelling units and related~~ struc-~~ structures.

SECTION 100. Subsection (G) of Section 17.32a.100 (Design Guidelines—Site Planning) of Chapter 17.32a (Commercial Design Standards) shall be amended as follows:

G. Parking Areas. Parking areas shall be designed to be well-landscaped and screened, but to create a safe and attractive parking environment.

~~1. Visibility of off-street parking areas from the street edge shall be minimized,~~

~~a~~1. Off-street parking areas should be located at the rear of buildings or enclosed within a parking structure.

~~b. Required parking for townhome-style residential uses, with the exception of guest parking, should be located in garages equipped with doors; provided, however, that carports may be substituted in lieu of garages on key lots and interior lots for any parking spaces that are screened from the street by a building or wall of a building.~~

2. Open-air surface parking lots shall be prohibited along the frontage of any arterial or collector street, and shall be designed according to the design criteria in Chapter 17.10f.

3. For open-air surface parking lots on local streets, raised planters with a minimum interior dimension of five feet shall be used to break up pavement areas at a rate of every eight parking stalls. Canopy trees, trellises/pergolas, or carports shall be incorporated to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat ~~build up~~ buildup.

4. Use of porous materials, such as permeable asphalt, grass-crete, and pavers, are encouraged in surface parking lots to reduce storm water runoff.

SECTION 101. Subsection (A)(1) of Section 17.34b.020 (Conditional Use Permit Required) of Chapter 17.34b (Sale of Alcoholic Beverages) shall be amended as follows:

1. The following types of alcohol licenses issued by the Department of Alcoholic Beverage Control (ABC) are exempt from the requirement for a conditional use permit but are subject to the operational standards in Section 17.~~76~~34b.030.

Type 17: Beer and wine wholesaler

Type 18: Distilled spirits wholesaler

Type 19: Industrial alcohol dealer

Type 27: California winegrower's agent.

Type 28: Out-of-state distilled spirits shipper's certificate

Type 31: Special daily (beer, wine, distilled spirits)

Type 34: Daily beer and wine

Type 37: Daily general

Type 41: On-sale beer and wine — eating place

Type 47: On-sale general eating place

Type 64: Special on-sale general for theater company

Type 66: Controlled access cabinet permits

Type 69: Special on-sale beer and wine theater

Type 85: Limited off-sale — wine license

Type 90: On-sale general for special use

SECTION 102. Section 17.34c.020 (Definitions) of Chapter 17.34c (Tattoo and Body Piercing) shall be amended as follows:

§ 17.34c.020 **Definitions.**

For the purpose of this chapter, the words, terms and phrases set forth in this section have been defined and can be found in Chapter 17.~~04~~02, Definitions, of the ~~Hawthorne Municipal~~ this Code.

SECTION 103. Section 17.34c.030 (Applicability) of Chapter 17.34c (Tattoo and Body Piercing) shall be amended as follows:

§ 17.34c.030 **Applicability.**

Tattoo~~ parlors~~ and body piercing facilities, as defined in Chapter 17.~~04~~02, shall comply with, and be~~ the~~ subject to the development~~ and~~ standards contained in the chapters in which they are permitted in, and the development standards of Section 17.~~77~~34c.040.

SECTION 104. Section 17.40a.020 (Permitted Uses) of Chapter 17.40a (M-1 Zone) shall be amended as follows:

§ 17.40a.020 **Permitted Uses.**

The following uses only are permitted, and as specifically provided and allowed by this chapter:

- Any use permitted in the C-3 zone; provided that, unless specified below, a conditional use permit shall be required if such a permit is required for the same use in the C-3 zone;
- Accessory~~ structures and~~ uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the primary building and use. Accessory~~ structures and~~ uses do not include containers (shipping or storage). Canopies are permitted only over walkways and not for the purpose of facilitating outdoor work areas;
- Assaying, gold and silver only;
- Assembly halls, subject to a conditional use permit and the conditions set forth in Section 17.~~20~~21a.280;
- Auction houses or stores;
- Automobile body and fender works and automobile painting when operated and maintained within an entirely enclosed building;
- Automobile repair—minor;
- Bag cleaning and conditioning;
- Bleaching and dyeing plants;
- Boat building;
- Boat repairing;
- Bottling plants;
- Brewery (subject to limitations described in Section 17.~~75~~44b.010);

- Broom and brush manufacture;
- Building materials storage yards;
- Cabinet or carpentry shops;
- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;
- Ceramic products manufacturing;
- Check cashing, bail bonding services and similar uses, all such uses subject to a conditional use permit;
- Contractors' storage yards;
- Cosmetics manufacturing;
- Electrical appliance, assembly and repair;
- Electric distribution and transmission substations, including microwave transmitters incorporated as a part of a public utility installation;
- Electric generating plants;
- Electroplating;
- Emergency shelter, subject to the limitations in Section 17.~~32~~40a.030;
- Equipment rental and sales, but not including heavy duty equipment;
- Equipment, rental and sales, heavy duty;
- Feed and fuel yards (but not including butane, propane and other flammable liquid gases);
- Food products manufacture, storage, processing and packaging, but not including lard, pickles, sauerkraut, sausage, vinegar, onions and garlic;
- Foundries, aluminum only;
- Furniture manufacturing and repair;
- Garden supply shops, including plants in pots and containers and auxiliary supplies, but not including bulk fertilizer;
- Grinding shops;
- Heating and ventilating service shops, including incidental forming of ducts;

- Hospital;
- Jewelry manufacturing;
- Laboratories, experimental and testing involving chemistry, physics, biochemistry or biology on a laboratory scale as distinguished from manufacturing and testing of large fabricated equipment such as aircraft, automobiles, etc.;
- Lampshade manufacturing;
- Lapidary shops;
- Laundries, including hand;
- Live-work units, subject to a conditional use permit and limitations in Section 17.~~32~~40a.030;
- Lumber yards;
- Machine shops;
- Metal, manufacture and fabrication of products from, (except major structural steel forms, boiler-making and similar activities involving excessive noise, or major trucking in terms of over-standard dimensions per unit or over-standard dimensions of load);
- Packaging plant;
- Paint shops (painting contractor);
- Parking lots; provided, any area so used shall be improved and maintained in the manner specified by this ~~code or by uniform standards established by the city council by resolution~~ Code;
- Pawn shops;
- Pipe line booster or pumping plant;
- Plumbing supply yards;
- Printing establishments, including newspapers;
- Public utility service yards;
- Restaurants and cafeterias, with or without cocktail bar;
- Rubber fabrication;

- Saw and filing shops;
- Secondhand stores;
- Sheet metal shops;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;
- Sign manufacturing, servicing and repairing, including electronic and neon;
- Single-family dwelling, one only, utilized exclusively by a caretaker or superintendent and family is permitted as an accessory use when located on the same lot or parcel of land with an industrial use; provided, however, that no dwelling shall be permitted on any industrial site containing an area of less than one acre; and provided that if the industrial use is vacated or otherwise abandoned, the dwelling shall be vacated until the site is again occupied by an industrial use;
- Small animal hospitals, kennels and veterinary offices; provided, the building or structure is completely soundproofed; all run areas are completely surrounded by an eight-foot solid wall;~~ the animal runs are constructed in such a manner that no animal can see any other animal; and an incinerator of a type recommended by the health department shall be installed;~~
- Smog check only, provided no openings in the building (portion utilized for this use) are within twenty feet of a residentially zoned property and all smog check activities are conducted entirely within the structure;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17.~~28~~30b.030(M);
- Storage of impounded or damaged cars, subject to a conditional use permit, but no wrecking yards;
- Tattoo and body piercing (subject to a conditional use permit and Chapter 17.~~77~~34c);
- Textile manufacture, processing or treatment;
- Tinsmiths;
- Tire rebuilding, recapping and retreading;

- Truck servicing, repairing and overhauling, when conducted in an entirely enclosed building;
- Upholstering;
- Vacuum metallization;
- Vehicle dealer—wholesale only, subject to special regulations described in Section 17.~~25~~30d.030, if a display area is required for two or more vehicles;
- Warehousing;
- Welding shops and sheet metal, when in an entirely enclosed building;
- Wholesale business;
- Other similar industrial enterprises or businesses when interpreted by the ~~planning commission~~ Planning Commission as to performance standards as set forth in Chapter 17.~~10~~05a.

SECTION 105. Section 17.40a.025 (Prohibited Uses) of Chapter 17.40a (M-1 Zone) shall be amended as follows:

§ 17.40a.025 **Prohibited uses.**

In the M-1 classification, uses that are not expressly listed in Section 17.~~32~~40a.020 or expressly permitted in the M-1 classification by other sections of ~~the Hawthorne Municipal~~ this Code are prohibited from the M-1 classification. For purposes of ~~the~~ clarification, and not for purposes of allowing any other uses, the following uses are also expressly prohibited from the M-1 classification:

- Automobile repair—major;
- Massage establishments;
- Residential uses that are not within the definition of "live-work";
- Self-storage facilities.

SECTION 106. Subsection (E) of Section 17.40a.030 (Limitations on Permitted Uses) of Chapter 17.40a (M-1 Zone) shall be amended as follows:

E. No use where any alcoholic beverage is sold or served for consumption on or off the premises, shall be established except ~~by conditional use permit pursuant to~~ as provided in Chapter 17.34b~~76 issued upon verified application in the form~~

~~prescribed by the planning commission and following notice, hearings and decision~~.

SECTION 107. Section 17.40b.020 (Permitted Uses) of Chapter 17.40b (M-2 Zone) shall be amended as follows:

§ 17.40b.020 **Permitted Uses.**

The following uses only are permitted, and as specifically provided and allowed by this chapter:

- Any use permitted in the C-3 zone or the M-1 zone, subject to the same limitations in those zones, unless otherwise stated;
- Accessory ~~structures and~~ uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the primary building and use. Canopies are permitted only over walkways and not for the purpose of facilitating outdoor work areas;
- Acid manufacture, other than those requiring a conditional use permit;
- Adult businesses, provided all restrictions, regulations, and standards of Chapter 5.92, Adult Businesses, are adhered to;
- Aircraft factories;
- Animal shelters
- Asbestos manufacturing;
- Assaying;
- Automobile repair—minor or major;
- Boiler works;
- Candle manufacturing;
- Cannabis businesses, subject to all of the provisions of Chapter 17.~~90~~34d;
- Carbon manufacturing;
- Cellulose materials manufacturing;
- Chain and cable manufacturing;

- Containers, provided that they are not permitted to be stacked, except that non-industrial uses are prohibited from having containers on-site;
- Disinfectants manufacturing;
- Dog pounds;
- Dry kilns;
- Dyestuffs manufacturing;
- Emery cloth and sandpaper manufacturing;
- Enameling;
- Feed and cereal mills;
- Foundries;
- Galvanizing and lead plating, including heating and dipping;
- Glass, or glass products manufacturing;
- Lampblack manufacturing;
- Lubrication grease manufacture or oil compounding;
- Machinery manufacturing;
- Metal fabrication;
- Off-site storage of vehicle inventory per the provisions of Section 17.~~34~~40b.040(H);
- Oil cloth or linoleum manufacturing;
- One single-family dwelling only, utilized exclusively by a caretaker or superintendent and family is permitted as an accessory use when located on the same lot or parcel of land with an industrial use; provided, however, that no dwelling shall be permitted on any industrial site containing an area of less than one acre; and provided, that if the industrial use is vacated or otherwise abandoned, the dwelling shall be vacated until the site is again occupied by an industrial use;
- Oxygen manufacturing;
- Paint manufacturing;
- Paper box manufacturing;

- Petroleum distributing stations for delivery to wholesale and retail trade;
- Plastics manufacturing;
- Plywood manufacturing;
- Printing ink manufacturing;
- Railroad yards;
- Rope manufacturing;
- Salt works;
- Sand blasting or cutting;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.~~74~~24e, except that vacation rentals shall not be permitted;
- Soap and soap compounds manufacturing;
- Soda and cleaning compound manufacturing;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the following height and setback restrictions:

    a. When mounted on sloped roofs, the uppermost portion of each solar panel shall not exceed the highest point of the roof to which it is mounted, except as required to optimize the system performance (for example, to accommodate tilt angle).

    b. When mounted on flat roofs and all non-roof structures, the lowest portion of the panels shall not be more than three feet above the surface to which it is mounted. The uppermost portion of each solar panel shall not exceed the height required to optimize the system performance (for example, to accommodate tilt angle).

    c. Roof-mounted and other panels mounted at least ten feet above the ground, measured to the lowest point of each panel, are subject to the setbacks of the applicable zone.

    d. Solar panels mounted lower than ten feet above the ground, measured to the lowest point of each panel, shall be subject to the setbacks of the applicable zone and shall have an additional three feet of setback for each foot below ten feet.

e. Placement of solar panels are subject to approval of the fire department to ensure access and proper markings to protect the health and safety of fire personnel and the general public.

- Starch, glucose, or dextrine manufacturing;
- Steel fabrication plants;
- Stone works;
- Vegetable oil manufacturing, refining or storage, but excluding fat rendering;
- Welding shops and sheet metal shops;
- Wood planing mill, or woodworking plant;
- Yeast plant;
- Other similar industrial enterprises or businesses when interpreted by the ~~planning commission~~ Planning Commission as to performance standards as set forth in Chapter 17.~~10~~05a.

SECTION 108. Section 17.32b.020 (Security Plan Required) of Chapter 17.32b (Security Standards) shall be amended as follows:

§ 17.32b.020 **Security Plan Required.**

A. New Commercial Developments. A security plan pursuant to Section 17.~~78~~32b.030 below is required to be submitted to the ~~chief of police~~ Chief of Police prior to issuance of a building permit to construct a multi-tenant commercial development of any size, or single-tenant commercial development with ~~ten thousand~~ 10,000 square feet or more of gross floor area.

B. Existing Commercial Developments.

1. An existing commercial development shall be required to submit a security plan pursuant to Section 17.~~78~~32b.030 below if it is determined by the ~~chief of police~~ Chief of Police that the number of calls for service in the previous six months from a commercial development are disproportionately high when compared to other commercial developments in the vicinity or compared to similar commercial developments in the ~~city~~ City, subject to the following criteria:

a. Calls for police service that can trigger this requirement shall include burglaries, vandalism, theft, robberies, assault, rape,

homicide, and other crimes of similar nature that are disproportionately high within the previous six-month period.

b. The threshold for determining that a commercial development has a disproportionately high volume of calls for police service shall be ~~one hundred twenty percent~~ 120% or more of the average of calls for service within the vicinity or when compared to similar commercial developments in the ~~city~~ City.

2. Alternatively, the ~~chief of police~~ Chief of Police may also require a security plan for an existing commercial development if the severity of an incident or series of incidents requiring police response are deemed by the ~~chief of police~~ Chief of Police to warrant the need for a security plan.

3. The ~~chief of police~~ Chief of Police or designated representative may waive the requirement for a security plan at an existing commercial development if it is determined that a significant portion of the calls for service are generated by private security personnel performing their duty to refer criminal activity to the ~~police department~~ Police Department.

SECTION 109. Subsection (C)(2) of Section 17.32b.030 (Content of Security Plan) of Chapter 17.32b (Security Standards) shall be amended as follows:

2. A surge in criminal activity that pushes the development above the threshold described in Section 17.~~78~~32b.020;

SECTION 110. Section 17.32b.040 (Notice of Enforcement) of Chapter 17.32b (Security Standards) shall be amended as follows:

§ 17.32b.040 **Notice and Enforcement.**

A. Upon determining that a commercial development is subject to this chapter based on the number of calls or severity of incidents, the ~~chief of police~~ Chief of Police shall notify the property ~~and/~~or business owners of the commercial development and any other persons or entities having control of the premises. The notice shall specify the calls and~~/or~~ incidents upon which the determination is based. The notice shall require commercial development to provide to the ~~chief of police~~ Chief of Police a draft security plan pursuant to Section 17.~~78~~32b.030 that addresses the public safety issues identified. The plan shall also include a method of and a commitment to implement the final plan. The written notice shall include a deadline for response of not more than ~~fourteen~~14 days. Upon the written request by the business owner~~(s)~~ or property owner~~(s)~~ submitted before

the expiration of the time for a response, the ~~chief of police~~ Chief of Police may, in writing, grant an extension of the time in which a response is required.

SECTION 111. Section 17.60.020 (Permitted Uses) of Chapter 17.60 (Open Space Zone and Standards) shall be amended as follows:

§ 17.60.020 **Permitted Uses.**

The following uses only are permitted in the ~~U~~OS zone as hereinafter specifically provided and allowed by this chapter:

A. Property classified in the ~~U~~OS zone shall be utilized for recreational purposes, including but not limited to:

1. Community gardens, and nursery stock uses;

2. Golf courses or golf driving ranges;

3. Historical buildings, sites, or landmarks;

4. Libraries;

5. Museums;

6. Public parks, playfields, swimming pools;

7. Schools, elementary, junior high and high schools, ~~(public or nonprofit private),~~ subject to the general provisions and conditions set forth in Section 17.~~14~~20a.020;

8. Nonprofit recreation centers;

9. Trails; hiking and bicycle;

10. Other open space uses when interpreted by the ~~planning commission~~ as to performance standards as set forth in Chapter 17.~~10~~05a;

11. Accessory buildings, structures and uses including, but not limited to, the following:

    a. Recreational buildings and equipment,

    b. Restroom facilities,

    c. Concession stands (no alcoholic beverage sales, no separate enterprise),

d. Maintenance buildings and equipment yards,

e. Parking lots.

~~12. Unclassified uses as provided for in Chapter 17.36.~~

SECTION 112. the preamble of Section 17.60.030 (Conditional Uses) of Chapter 17.60 (Open Space Zone and Standards) shall be amended as follows:

§ 17.60.030 **Conditional uses.**

The establishment or operation of the following uses shall be permitted in ~~a UOS~~ the OS zone only upon a conditional use permit authorizing such use being granted by the ~~planning commission~~ Planning Commission:

SECTION 113. Subsection (C) of Section 17.60.040 (Limitations on Permitted Uses) of Chapter 17.60 (Open Space Zone and Standards) shall be amended as follows:

C. All landscaping and irrigation must comply with Chapter 17.~~89~~10e, ~~Water Efficient~~ Landscaping, of this ~~title~~ Title.

SECTION 114. Section 17.61.020 (Permitted Uses) of Chapter 17.61 (H—Horticultural Classification) shall be amended as follows:

§ 17.61.020 **Permitted Uses.**

In an H zone, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and the general provisions, conditions and exceptions set forth in ~~Chapters 17.06 through 17.12 and 17.38 through 17.62~~ this Title:

A. Any use permitted in an R-1 zone;

B. Planting, seeding, fertilizing, watering, cultivating, and harvesting flowers, plants, shrubs, bushes and trees;

C. Storing equipment and supplies used in connection with the use permitted in subsection B of this section;

D. Greenhouses and accessory buildings;

E. As an accessory to the uses permitted in subsection B of this section, the wholesale ~~and/~~or retail sale of only those flowers, plants, shrubs, bushes, and trees actually produced on the premises~~.~~, and related items.

SECTION 115. Appendix A of Title 17 (Zoning) shall be deleted in its entirety.

SECTION 116.. Appendix B (Design Guidelines for Highest Density Residential and Mixed Use Development) of Title 17 (Zoning) shall be deleted in its entirety.

SECTION 117. CEQA. This zone text amendment reorganizes chapters of Title 17 (Zoning) of the Hawthorne Municipal Code and deletes five obsolete chapters. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065).

SECTION 118. 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 119. 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 120. EFFECTIVE DATE. This ordinance shall take effect 30 days after passage thereof.

SECTION 121. 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 __th day of _____, 2026.

_____
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

PLANNING COMMISSION RESOLUTION NO. PC 2026-05
ZONING TEXT AMENDMENT ZA-2026-0002

RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 AND 17.21 RELATED TO ACCESSORY DWELLING UNITS, AND MAKING FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the Hawthorne Municipal Code (HMC), Title 17 (Zoning), is the governing legislation that controls land uses in the City, including accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs); and

WHEREAS, the City adheres to California Government Code §§ 66310-66342 with regard to ADUs; and

WHEREAS, the previously adopted local ADU regulations were determined to no longer be compliant with state laws; and

WHEREAS, a previous ordinance rescinded the City's ADU Chapter in Title 17; and

WHEREAS, this ordinance reinstates local ADU regulations; and

WHEREAS, on May 20, 2026, 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 2026-04 recommending approval of the ordinance to the City Council;

THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. The Planning Commission hereby recommends approval of Zoning Text Amendment ZA-2026-0002 to the City Council that re-instates local ADU regulation, as set forth in Exhibit A of this PC Resolution, incorporated herein by this reference.

SECTION 3. All necessary public meetings and opportunities for public testimony and comment were conducted in compliance with State law and the HMC.

SECTION 4. This zone text amendment proposes to introduce local ADU regulations that are nearly identical to state ADU laws, which are currently enforced in the City. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065).

SECTION 5. The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which

include, but are not limited to, the staff reports for the project and all of the materials that support the staff reports for the project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

SECTION 6. The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager, and City Attorney.

PASSED, APPROVED and ADOPTED this 20th day of May, 2026.

RUBY COHENS, CHAIRPERSON

ATTEST:

GREGG MCCLAIN, SECRETARY

Herald Publications
531 Main St., #1160.
El Segundo, CA 90245
(310) 322-1830 • Fax (310) 322-2787

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:

05/21/2026

All in the year **2026**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **Hawthorne**, California,

this **21** day of **May 2026**

.....
Signature

Code # HH-29191

Proof of Publication of:

NOTICE OF PUBLIC HEARING
Zoning Text Amendment No. ZA-2026-0001

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-2026-0001 – Zoning Code Reorganization

Project Description: An ordinance of the City Council of the City of Hawthorne, California, reorganizing the chapters of Title 17 of the Hawthorne Municipal Code, adding statutory language related to affordable housing, deleting several obsolete chapters, and editing the text but not changing the regulations contained therein.

MEETING DETAILS:

Day: Tuesday
Date: June 9, 2026
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 Planning Department prior to the meeting 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 reorganizes chapters of Title 17 (Zoning) of the Hawthorne Municipal Code and deletes five obsolete chapters. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065).

PLEASE NOTE that pursuant to Government Code § 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. 5/21/26
HH-29191

AGENDA ITEM NO. 15.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Housing

City Manager: Department Head:

SUBJECT:
Publicly receive, open, declare sealed request for bids for the CDBG and HOME Program Administration Consultant Request for Proposals.

RECOMMENDED MOTION:
Staff recommends the Council accept the proposals for recommendation and study.

DISCUSSION:
Bid opening for the CDBG and HOME Program Administration Consultant Request for Proposals.

The City of Hawthorne Housing Department is seeking proposals from qualified firms to provide services required for implementing, administering, and providing technical assistance for the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) and all other programs that fall under the umbrella of this funding source and additional funding tied to these programs. The City is seeking a multi-year agreement for the fiscal years of 2026-2032. Funding for this Request for Proposal(RFP) is made available pursuant to the Federal Housing and Community Development Act of 1974, as amended.

The bid submission deadline was June 1, 2026 by 4 PM. The bid results are attached.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

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

ATTACHMENTS
CDBG and HOME Program Administration Consultant Bid List

City of Hawthorne's
BID LIST

TITLE: **CDBG AND HOME PROGRAM ADMINISTRATION CONSULTANT**

TO BE RETURNED:	Monday, June 1, 2026	4:00 P.M.
TO BE OPENED:	Monday, June 1, 2026	4:15 P.M.

COMPANY/CITY	BID AMOUNT
LDM and Associates Rancho Cucamonga, CA	$ 234,700 Base rate

No other bids received.

Comments:

Print: Kimberly Pipkins

Evan Saavedra

Sign:

AGENDA ITEM NO. 16.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

PUBLIC HEARING AND RESOLUTION NO. 8608 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR IMPROVEMENT OF THE STREET LIGHTING SYSTEM (LANDSCAPING AND STREET LIGHTING ACT OF 1972) FOR THE FISCAL YEAR 2026-2027.

RECOMMENDED MOTION:

Staff recommends that the City Council open and close the public hearing and approve Resolution 8608.

DISCUSSION:

The laws governing Street Lighting Assessment Districts require an annual report recommending, and a resolution adopting, the Street Lighting Assessment rates for the new fiscal year. An Engineer's Report was filed with the City Clerk's Office on May 26, 2026. The City's Street Lighting system is a utility-owned system for which we pay a flat tariff based on the number and types of lights provided. This tariff includes all poles, traffic signal lighting, wiring and maintenance necessary to operate this system. The rates assessed by the City's Street Lighting Assessment District have not increased over the last fifty-four years.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

The Street Lighting Assessment is estimated to generate $621,587.99 in Fiscal Year 2026–2027. These revenues will pay a portion of the costs of providing energy for street lighting, traffic signal lighting, and administration of the street lighting district.

NOTICING PROCEDURE:

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

ATTACHMENTS

res #8608

RESOLUTION NO. 8608

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR IMPROVEMENT OF THE STREET LIGHTING SYSTEM (LANDSCAPING AND STREET LIGHTING ACT OF 1972) FOR THE FISCAL YEAR 2026-2027

WHEREAS, the City of Hawthorne intends to levy and collect assessments within the City Landscaping and Lighting Assessment District during Fiscal Year 2026-2027; and

WHEREAS, the City Council of the City of Hawthorne, California has heretofore adopted its Resolution No. 8597 on the 28th day of April 2026, which **(1)** approved preparation of an engineering report setting forth estimated street lighting assessments for fiscal year 2026-2027 (duly filed with the City Clerk's office) and (2) set a public hearing regarding the levy of the proposed assessment for improvement of the street lighting system (Landscaping and Street Lighting Act of 1972) for said fiscal year ending June 30, 2027; and

WHEREAS, the City provided published notice of the City Council's public hearing on the street lighting assessment for fiscal year 2026-2027 and the City Council held a duly noticed public hearing on June 9, 2026 pursuant to Streets and Highways Code Section 22625; and

WHEREAS, said public hearing has afforded the public ample opportunity to be heard regarding the proposed assessment; and

WHEREAS, the City Council has considered all evidence, written and oral, submitted to it and has reviewed the annual engineer's report, confirming the assessment diagram and assessments amount.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Hawthorne, California as follows:

SECTION 1. The City Council finds that all of the facts set forth in the recitals of this Resolution are true and correct.

SECTION 2. The proposed diagram and assessment contained in the Engineer's Report, attached as Exhibit "A" to this Resolution, are hereby confirmed and approved and the County Tax Collector is hereby authorized to collect the assessment set forth in the Engineer's Report.

SECTION 3. Pursuant to the provisions of the Landscaping and Street Lighting Act of 1972 and the Report of the Engineer, that the estimated amount necessary to maintain and operate the street lighting system and traffic signal lighting within the street lighting maintenance district for the fiscal year 2026-2027 is six hundred and twenty one thousand five hundred and eighty-seven dollars with ninety-nine cents ($621,587.99), an assessment for said amount is hereby levied in said district at the rate of $0.58 per front foot for properties located in Zone 1, $1.33 per front foot in Zone 2, and $2.97 per front foot in Zone 3.

SECTION 4. The City Council adopts Resolution No. 8608 pursuant to Section 22631 of the California Streets & Highway Code.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF JUNE 2026.

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”

ENGINEER’S REPORT

City of Hawthorne, California

CITY ENGINEER'S REPORT
EXHIBIT "A"

STREET LIGHTING

MAINTENANCE DISTRICT

PROPOSED ASSESSMENTS FOR

FISCAL YEAR 2026- 2027

Published by:
Engineering Division
PUBLIC WORKS DEPARTMENT

AKBAR FAROKHI

...projects/ongoing/stlite/26-27/coverpge

May 19, 2026

City of Hawthorne, California

May 19, 2026

Honorable Mayor and City Council
CITY OF HAWTHORNE
4455 W. 126th Street
Hawthorne, CA 90250

RE: STREET LIGHTING MAINTENANCE ASSESSMENT FOR FISCAL YEAR 2026-2027

Honorable Mayor and City Council Members:

In as much as your honorable body, on April 12, 1982, formed a Street Lighting Maintenance District for the purpose of assessing said District to pay the cost and expenses of maintaining and operating the street lighting system throughout the City of Hawthorne, this report sets forth proposed street lighting assessment rates for Fiscal Year 2026-2027, and is filed in accordance with the provisions of §22500 et seq., as amended, of the Streets and Highways Code of the State of California.

Detailed information pertaining to the individual zones within the district are set forth in the City Engineer's report entitled, *"Street Lighting Maintenance District"*, dated March 3, 1982. This report, which is on file with the City Clerk and is available for public inspection, is by reference made part of this report.

This year's street lighting assessment rates remain the same as in recent years.

Sincerely,

AKBAR FAROKHI
Director of Public Works

...engineer/wpdocs/projects/ongoing/stlites/26-27/mayor

CITY OF HAWTHORNE

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STREET LIGHTING ASSESSMENT DISTRICT MAP	*Attached*

CITY OF HAWTHORNE

ESTIMATE OF COSTS

2026 - 2027 STREET LIGHTING ASSESSMENT

I.	**2025- 2026 TOTAL COSTS**	$ 875,490.00
II.	**2026 - 2027 ESTIMATED COSTS**	
	Street, Traffic and Safety Lights Utility Cost	$ 700,000.00
	Proposed Installations	$ 10,000.00
	SUB-TOTAL:	**$710,000.00**
	INFLATION & CONTINGENCIES:	$ 10,000.00
	SUB-TOTAL:	**$ 720,000.00**
III.	**ADMINISTRATION CHARGE**	$ 140,792.00
	TOTAL COST:	**$ 860,792.00**
IV.	**CONTRIBUTION FROM MEASURE R**	**$ 80,000.00**
V.	**CONTRIBUTION FROM PROP. C**	**$ 90,000.00**
VII.	**CONTRIBUTION FROM PROP. M**	**$ 69,204.01**
	TOTAL ASSESSMENT DISTRICT CHARGES FOR 2026 - 2027:	**$ 621,587.99**

ASSESSMENT COST BY ZONES

ZONES	LIN.FT	PARCELS	$ RATE/FT.	AMOUNT
1.	628,842	11257	$0.58	$ 364,728.36
2.	140,266	1000	$1.33	$ 186,553.78
3.	23,672	250	$2.97	$ 70,305.84
			TOTAL:	**$ 621,587.99**

ASSESSMENT COSTS OF TYPICAL 50-FOOT WIDE LOT

	ZONES	LIN. FT	05-06 RATE	05-06 CHARGE
1.	*Residential*	50	$ 0.58	$ 29.00
2.	*Major Streets*	50	$ 1.33	$ 66.50
3.	*Hawthorne Bl.*	50	$ 2.97	$ 148.50

NOTE: THIS YEAR'S RATES ARE THE SAME AS LAST YEAR'S RATES

...projects/ongoing/stlites/26-27/assess

PROPOSED ASSESSMENT 2026 - 2027

The following table shows the proposed assessment for 2026-2027 by zone and type of light:

ZONE	TYPE OF LIGHT	ESTIMATED FRONT FOOTAGE	RATE	ESTIMATED AMOUNT
1.	9,500 LSV	628,842	$ 0.58	$ 364,728.36
2.	27,500 LSV 50,000 LSV	140,266	$ 1.33	$ 186,553.79
3.	50,000 LSV	23,672	$ 2.97	$ 70,305.84
	TOTAL			**$ 621,587.99**

City of Hawthorne, California

DIAGRAM SHOWING THE PROPOSED ASSESSMENT DISTRICT

The Diagram S-257 showing the proposed Assessment District is attached and made part of this report. The boundaries of the respective lots and parcels of land shall be those assigned by the County Assessor in the Assessment Rolls for the City of Hawthorne, and those applicable portions of that said county Assessor's Assessment Map Books are herein made part of this report and are available for inspection by the general public.

LEGAL DESCRIPTION OF THE DISTRICT

All the City of Hawthorne, County of Los Angeles, State of California as the same existed July 1, 2026:

EXCEPTING there from any lots or parcels of land belonging to the United States, or to said State or to any county, city, public agency mandatory of the government, school board, educational, penal or reform institution, or institution for feeble-minded or the insane, which are in use in the performance of any public function, and EXCEPTING the excluded area as shown on the above-referenced diagram which is attached hereto.

City of Hawthorne, California

2026 – 2027

STREET LIGHTING ASSESSMENT SCHEDULE

	DATE	ACTION	REMARKS
1.	4-28-26	City Council adopts resolution describing any proposed new improvements or any substantial changes in existing improvements and orders the City Engineer to prepare and to file a report.	
	5-20-26	City Engineer files report with City Council and City Clerk.	
2.	5-26-26	City Council approves the report, and passes a resolution declaring intention to levy and collect assessments for 2026 - 2027 and setting the time and date of a public hearing.	
	5-28-26	Engineering publishes Notices of Public Hearing.	May 28 and June 4, 2026 *Or mail* by May 29, 2026
3.	6-09-26	Public hearing is held.	FIRM DATE
	6-09-26	City Council passes resolution confirming and approving diagram and rates for 2026 - 2027.	
	7-09-26	Engineering files diagram and assessment rolls with Los Angeles County Auditor.	By August 1, 2026

...projects/ongoing/stlites/26-27/schedule

City of Hawthorne, California

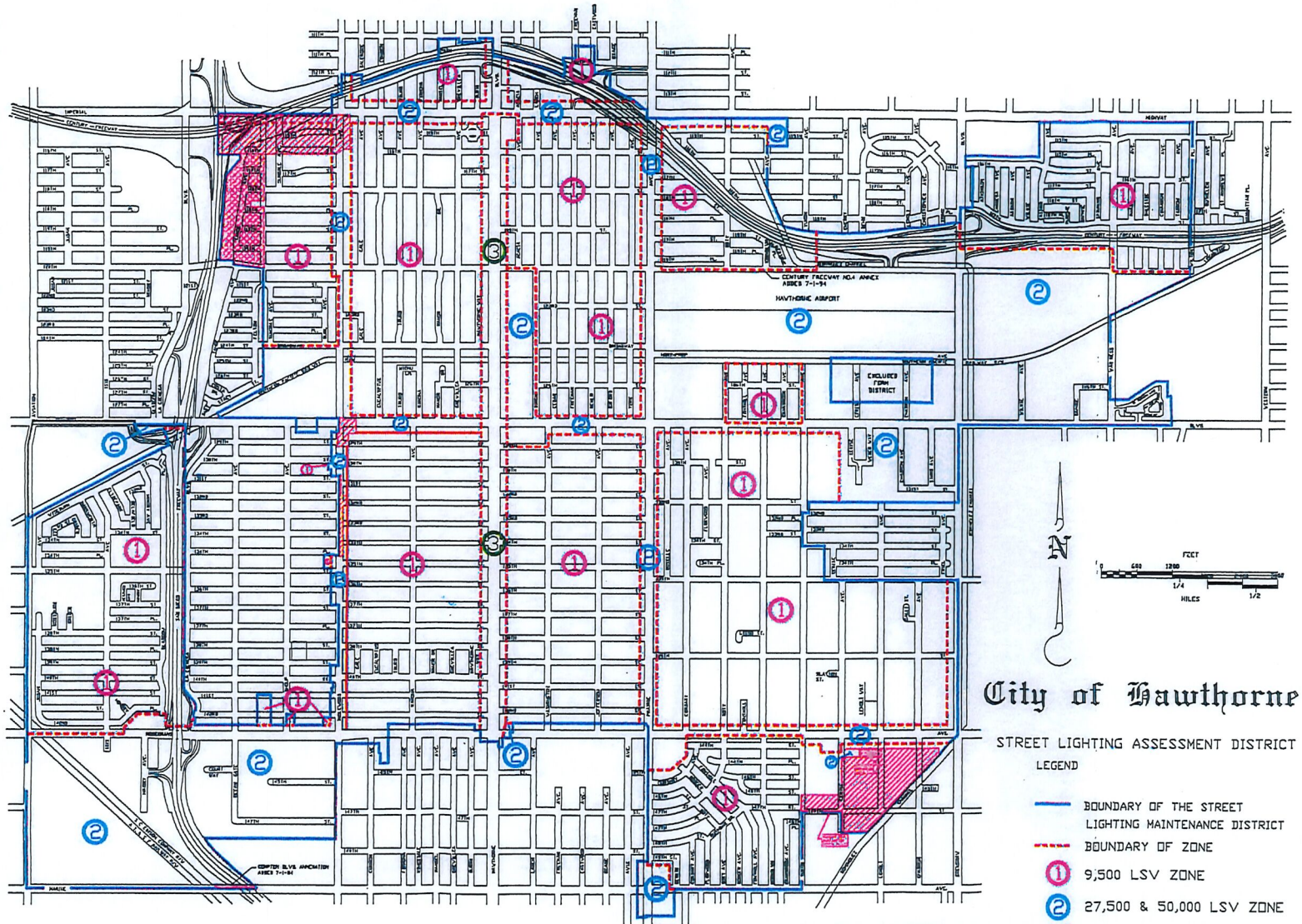
CERTIFICATION OF FILING

I, the undersigned, do HEREBY CERTIFY THAT this report was filed in the office of the City Clerk of the City of Hawthorne, CA on the **26th** day of **May 2026**

5/26/26
Date

DAYNA WILLIAMS-HUNTER, CITY CLERK
City of Hawthorne

...projects/ongoing/stlites/26-27/certflng



City of Hawthorne

STREET LIGHTING ASSESSMENT DISTRICT

LEGEND

- BOUNDARY OF THE STREET LIGHTING MAINTENANCE DISTRICT
- BOUNDARY OF ZONE
- (1) 9,500 LSV ZONE
- (2) 27,500 & 50,000 LSV ZONE
- (3) 50,000 LSV ZONE

NOTE: THE COUNTY OF LOS ANGELES ASSESSORS MAP BOOKS ARE HEREBY ADOPTED AS PART OF THIS DIAGRAM. THE PARCEL NUMBERS SHOWN ON SAID MAPS SHALL BE THE PARCEL NUMBERS FOR THE DISTRICT.

S-257

MAY, 2002

AGENDA ITEM NO. 17.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

PUBLIC HEARING AND RESOLUTION NO. 8609 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA CONFIRMING ASSESSMENTS FOR FISCAL YEAR 2026-27 WEED AND WASTE ABATEMENT AND AUTHORIZING THE COLLECTION THEREOF.

RECOMMENDED MOTION:

Staff recommends that the City Council open and close the public hearing and approve Resolution 8609.

DISCUSSION:

This is the second step in the annual Weed Abatement Assessment process. In this program, the City hires a contractor to do weed and rubbish abatement work on private property. The work is performed following a five (5) day notification period during which the property owner has the option to clean the property. Following the end of the five-day period, a work order is issued, and the property is cleaned. Charges for the cleaning are then placed on the County Assessment Rolls. Notice of Public Hearing was posted around City Hall and at the Hawthorne Library. Following the public hearing, it is recommended that the City Council authorize the collection of the assessment.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

The Weed Abatement Assessment is estimated to generate $72,070.00 for the General Fund necessary to offset weed abatement costs.

NOTICING PROCEDURE:

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

ATTACHMENTS

res #8609

RESOLUTION NO. 8609

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA CONFIRMING ASSESSMENTS FOR WEED AND WASTE ABATEMENT AND AUTHORIZING THE COLLECTION THEREOF

WHEREAS, the City Council of the City of Hawthorne adopted Ordinance No. 2086, "Nuisance Abatement Procedure", establishing procedures for the abatement of weeds and other noxious and public nuisances; and

WHEREAS, the work related to the aforementioned abatement is itemized in a report submitted to the City Council and attached to Resolution No. 8609 as Exhibit "A;" and

WHEREAS, said report reflected in Exhibit "A" of this Resolution sets forth the cost of abatement of each affected parcel of land and has been duly noticed in accordance with Chapter 8.14 of Hawthorne Municipal Code; and

WHEREAS, the City provided mailed notice of the City Council's public hearing on the weed and waste abatement assessment for fiscal year 2026-2027 and the City Council held a duly noticed public hearing on June 9th, 2026.

IT IS HEREBY RESOLVED by the City Council of the City Hawthorne, California as follows:

SECTION 1. The City Council finds that all of the facts set forth in the recitals of this Resolution are true and correct.

SECTION 2. The City Council does hereby find and determine that the charges for said abatement are acceptable.

SECTION 3. The attached 2026 Weed Abatement Report, marked Exhibit "A," is hereby confirmed and approved, and that the County Tax Collector is hereby authorized to collect the amount of assessments as the same appear on the attached roll.

SECTION 4. In the event that the Los Angeles County shelter-in-place order is extended to June 9th, 2026, interested parties should review the meeting agenda when published to confirm the public participation process that will be used. Therefore, interested parties are encouraged to provide their comments by phone (310) 349-2915 or by email (dhunter@cityofhawthorne.org) or by leaving their return phone number. Any communication must be received no later than June 9, 2026 at 4:00 p.m.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution, which shall be in full force and take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 9th day of June 2026.

_____
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

2026
WEED ABATEMENT
ASSESSMENT REPORT
EXHIBIT "A"

Published: May 2026

WEED ABATEMENT ASSESSMENT

AGENCY NAME: **CITY OF HAWTHORNE**

AGENCY ACCOUNT NUMBER: **164.96**

FISCAL YEAR: **2026-2027**

TOTAL 2025 LIEN AMOUNT	=	**$72,070.00**
2025 TOTAL NUMBER OF PARCELS	=	**2**
INPUT FOR ROLL YEAR 2026:		**LIEN GRANT TOTAL FOR ROLL YEAR 2026**
REGULAR PARCELS LIEN TOTAL	=	$0.00
REGULAR PARCEL ITEM COUNT	=	2
PUBLIC UTILITY LIEN TOTAL	=	$72,070.00
ITEM COUNT	=	2
GRAND TOTAL	=	**$ 72,070.00**

LIEN INPUT AUTHORIZATION
AUTHORIZED SIGNATURE:

Akbar Farokhi

DATE SIGNED: May 19th, 2026

AUTHORITY REFERENCE: City Engineer

AGENCY TELEPHONE NUMBER: (310) 349-2980

AGENCY MAILING ADDRESS: 4455 W. 126th Street
Hawthorne, CA 90250

** If there are any exceptions to the input, please call Oscar Lugo at (310) 349-2945*

City Of Hawthorne
4455 W. 126th Street
Hawthorne, CA. 90250

May 26, 2026

NOTICE OF PUBLIC HEARING

WEED ABATEMENT ASSESSMENTS

Notice is hereby given that the attached report, a copy of which is on file in the City Clerk's office, as well as on the City website will be submitted to the City Council of the City of Hawthorne at a regular meeting of the Council to be held in the Council Chambers at Hawthorne City Hall, located at 4455 W. 126th Street, Hawthorne, California on Tuesday, **June 9, 2026** at **6pm**.

Any property owners having any objection to the cost of the weed abatement work contained therein, are hereby notified to attend said meeting, where their objections will be heard and given due consideration. Please contact the Public Works Department at 310-349-2980 with any questions.

Akbar Farokhi
Director of Public Works

Attachment

cc: City Clerk
City Manager
City Treasurer

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA. 90250

NOTICE REGARDING EQUALIZATION OF WEED AND CLEANING TAXES

NOTICE IS HEREBY GIVEN, that the City Council of the City of Hawthorne, California, will hear protests or objections to weed or cleaning taxes for the purpose of correcting, modifying or confirming the same on the 9th day of June 2026, in the City Council Chambers in the City Hall of said City located at 4455 W. 126th Street, Hawthorne, California 90250, beginning at the hour of 6:00 p.m. of said day, or as soon thereafter as the matter may be heard.

The failure to make objection or protest at said hearing or hearings shall be deemed to be a waiver of same. A statement showing all property affected and the respective taxes or charges against the same is now on file in the office of the City Clerk at the City Hall of said City, located at 4455 W. 126th Street, Hawthorne, California 90250, and is open to public inspection.

Dated this 26th day of **May 2026**.

Dayna Williams-Hunter
City Clerk
City of Hawthorne, California

CITY OF HAWTHORNE
City of Good Neighbors

2026 - 2027
WEED ABATEMENT SCHEDULE

PROJECTED DATE	ACTION	*COMMENTS:*
04/10/26	Memo to the City Attorney with a sample Resolution setting June 9, 2026, as the date for the Public Hearing.	
05/26/26	City Council approves the Resolution - setting **June 9, 2026** as the date for the Public Hearing.	
05/28/26	Memo to the City Attorney with Sample Resolution confirming the *Weed Assessment Report* and authorizing collection of the assessment.	
05/28/26	Memo to City Clerk with *Statement of Expenses.*	
05/29/26	**Posting** of Notice Reference: *Equalization of Weed Cleaning* charges and list of parcel by the City Clerk (*per HMC 8.14.100.*)	
06/01/26	**Mailing** of *Notices of Equalization* to owners. (**No more than 5 days** after *Statement of Expenses* has been received by the City Clerk.)	
06/09/26	**Provide** report to the City Council. **Public Hearing**. Approval of Resolution confirming report and authorizing collection of the assessment.	
07/16/26	Street Sweeping	
07/17/26	**Last date** to file with the County Assessor	

AGENDA ITEM NO. 18.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

PUBLIC HEARING AND RESOLUTION NO. 8610 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, STATE OF CALIFORNIA, ADOPTING THE CITY OF HAWTHORNE'S 2025 URBAN WATER MANAGEMENT PLAN (UWMP) AND AUTHORIZING ITS FILING WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

RECOMMENDED MOTION:

Staff recommends that the City Council open and close public hearing and approve Resolution 8610.

DISCUSSION:

The purpose of the City of Hawthorne 2025 Urban Water Management Plan (UWMP) is to comply with Water Code Section 10610 through 10657 of the Urban Water Management Planning Act, which was adopted through Assembly Bill 797 in 1984. This act requires that "every urban water supplier providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,---acre-foot of water annually, prepare and adopt, in accordance with prescribed requirements, an Urban Water Management Plan.

Every five years, the UWMP must be updated and submitted to the California State Department of Water Resources to be in compliance with the Urban Water Management Planning Act. The UWMP includes a general discussion of the City of Hawthorne's history, along with an overview of demographics, water supply sources, water demand, reliability, and water shortage contingency planning, and demand-side management (conservation) measures. The City encourages the community to participate in all its water management planning efforts. Notices were published by California Water Service. No written communications were received. A public hearing regarding the proposed 2025 UMWP will be held on June 9, 2026, as required by law.

The 2025 UWMP describes the service area of the supplier, identifies and quantifies the existing and planned water supply and demand; describes the reliability of water supply and vulnerability to seasonal or climatic shortages; describes the opportunities for exchange or transfer of water and the water quality in the suppliers' service area; discusses the suppliers water conservation approach and each of the best management practices that are being implemented.

The 2025 UMWP is an update to the City's last UMWP adopted on June 22, 2021. It includes the changes that have occurred in the City for the last five years, and provides new information required by the Urban Water Management Planning Act. Once adopted, the 2025 UMWP must be mailed to the California State Department of Water Resources within 30 days. A hard copy of the Hawthorne 2025 UMWP is available at the City of Hawthorne City Clerk's office.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Adopting the Urban Water Management Plan helps support economic development in Hawthorne by ensuring the City has a reliable and sustainable water supply to support existing businesses and

community growth. The plan also helps the City remain eligible for State funding and grants for water infrastructure improvements, which can attract investment and strengthen the local economy.

FISCAL IMPACT:

None

NOTICING PROCEDURE:

72 Hours posted notice pursuant to the Ralph M. Brown Act and notice of the Public Hearing was published by California Water Service.

ATTACHMENTS

Exhibit A
Resolution 8610
Proof of Publication

HAWTHORNE
City of Good Neighbors

PUBLIC REVIEW DRAFT
2025 Urban Water Management Plan

City of Hawthorne
April 2026

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List of Acronyms

AB	Assembly Bill
AF	acre-feet
AFY	acre-feet per year
AMI	Advanced Metering Infrastructure
AMR	Automatic Meter Reading
APA	Allowed Pumping Allocation
AWE	Alliance for Water Efficiency
AWWA	American Water Works Association
BMP	Best Management Practices
CAP	Customer Assistance Program
CCF	Hundred Cubic Feet
CCR	California Code of Regulations
CII	Commercial, Industrial, and Institutional
CPUC	California Public Utilities Commission
CUWCC	California Urban Water Conservation Council
CWC	California Water Code
DDW	Division of Drinking Water
DIMs	Dedicated Irrigation Meters
DMM	Demand Management Measure
DRA	Drought Risk Assessment
DWR	California Department of Water Resources
ELWRF	Edward C. Little Water Recycling Facility
EO	Executive Order
EPA	Environmental Protection Agency
FTE	Full-time Equivalent
GHG	Greenhouse gas
GPCD	gallons per capita per day
gpm	gallons per minute
GRC	General Rate Case
IPCC	Intergovernmental Panel on Climate Change
kWh	kilowatt-hour
kWh/AF	kilowatt-hours per acre-foot
MAWA	Maximum Applied Water Allowance
MCCWL	Making Conservation a California Way of Life
MCL	Maximum Contaminant Levels
MGD	million gallons per day
MUMs	Mixed-use Meters
MWD	Metropolitan Water District of Southern California

MWELO	Model Water Efficient Landscape Ordinance
PWS	Public Water System
RCP	Representative Concentration Pathways
RO	Reverse Osmosis
RUWMP	Regional Urban Water Management Plan
SB	Senate Bill
SCAG	Southern California Association of Governments
SGMA	Sustainable Groundwater Management Act
SPM	Scenario Planning Model
SRES	Special Report on Emissions Scenarios
SWP	State Water Project
SWRCB	State Water Resources Control Board
TAP	Technical Assistance Program
TAZ	Traffic Analysis Zones
TCFD	Task Force on Climate-related Financial Disclosures
UWMP	Urban Water Management Plan
UWUO	Urban Water Use Objective
WBMWD	West Basin Municipal Water District
WRD	Water Replenishment District
WRF	Water Recycling Facility
WSAs	Water Supply Assessments
WSCP	Water Shortage Contingency Plan
WWTP	Wastewater Treatment Plant
WYs	Water Years

Chapter 1
Introduction and Overview

This chapter discusses the importance and uses of this 2025 Urban Water Management Plan (UWMP or Plan), the relationship of this Plan to the California Water Code (CWC), the relationship of this Plan to other local and regional planning efforts, and how this Plan is organized and developed in general accordance with the California Department of Water Resources' (DWR's) 2025 UWMP Guidebook. Specifically, this chapter contains the following sections:

1.1 Background and Purpose

1.2 Urban Water Management Planning and the California Water Code

1.3 Relationship to Other Planning Efforts

1.4 Plan Organization

1.5 Demonstration of Consistency with the Delta Plan for Participants in Covered Actions

1.6 Lay Description

1.1 Background and Purpose

California Water Service (Cal Water) served as the System Operator for the City of Hawthorne Public Water System (Hawthorne System) during the creation of the 2025 UWMP and Water Shortage Contingency Plan (WSCP). As System Operator, Cal Water developed the plans in accordance with DWR's requirements, and the 2025 UWMP Guidebook. [1] Cal Water system operations will end on August 1, 2026, at which time a new System Operator for the City of Hawthorne (City) is expected to take over operations.

This UWMP is a foundational document and source of information of the City's historical and projected water demands, water supplies, supply reliability and potential vulnerabilities, water shortage contingency planning, and demand management programs. Among other things, it is used as:

- A long-range planning document for water supply and system planning; and
- A source for data on population, housing, water demands, water supplies, and capital improvement projects used in:

[1] The 2025 UWMP Guidebook is available at: https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans

- Regional water resource management plans prepared by wholesale water suppliers and other regional planning authorities (as applicable),
- General Plans prepared by cities and counties, and
- Statewide and broad regional water resource plans prepared by the California Department of Water Resources (DWR), the State Water Resources Control Board (SWRCB), or other state agencies.

The City's last UWMP was completed in 2021, referred to herein as the "2020 UWMP." This Plan is an update to the 2020 UWMP and carries forward information from that plan that remains current and relevant, and provides additional information as required by subsequent amendments to the UWMP Act (CWC §10610 – 10657). Although this Plan is an update to the 2020 UWMP, it was developed to be a self-contained, stand-alone document and does not require readers to reference information contained in previous UWMP updates.

1.2 Urban Water Management Planning and the California Water Code

The UWMP Act requires urban water suppliers to prepare a UWMP every five years and to submit this plan to the DWR, the California State Library, and any city or county within which the supplier provides water supplies. All urban water suppliers, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet (AF) annually are required to prepare a UWMP (CWC §10617). For the purposes of the Plan, the terms "customer" and "connections" are used interchangeably.

The UWMP Act was enacted in 1983. Over the years it has been amended in response to water resource challenges and planning imperatives confronting California. A significant amendment was made in 2009 as a result of the governor's call for a statewide 20 percent reduction in urban water use by 2020, referred to as "20x2020," the Water Conservation Act of 2009, and "Senate Bill (SB) X7-7." This amendment required urban retail water suppliers to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. Beginning in 2016, urban retail water suppliers were required to comply with the water conservation requirements in SB X7-7 in order to be eligible for state water grants or loans. Chapter 5 of this Plan contains the data and calculations used to determine compliance with these requirements.

In 2016, Governor Brown signed Executive Order (EO) B-37-16 Making Conservation a California Way of Life (MCCWL) regulation and subsequently SB 606 and Assembly Bill (AB) 1668 were passed in 2018. A substantial revision to the UWMP Act was made through SB 606 and AB 1668. These changes include, among other things: (1) additional requirements for Water Shortage Contingency Plans [WSCPs] (CWC §10640), (2) requirements for urban water suppliers to conduct a drought risk assessments part of their future UWMPs to assess water supply reliability for a

period of drought lasting five consecutive water years (WYs; CWC §10635(b)), and (3) conduct annual water supply and demand assessments to determine water supply reliability for the current year and one dry year (CWC §10632(a)). These elements are included in Chapter 7 and Chapter 8 of this Plan. Additionally, SB 606 and AB 1668 set new requirements for urban water agencies to continue to increase water efficiency beyond SB X7-7. Beginning in 2024, agencies were required to report an annual Urban Water Use Objective (UWUO) to the DWR as part of their Annual Water Use Reports.

The UWMP Act contains numerous other requirements that UWMPs must satisfy. **Appendix A** to this Plan lists each of these requirements and where in the Plan they are addressed.

1.3 Relationship to Other Planning Efforts

This Plan provides information specific to water management and planning by the City and the System Operator. However, water management does not happen in isolation; there are other planning processes that integrate with the UWMP to accomplish urban planning. Some of these relevant planning documents include relevant city and county General Plans, Water Master Plans, Recycled Water Master Plans, integrated resource plans, Integrated Regional Water Management Plans, and others.

This Plan is informed by and helps to inform these other planning efforts. In particular, this Plan utilizes information contained in city and county General Plans and local and regional water resource plans to the extent data from these plans are applicable and available.

1.4 Plan Organization

The organization of this Plan follows the same sequence as outlined in the 2025 UWMP Guidebook.[2]

Chapter 1 - Introduction and Overview

Chapter 2 - Plan Preparation

Chapter 3 - System Description

Chapter 4 - Water Use Characterization

Chapter 5 - SB X7-7 Baseline and Targets

Chapter 6 - Water Supply Characterization

[2] ibid

Chapter 7 - Water Supply Reliability Assessment

Chapter 8 - Water Shortage Contingency Planning

Chapter 9 - Demand Management Measures

Chapter 10 - Plan Adoption, Submittal, and Implementation

In addition to these ten chapters, this Plan includes a number of appendices providing supporting documentation and supplemental information. Pursuant to CWC §10644(a)(2), this Plan utilizes the standardized forms, tables, and displays developed by DWR for the reporting of water use and supply information required by the UWMP Act. This Plan also includes additional tables, figures, and maps to augment the set developed by DWR, as appropriate. The table headers indicate if the table is part of DWR's standardized set of submittal tables.

1.5 Demonstration of Consistency with the Delta Plan for Participants in Covered Actions

Although not required by the UWMP Act, in the 2025 UWMP Guidebook,[3] DWR recommends that all suppliers that are participating in, or may participate in, receiving water from a proposed project that is considered a "covered action" under the Delta Plan—such as a (1) multiyear water transfer; (2) conveyance facility; or (3) new diversion that involves transferring water through, exporting water from, or using water in the Sacramento-San Joaquin Delta (Delta)—provide information in their UWMP to demonstrate consistency with the Delta Plan policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (California Code of Regulations, Title 23, Section 5003).

The City does not have any independent covered actions. The City purchases imported water from the West Basin Municipal Water District (WBMWD). The WBMWD is one of the 26 member agencies of the Metropolitan Water District of Southern California (MWD), which imports water through either the Colorado River Aqueduct, which is owned by MWD, or the California Aqueduct, a facility of the State Water Project (SWP), which is owned and operated by the DWR. Discussion of regional self-reliance and reduced reliance on water supplies from the Delta Watershed is available in Appendix 10 of MWD's Draft 2025 UWMP.[4]

[3] ibid
[4] MWD, 2026. Draft Urban Water Management Plan, dated February 2026.

1.6 Lay Description

☑ ***CWC § 10630.5***

Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

This 2025 UWMP is prepared for the City, which serves drinking water to a population of approximately 46,039 within the City of Hawthorne. The City meets the definition of an urban water supplier. Therefore, in accordance with CWC§10621(f), the City is obligated to develop and submit a UWMP to DWR.

This UWMP serves as a foundational planning document and includes descriptions of historical and projected water demands, water supplies, and the resulting reliability during a set of defined water supply conditions over a 20-year planning horizon. This document also describes the actions the System Operator is taking to promote water conservation, both by the System Operator itself and by its customers (referred to as "demand management measures"), and includes a plan to address potential water supply shortages such as drought or other impacts to supply availability (the "Water Shortage Contingency Plan", included as **Appendix F**). This UWMP is updated every five years in accordance with state requirements under the UWMP Act and Amendments (Division 6 Part 2.6 of the California Water Code [CWC] §10610 – 10656). Past plans developed for the City are available on the DWR Water Use Efficiency Data Portal website: https://wuedata.water.ca.gov/.

This document includes 10 chapters, which are summarized below pursuant to the requirements of the CWC §10630.5.

Chapter 1- Introduction and Overview

This chapter presents the background and purpose of the UWMP, identifies the Plan organization, and provides this lay description overview of the document. For agencies that rely on water from the Delta, this section also discusses and demonstrates consistency with the Delta Plan by the Delta Stewardship Council. The City's source of water supply is a combination of groundwater, recycled water, and imported purchased water from West Basin Municipal Water District (WBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD). Discussion of regional self-reliance and reduced reliance on water supplies from the Delta Watershed is available in Appendix 10 of MWD's Draft 2025 UWMP.

Chapter 2 - Plan Preparation

This chapter discusses key structural aspects related to the preparation of the UWMP, and describes the coordination and outreach conducted as part of the preparation of the Plan, including coordination with local agencies and other community organizations (i.e., WBMWD, City of Hawthorne, and County of Los Angeles), and the public.

Chapter 3 - System Description

This chapter provides a description of the City's water system and the service area, including information related to the climate, population, and demographics. The Hawthorne System is located in Los Angeles County. Within the service area, the Hawthorne System has a population of approximately 46,039 and has a moderate climate characterized by warm summers and mild winters. The majority of the 12.9 inches of average annual precipitation falls between October and May. The service area includes a mixture of low, medium, and high density residential, mixed use, commercial, light and heavy industrial, public facilities, and parks/open space. All water customers are considered urban (i.e., non-agricultural water users).

Chapter 4 - Water Use Characterization

This chapter provides a description and quantifies the City's current and projected demands through the year 2050. The City provides drinking water (also referred to as "potable water") and recycled water (also referred to as "non-potable water") to customers. Water demands refer not only to the water used by customers, but also includes the water used as part of the system's maintenance and operation, as well as unavoidable losses inherent in the operation of a water distribution system. Water demand within the Hawthorne System was 3,742 acre-feet per year (AFY) in 2025. Although population is anticipated to increase, taking into account historical water use, climatic variability, and other assumptions, water demand within the Hawthorne System is projected to decrease to 3,447 AFY in 2050, a change of 5.7 percent compared to 2025. In dry year periods, water demands are expected to be somewhat higher, potentially up to 3,533 AFY in 2050 during an extended five-year drought.

Chapter 5 - SB X7-7 Baseline and Targets

In this chapter, the City demonstrates compliance with its per capita water use target for the year 2020. The Water Conservation Act of 2009 (Senate Bill X7-7) was enacted in November 2009 and requires the state of California to achieve a 20 percent reduction in urban per capita water use by December 31, 2020. In order to achieve this, each urban retail water supplier was required to establish water use targets for 2015 and 2020 using methodologies established by DWR. The City was in compliance with its 2020 water use target of 142 gallons per capita per day (GPCD), having reduced its water use in 2020 to 70 GPCD. The City continues to meet its 2020 Target in 2025.

Chapter 6 - Water Supply Characterization

This chapter presents an analysis of the City's water supplies, as well as an estimate of water-related energy-consumption. The intent of this chapter is to present a comprehensive overview of the City's water supplies, estimate the volume of available supplies over the UWMP planning horizon, and assess the sufficiency of the City's supplies to meet projected demands under "normal" hydrologic conditions.

The water supply for the City is a combination of the following sources:

- Purchased imported water from the WBMWD (a secondary wholesale water agency, purchasing the water from MWD and reselling it to the City).
- Groundwater pumped from the adjudicated West Coast Basin (DWR Basin No. 4-011.03) of the Coastal Plain of Los Angeles Basin. The West Coast Basin is an adjudicated groundwater basin with a total annual Allowed Pumping Allocation (APA) of 217,367 acre-feet (AF). The City of Hawthorne leases the water right of 1,882 AFY to the current System Operator.
- Recycled wastewater produced by the WBMWD.

Based on all available information, the combination of purchased imported water, groundwater, and recycled water supplies is expected to be sufficient to support the City's projected water demand through 2050.

Calculating and reporting of water system energy intensity is also required for the 2025 UWMPs. Energy intensity is defined as the net energy used for water treatment, pumping, conveyance, and distribution for all water entering the distribution system, and does not include the energy used to treat wastewater. The energy intensity for the Hawthorne System is estimated to be 172 kilowatt hours per acre-foot of water (kWh/AF).

Chapter 7 - Water Supply Reliability Assessment

This chapter assesses the reliability of the Hawthorne City's water supplies, with a specific focus on potential constraints such as purchased supply availability, water quality, and climate change. The intent of this chapter is to identify any potential constraints that could affect the reliability of the City's supply (such as drought conditions) to support the System Operator's planning efforts to ensure that its customers are well served. Water service reliability is assessed during normal, single dry-year, and multiple dry-year hydrologic conditions. Based on this analysis, the System Operator expects the available supplies to be sufficient to meet projected demands in all hydrologic conditions, including a five-year drought period, and considering the impacts of climate change. Further, potential water quality issues are not expected to affect the quality of water served to the City's customers, as water quality is routinely monitored and the System

Operator is able to make all appropriate adjustments to its treatment and distribution system to ensure only high-quality drinking water is served.

Chapter 8 - Water Shortage Contingency Planning

This chapter describes the WSCP for the City. The WSCP serves as a standalone document to be engaged in the case of a water shortage event, such as a drought or supply interruption, and defines specific policies and actions that will be implemented at various shortage level scenarios (e.g., implementing customer water budgets and surcharges, or restricting landscape irrigation to specific days and/or times). Consistent with DWR requirements, the WSCP includes six water Shortage Levels to address shortage conditions ranging from up to 10 percent to greater than 50 percent shortage.

Chapter 9 - Demand Management Measures

This chapter includes descriptions of past and planned conservation programs implemented by the current System Operator within each demand management measure (DMM) category outlined in the UWMP Act, specifically: (1) water waste prevention ordinances, (2) metering, (3) conservation pricing, (4) public education and outreach, (5) distribution system water loss management, (6) water conservation program coordination and staffing support, and (7) “other” DMMs. The current System Operator has developed a suite of conservation programs and policies, which address each DMM category.

Chapter 10 - Plan Adoption, Submittal, and Implementation

This chapter provides information on a public hearing, the adoption process for the UWMP and WSCP, the adopted UWMP and WSCP submittal process, Plan implementation, and the process for amending the adopted UWMP and WSCP. Prior to adopting the Plan, the City of Hawthrone held a formal public hearing to present information on its UWMP and WSCP on May 26, 2026, 6:00 PM. This UWMP and the corresponding WSCP were submitted to DWR within 30 days of adoption and by the July 1, 2026 deadline.

Chapter 2
Plan Preparation

This chapter discusses the type of Urban Water Management Plan (UWMP or Plan) the System Operator has prepared and includes information that will apply throughout the Plan. Coordination and outreach during the development of the Plan is also discussed. Specifically, this chapter includes the following sections:

2.1 Public Water Systems

2.2 Regional Planning

2.3 Individual or Regional Planning and Compliance

2.4 Plan Preparation, Standard Units, and Basis for Reporting

2.5 Coordination and Outreach

2.1 Public Water Systems

The System Operator operates the one Public Water System (PWS) listed in **Table 2-1**. Public Water Systems provide drinking water for human consumption and are regulated by the California State Water Resources Control Board (SWRCB), Division of Drinking Water. The SWRCB requires that water agencies report water usage and other relevant PWS information via the electronic Annual Reports to the Drinking Water Program (eARDWP). These data are used by the state to determine, among other things, whether an urban retail water supplier has reached the threshold (3,000 or more connections or 3,000 acre-feet of water supplied) for submitting a UWMP. For the purposes of the Plan, the terms “customer” and “connections” are used interchangeably. In 2025, the City provided water through 6,226 connections and served 4,022 AF of water (**Table 2-1**). The City is therefore subject to the requirements of the UWMP Act.

Table 2-1. Public Water Systems (DWR Table 2-1)

Has there been a change in the number of affiliated Public Water Systems since the 2020 UWMP? (OPTIONAL)			No
Public Water System Number	Public Water System Name	Number of Municipal Connections 2025	Volume of Water Supplied 2025 (AF)
CA1910047	Hawthorne	6,226	4,022
	Total	6,226	4,022
Notes:			

2.2 Regional Planning

Regional planning can deliver mutually beneficial solutions to all agencies involved by reducing costs for the individual agency, assessing water resources at the appropriate geographic scale, and allowing for solutions that cross jurisdictional boundaries. In the Hawthorne System's region, groundwater resources are conjunctively managed with retail water suppliers by the Water Replenishment District of Southern California (WRD) which was created in 1959, largely out of cooperation between the West Coast Basin Water Association and the Central Basin Water Association, with the directive to facilitate artificial replenishment of groundwater as a means of eliminating overdraft and halting seawater intrusion. Regional imported water supplies are conjunctively managed by West Basin Municipal Water District (WBMWD) and the Metropolitan Water District of Southern California (MWD). The System Operator coordinates the City's service area (also referred to herein as the "Hawthorne System") urban water management planning and its water resources planning with each of these entities on behalf of the City.

2.3 Individual or Regional Planning and Compliance (Regional Alliance)

Urban water suppliers may elect to prepare individual or regional UWMPs. The System Operator has elected to prepare an individual UWMP (see **Table 2-2**).

This Plan has been prepared in general accordance with the format suggested in the California Department of Water Resources' (DWR's) 2025 UWMP Guidebook. Text from the UWMP Act has been included in text boxes at the beginning of relevant chapters of this UWMP. The information presented in the respective UWMP chapters, and the associated text, figures, and charts are collectively intended to fulfill the requirements of that sub-section of the UWMP Act. To the extent practicable, supporting documentation has also been provided in **Appendix A** through

Appendix H. Other sources for the information contained herein are provided in the references section of the Plan.

Urban retail water suppliers may report on the requirements of the Water Conservation Act of 2009 (Senate Bill [SB] X7-7) individually or as a member of a "Regional Alliance." The City is not a member of a Regional Alliance and this UWMP provides information on the City's compliance with its SB X7-7 water conservation targets as an individual urban retail water supplier.

Table 2-2. Plan Identification (DWR Table 2-2)

Select One or Both	Type of Plan		Name of Regional Alliance or RUWMP
☒	**Individual UWMP**		
	☐	Water Supplier is also a member of a SB X7-7 Regional Alliance	
☐	**Regional Urban Water Management Plan (RUWMP)**		
Notes: (a) The City is not a member of a Regional Alliance.			

2.4 Plan Preparation, Standard Units, and Basis for Reporting

☑ ***CWC § 10608.12 (t)***

"Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

☑ ***CWC § 10617***

"Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

☑ ***CWC § 10621 (a)***

Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.

☑ ***CWC § 10621 (f)***

Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.

Per California Water Code (CWC) §10617, the City is an urban water supplier providing water for municipal purposes to more than 3,000 connections or supplying more than 3,000 acre-feet of water annually. The City is therefore obligated under CWC §10621(f) to develop and submit a UWMP to the California Department of Water Resources (DWR) by July 1, 2026. The City is an urban retail water supplier as defined by CWC §10608.12 (t) and §10617, see **Table 2-3**. The City is not a wholesale water supplier.

Annual volumes of water reported in this UWMP are measured in AF and are reported on a calendar year basis (**Table 2-3**). Water use and planning data reported in this UWMP use calendar year 2025 as the selected twelve-month reporting period, consistent with the reporting period options provided in the 2025 UWMP Guidebook.

Per the 2025 UWMP Guidebook, the UWMP preparer is requested to complete a checklist of specific UWMP requirements to assist the DWR review of the submitted UWMP. The completed checklist is included in **Appendix A**.

Further, consistent with the 2025 UWMP Guidebook, the terms "water use", "water consumption", and "water demand" are used interchangeably in this UWMP.

Table 2-3. Supplier Identification (DWR Table 2-3)

Type of Supplier (select one or both)	
☐	Supplier is a wholesale supplier
☒	Supplier is a retail supplier
Fiscal or Calendar Year (select one)	
☒	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP (Select from the drop down list).	
Unit	AF
Notes:	

2.5 Coordination and Outreach

☑ ***CWC § 10620 (d) (3)***

Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

☑ ***CWC § 10631 (a)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

☑ ***CWC § 10642***

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. …

Coordination with other water suppliers, cities, counties, and other community organizations in the region is an important part of preparing a UWMP and a Water Shortage Contingency Plan (WSCP). This section identifies the agencies and organizations the System Operator sought to coordinate with during preparation of this Plan.

2.5.1 Wholesale and Retail Coordination

☑ ***CWC § 10631 (h)***

An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

Urban retail water suppliers relying on one or more wholesalers for water supply are required to provide these wholesalers with information regarding projected water supply and demand. As shown in **Table 2-4**, the System Operator derives portions of its water supply from the WBMWD.

Table 2-4. Water Supplier Information Exchange (DWR Table 2-4)

Wholesale Water Supplier Name
West Basin Municipal Water District
Notes:

2.5.2 Coordination with and Notice to Other Agencies and the Community

☑ ***CWC § 10620 (d) (3)***

Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

☑ ***CWC § 10642***

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

The System Operator coordinated with cities, counties, and other community organizations during preparation of this UWMP. The System Operator provided notice to these entities and the communities it serves 60 days prior to the public hearing the City of Hawthorne held on May 26, 2026, to present the draft of the UWMP, address questions, and receive comments. Cities and counties receiving the public hearing notification from the System Operator as required per CWC §10621 (b) are listed in **Table 10-1** in Chapter 10 of this Plan.

Copies of correspondence with other agencies and public notices are provided in **Appendix B** and **Appendix C**, respectively.

Water suppliers are required by the UWMP Act to encourage active involvement of the community within the service area prior to and during the preparation of its UWMP. The UWMP Act also requires water suppliers to make a draft of the UWMP available for public review and to hold a public hearing regarding the findings of the UWMP prior to its adoption. In addition to sending notices to the various agencies listed in **Table 2-4**, the System Operator also notified the public of the City's intent to adopt its UWMP. The Public Review Draft of the 2025 UWMP was

made available on System Operator's website on MM DD, 2026. Additional information on public participation, including information on noticing, is provided in Chapter 10.

2.5.3 Coordination with Land Use Authorities

☑ ***CWC § 10631 (a)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

The System Operator coordinated with Los Angeles County and the City of Hawthorne staff to review and confirm that appropriate land use assumptions were used to develop the UWMP demand projections. Correspondence with land use authorities is included in **Appendix B**.

Chapter 3
System Description

☑ ***CWC § 10631 (a)***

A plan shall be adopted in accordance with this chapter that shall do all of the following:

Describe the service area of the supplier, including current and projected population, climate, and other social, economic, and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available. The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

This chapter provides a description of the City of Hawthorne's (City's) water system and service area (also referred to herein as the "Hawthorne System"), including climate, population, demographics, and land uses to help in understanding various elements of water supply and demand. This chapter includes the following sections:

3.1 General Description

3.2 Service Area Boundary Map

3.3 Service Area Climate

3.4 Service Area Population and Demographics

3.5 Land Uses within Service Area

3.1 General Description

The City's water supply is a mix of local groundwater and imported surface water purchased from the Metropolitan Water District of Southern California (MWD). In total, the System Operator currently operates four wells, six storage tanks, four booster pumps, and 56.7 miles of pipeline delivering approximately 3.5 million gallons of water daily. The System Operator delivers water to residential, commercial, industrial, and governmental customers. Residential customers account for most of the City's service connections and 72 percent of its water uses. Non-residential water uses account for 22 percent of total demand and distribution system losses account for the remaining amount.

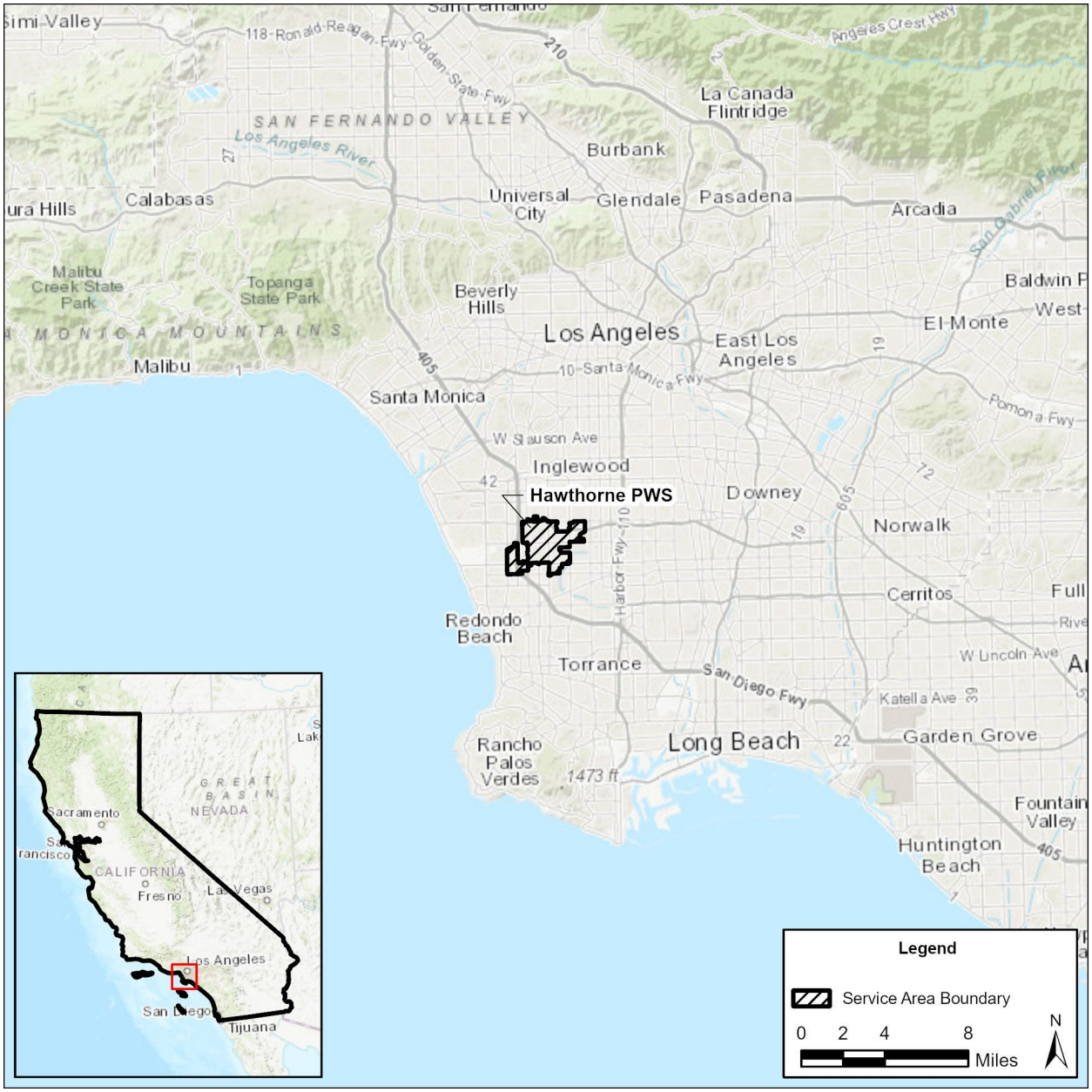
3.2 Service Area Boundary Map

Figure 3-1 shows the location of the Hawthorne System and its current service area boundaries. The Hawthorne System is located in the southwestern portion of the Los Angeles coastal plain, approximately 20 miles from downtown Los Angeles. The service area encompasses approximately three square miles, covering about half of the City of Hawthorne.

The system is bounded on the north by the communities of Lennox and Inglewood; on the east and west by unincorporated areas of Los Angeles County and the City of Gardena; and on the south by the City of Lawndale. Major transportation corridors serving the Hawthorne System include the San Diego Freeway (Interstate 405), which runs west of the service area, and the Century Freeway (Interstate 105), which runs north of the Hawthorne System. El Segundo Boulevard and Hawthorne Boulevard intersect near the center of the service area. Los Angeles International Airport (LAX) is located less than four miles northwest of the Hawthorne System.

The Hawthorne System is situated on alluvial deposits adjacent to the beaches of Santa Monica Bay. The primary geologic feature in the region is the Newport–Inglewood Fault system, which lies along the eastern boundary of the Hawthorne System and has been identified as one of the most significant seismic hazards in the Los Angeles area. A major earthquake on this fault could disrupt water service within the Hawthorne System.

Figure 3-1. Hawthorne System Location and Service Boundaries



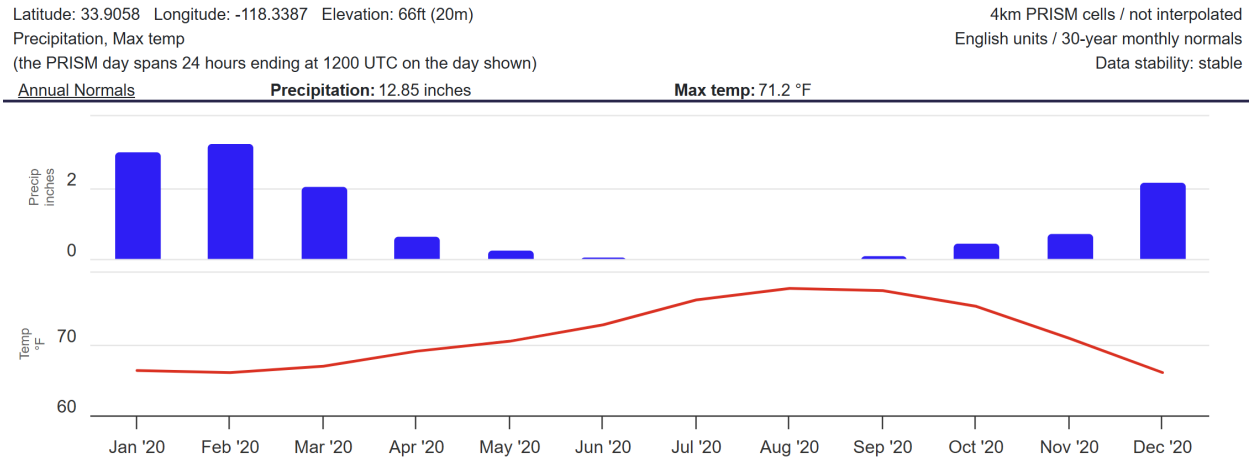
3.3 Service Area Climate

The Hawthorne System's climate is characterized by warm summers and mild winters (see **Figure 3-2**).[5] Most rainfall occurs between October and May. Precipitation totals in the summer months

[5] Precipitation and temperature data downloaded from: https://prism.oregonstate.edu/explorer/. These data represent a 30-year period from 1991 through 2020. The x-axis reflects the end of the 30-year time series.

are negligible. On average, the Hawthorne System receives 12.9 inches of rainfall annually. Maximum daily air temperature averages 76 degrees Fahrenheit during the summer months. In the winter, it averages 66 degrees Fahrenheit.

Figure 3-2. 30-Year Normals, Precipitation and Maximum Daily Air Temperature



Rainfall varies significantly from year-to-year, as it does in most of California.[6] The standard deviation in annual rainfall is 5.3 inches, or about 43 percent of the average.[7] Consecutive years of below average rainfall are fairly common. Since 1895, runs of below average rainfall lasting three or more years have occurred ten times and runs lasting five or more years have occurred three times. The longest run of below average rainfall lasted seven years. The most recent long running dry period occurred from 2011 through 2016. Despite the high variability, there is no statistically significant long-term trend in average annual rainfall, though there is evidence that the variance of annual rainfall has increased in recent time periods.

In contrast, temperatures in the Hawthorne System have been steadily warming. Since 1895, the average daily temperature has increased at a rate of approximately 0.04 degrees Fahrenheit per year. Mean annual temperature for the 2015–2024 period was 5.1 degrees Fahrenheit higher than for the corresponding 10-year period a century earlier. Although temperatures have risen, the variance in annual temperatures has remained stable over time.[8]

[6] Based on a review of annual weather data from the Oregon State PRISM dataset for 1895 to 2024. Downloaded from: https://prism.oregonstate.edu/explorer/.
[7] The standard deviation measures the typical, or average, year-to-year variation in annual rainfall.
[8] Because annual temperature exhibits a statistically significant upward trend, it is necessary to apply variance stability tests to the detrended temperature series. This ensures that the test evaluates stability in the variance around the trend, rather than confounding shifts in the mean with changes in variability.

3.4 Service Area Population and Demographics

The System Operator estimates that the Hawthorne System's service area population was 46,039 in 2025.

Population estimates are developed using U.S. Census Block population counts from the decennial Census. These counts are converted to average population per single-family and multi-family service, which are then applied to annual service counts for the years between decennial censuses. This approach is similar to the method used in the California Department of Water Resources (DWR) Population Tool, and comparisons between the two methods show that resulting population estimates typically differ by less than one percent.[9]

Current and projected service area populations are shown in **Table 3-1**. Population projections are based primarily on population, housing, and employment forecasts through 2050 for Traffic Analysis Zones (TAZ) overlaying the Hawthorne System prepared by the Southern California Association of Governments (SCAG). These projections are supplemented with population and service growth estimates from Water Supply Assessments (WSAs) for new developments requesting water service. Between 2025 and 2050, the service area population is projected to grow at an average rate of approximately 0.21 percent per year.

Table 3-1. Population – Current and Projected (DWR Table 3-1)

Population Served	2025	2030	2035	2040	2045	2050
	46,039	46,523	47,012	47,507	48,007	48,512

Demographics for City of Hawthorne are summarized in **Table 3-2**. These data are from the U.S. Census American Community Survey 2023 5-Year Estimates. Relative to the rest of California, the population in the City of Hawthorne is younger and more racially diverse. Educational attainment is lower than for the state as a whole, as is median household income.

The stock of housing in the City of Hawthorne is older than for California as a whole. Approximately 85 percent of homes were built before 1990 compared to 72 percent for all of California. Homes built after 1990 are more likely to have plumbing fixtures that are compliant with state and federal water and energy efficiency standards.

[9] California Water Service, 2016. 2015 Urban Water Management Plan: Hawthorne District, dated June 2016.

Table 3-2. Demographic and Housing Characteristics

Demographics	City of Hawthorne	California
Median Age (years)	33.6	37.6
Racial Makeup (%)		
White	23.8	38.1
Black or African American	25.2	5.4
American Indian and Alaska Native	1.8	1.4
Asian	6.3	16.1
Native Hawaiian	0.4	0.4
Some other race	22.2	18.9
More than two races	20.2	19.8
Hispanic or Latino (of any race) (%)	55.8	40.8
Educational Attainment (%)		
Bachelor's Degree or Higher	25.0	36.5
Primary Language Spoken at Home (%)		
English Only	77.6	82.7
Limited English-Speaking Households	22.4	17.3
Median Household Income ($)	72,719	96,334
Population below Federal Poverty Level (%)	16.4	12.0
Housing	**City of Hawthorne**	**California**
Median Year Built	1972	1976
Year Housing Built (%)		
2010 or Later	5.8	6.9
2000 to 2009	3.2	11.1
1990 to 1999	6.1	10.3
Before 1990	84.9	71.6

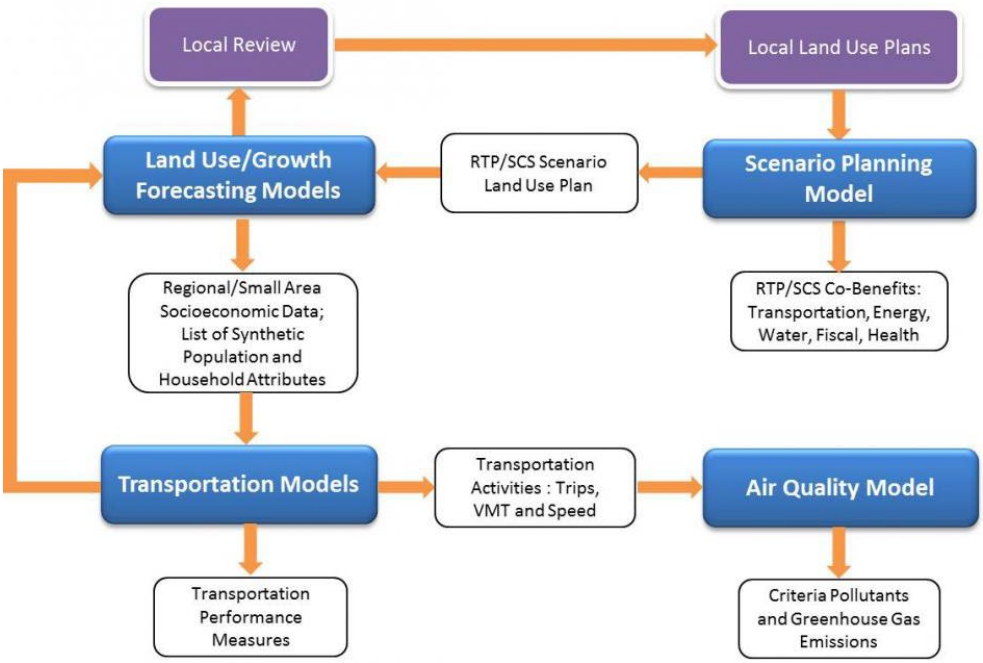
3.5 Land Uses within Service Area

Current land uses within the Hawthorne System are a mixture of low, medium, and high density residential, mixed use, commercial, light and heavy industrial, public facilities, and parks/open

space. Maps showing General Plan land use designations for communities served by the System Operator are provided in **Appendix D**.

The City's population and service growth projections are tied to SCAG TAZ level projections of population, housing, and employment. These projections, in turn, are developed by SCAG through detailed land use, demographic, and transportation modeling. This modeling covers the entirety of the SCAG region which spans six counties (Imperial, Los Angeles, Riverside, San Bernardino, and Ventura) and 191 cities. The SCAG modeling framework is depicted in **Figure 3-3**.

Figure 3-3. SCAG Integrated Modeling and Forecasting Framework



Within this integrated modeling and forecasting system, SCAG's Scenario Planning Model (SPM) serves as a conduit between local land use planning information and the SCAG modeling framework by delivering locally vetted data and plans for use in the key SCAG models. This helps to ensure that regional plans are consistent with local data and policy inputs. SCAG works collaboratively with the region's local jurisdictions to develop the land use inputs that feed into its regional, subarea, and local forecasts.

The SCAG develops socioeconomic estimates and growth projections including population, households, and employment for over 11,000 TAZ units. The population, household, and employment projections used by the System Operator to forecast service area population and service connections tie back to the TAZ growth projections overlying the Hawthorne System.

Chapter 4
Water Use Characterization

This chapter provides a description and quantifies the City of Hawthorne's (City's) current, and projected water uses through 2050. For the purposes of the Urban Water Management Plan (UWMP or Plan), the terms "water use" and "water demand" are used interchangeably. This chapter is divided into the following subsections:

4.1 Non-Potable Versus Potable Water Use

4.2 Past, Current, and Projected Water Uses by Sector

4.3 Distribution System Water Loss

4.4 Climate Change Considerations

4.5 Coordinating Water Use Projections

Appendix E provides additional information and data related to the development of the water demand projections presented in this chapter.

4.1 Non-Potable Versus Potable Water Use

Potable and non-potable water uses are accounted for separately herein. Potable uses are served by the City's potable water delivery system. Potable water deliveries comply with Title 22 Drinking Water Standards. Non-potable water uses include recycled and untreated raw water deliveries, such as tertiary treated recycled water or surface or groundwater supplies that do not meet potable drinking water standards. Uses of potable versus non-potable water are clearly distinguished in the tables included in this section of the Plan.

4.2 Past, Current, and Projected Water Uses by Sector

☑ ***CWC § 10631 (d) (1)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following:

(A) Single-family residential.

(B) Multifamily.

(C) Commercial.

(D) Industrial.

(E) Institutional and governmental.

(F) Landscape.

(G) Sales to other agencies.

(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

(I) Agricultural.

(J) Distribution system water loss (d)(2) The water use projections shall be in the same five-year increments described in subdivision (a).

(d)(4)(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(d)(4)(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following: (i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections. (ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

Demand within the City's water service area is measured using water meters that are installed at each customer service connection. Demand within the service area is tracked and reported for the following sectors:

- **Single Family Residential**: Attached or detached dwelling units that are individually metered.

- **Multi-Family Residential**: Three or more dwelling units served by a common water meter.
- **Commercial**: Private enterprise customers other than large industrial customers.
- **Institutional/Governmental**: Institutional and governmental entities such as schools, administrative buildings, and publicly owned parks and landscaping.
- **Industrial**: Large industrial sites and water use.
- **Landscape**: Water meters classified exclusively for outdoor landscape irrigation.
- **Other**: Includes temporary meters, and miscellaneous customers not listed elsewhere.
- **Fire Service**: Water meters used for fire suppression or system maintenance. These meters typically do not have billed consumption.

Water use categories described in California Water Code (CWC) §10631(d)(1)(G) through (I)—listed below—were not included in the System Operator's water demand calculations because they do not apply to the system:

- Sales to other agencies;
- Sales for agricultural irrigation; and,
- Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

4.2.1 Past and Current Water Use

☑ ***CWC §10631***

(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use… based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors…

Table 4-1 and **Figure 4-1** show water uses from 2021 through 2025 in acre-feet (AF). Total demand in 2025 was 3,742 AF, of which 98 percent was potable water demand and 2.0 percent was non-potable demand, comprised of recycled water for non-residential uses. Discussion of potential future use of recycled water is provided in Section 6.5.Residential customers constitute the majority of the City's service connections and account for roughly 72 percent of total water use. Non-residential demands, including non-potable, represent about 22 percent, while distribution system losses account for the remaining amount.

Per capita water use in the City's service area (also referred to herein as the "Hawthorne System") has declined steadily since the early 2000s. Between 2000 and 2025, water use per person decreased by 27 percent (**Figure 4-2**), falling from 99 gallons per capita per day (GPCD) to 73

GPCD. During this period, total demand decreased by approximately 1,300 AF—going from approximately 5,100 AF in 2000 to 3,742 AF today.

Several factors have contributed to this long-term reduction in per capita use. Beginning in 2012, the System Operator tripled conservation program expenditures, expanding customer access to tools and resources that support water-use efficiency. Additionally, state and federal efficiency standards have significantly reduced water use from toilets, showers, clothes washers, and other plumbing fixtures. Lastly, industrial demands decreased significantly starting around 2020. Collectively, these changes have resulted in a sustained reduction in water use across the Hawthorne System. These trends are expected to continue and are incorporated into the demand projections presented in the next section.

Table 4-1. Demands for Potable and Non-Potable Water - Actual (DWR Table 4-1)

Use Type	Additional Description (as needed)	Historical Water Use					
		Level of Treatment When Delivered (OPTIONAL)	2021	2022	2023	2024	2025
			(AF)	(AF)	(AF)	(AF)	(AF)
Single Family		Potable	1,613	1,503	1,439	1,455	1,465
Multi-Family		Potable	1,241	1,213	1,191	1,221	1,233
Commercial		Potable	612	635	599	607	615
Institutional		Potable	63	70	69	87	71
Industrial		Potable	22	23	27	24	24
Landscape		Potable	0	0	0	0	0
Other		Potable	1	1	1	2	7
Losses	(a)	Potable	158	225	259	231	238
Commercial	Recycled	Non-Potable	110	97	65	70	89
Losses	Recycled	Non-Potable	0	0	0	0	0
Subtotal Potable			3,711	3,670	3,586	3,626	3,653
Subtotal Non-Potable			110	97	65	70	89
Total			3,821	3,767	3,651	3,697	3,742

Notes:
(a) Sum of potable real and apparent losses and authorized unbilled consumption from water loss reports.
(b) The total demand in DWR Table 4-1 may not be equal to the volume supplied in DWR Table 2-1 and total supply in DWR Table 6-8 for Calendar Year 2025 due to estimations of water loss based on historical state-reported water loss values.

Figure 4-1. Annual Total Water Demand by Sector

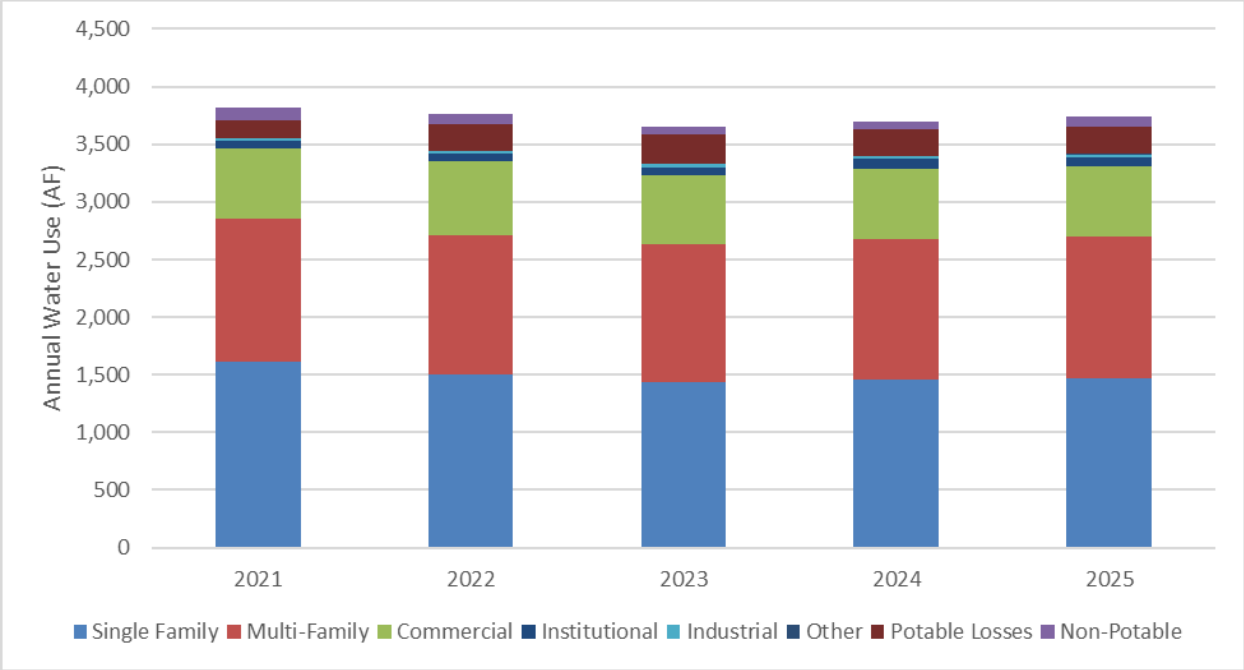
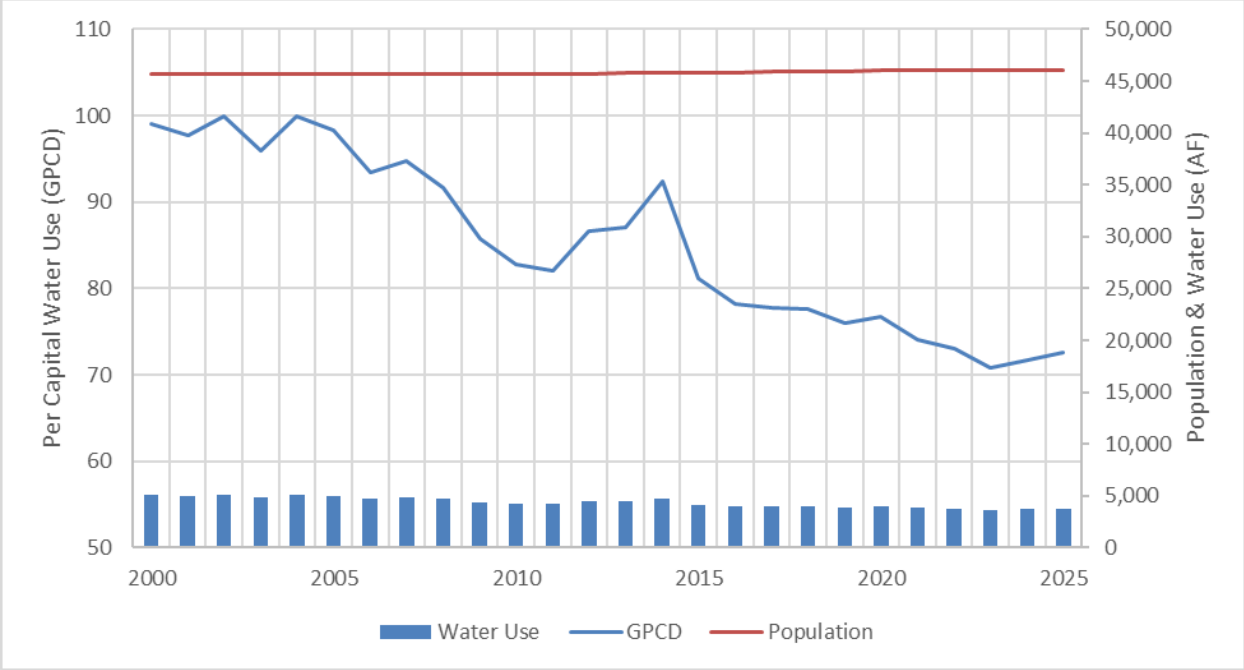


Figure 4-2. Annual Per Capita Water Use



4.2.2 Projected Water Use

Table 4-2 and **Figure 4-3** show projected water uses in five-year increments through 2050. Future water uses are projected by combining forecasts of future water services with forecasts of expected water use per service. The forecasts of future services are aligned with the population, housing, and employment forecasts described in Section 3.4. Separate growth rates were developed for residential and non-residential services based on these regional projections. Between 2025 and 2050, the total number of services is expected to increase from approximately 33,400 to about 36,500, a rate of growth generally consistent with the projected increase in service area population.

Baseline forecasts of expected use per service are calibrated to average usage for the previous three years. The baseline forecasts are then adjusted over the forecast period for expected changes in usage associated with:

1. **Passive water savings** that are primarily driven by plumbing codes and appliance standards that affect both the turnover of existing appliances and fixtures and the installation of new ones.
2. **Active water savings** that are driven by the continued implementation of the System Operator's conservation programs.
3. **Behavioral responses to higher water service** costs that are driven by customer responsiveness to changes in marginal water prices and projected increases in water service costs over the forecast period.
4. **Water loss standards compliance** that is translated into a reduction in expected loss per service connection (see **Table 4-6**).

These adjustments are described in greater detail in the next section.

Despite projected population growth of 0.2 percent per year, total demand is projected to decrease slightly over the forecast period. As shown in **Figure 4-4**, per capita demand is projected to continue declining, though at a more gradual pace than in previous decades, as many of the most accessible conservation opportunities—such as low-efficiency plumbing fixtures—have already been realized.

Table 4-2. Use for Potable and Non-Potable Water – Projected (DWR Table 4-2)

Use Type	Additional Description (as needed)	Projected Water Use					
		Level of Treatment When Delivered (OPTIONAL)	2030	2035	2040	2045	2050
			(AF)	(AF)	(AF)	(AF)	(AF)
Single Family		Potable	1,419	1,399	1,390	1,386	1,388
Multi-Family		Potable	1,188	1,172	1,163	1,160	1,161
Commercial		Potable	584	565	549	536	524
Institutional		Potable	74	71	69	68	66
Industrial		Potable	25	25	25	25	25
Landscape		Potable	0	0	0	0	0
Other		Potable	4	4	4	4	4
Losses	(a)	Potable	201	203	205	207	209
Commercial	Recycled	Non-Potable	74	73	73	72	71
Losses	Recycled	Non-Potable	0	0	0	0	0
Subtotal Potable			3,494	3,439	3,405	3,386	3,376
Subtotal Non-Potable			74	73	73	72	71
Total			3,568	3,513	3,478	3,457	3,447

Notes:
(a) Sum of potable real and apparent losses and authorized unbilled consumption. Assumes compliance with state water loss standards by 2028.

Figure 4-3. Projected Annual Water Demand by Sector

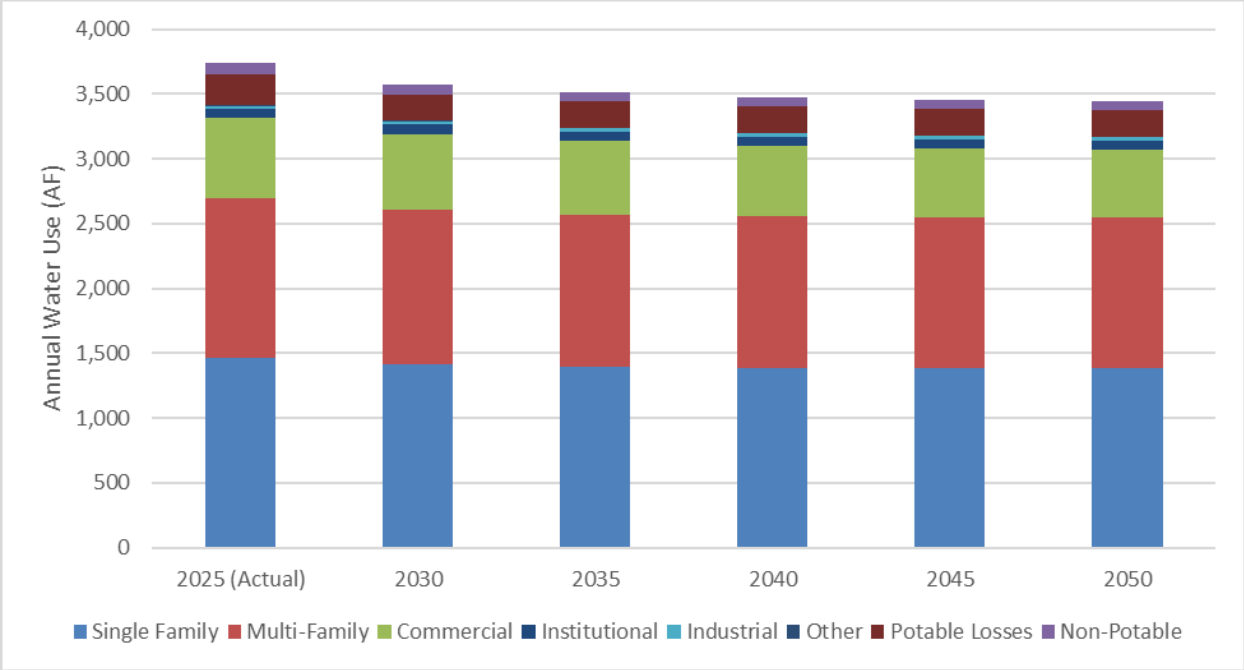
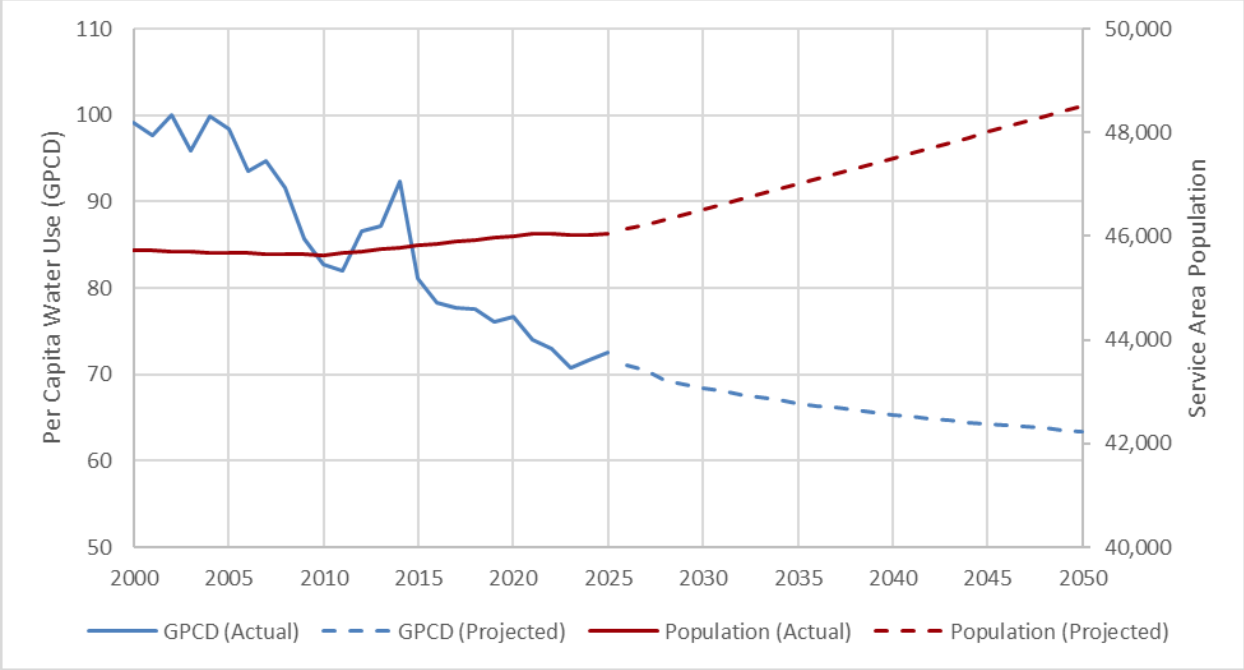


Figure 4-4. Projected Per Capita Water Use



4.2.3 Adjustments to Projected Water Uses

As noted in the previous section, four adjustments were made to projected water usage:

1. **Passive water savings** from plumbing codes and appliance standards.
2. **Active water savings** from implementation of the System Operator's conservation programs.
3. **Behavioral responses to higher water service cost**.
4. **Water loss standards compliance**.

This section describes the data and methods underlying these adjustments as well as their relative magnitudes.

Table 4-3. Use for Potable and Non-Potable Water – Projected (DWR Table 4-3)

Are Future Water Savings Included in Projections?	Yes
If "Yes" to above: State the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found.	Section 4.2.3
Are Lower Income Residential Demands Included in Projections?	Yes
OPTIONAL If the method for accounting Lower Income Residential Demands has been included, provide page number where this accounting can be found.	See notes
Notes: (a) All of the City's residential customers, regardless of income level, are metered and thus the demands of residential customers with lower incomes are fully included in the single- and multi-family water uses shown in DWR Table 4-2.	

(1) Passive Water Savings Adjustment

☑ ***CWC §10631(d)(4)***

(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:

(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.

(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

The passive water savings adjustments reflect the effects of the following codes and regulations:

- **Assembly Bill (AB) 715 (2007)** requires that any toilet or urinal sold or installed in California on or after January 1, 2014, must not exceed flush ratings of 1.28 gallons per flush (gpf) for toilets and 0.5 gpf for urinals. These standards superseded the earlier 1991 limits of 1.6 and 1.0 gpf, respectively. In response to the Governor's Emergency Drought Response Executive Order B-29-15, the California Energy Commission adopted new urinal standards in April 2015, reducing allowable use to 0.125 gpf—75 percent lower than the AB 715 standard.
- **California Appliance Efficiency Regulations (California Code of Regulations [CCR], Title 20, Sections 1601-1609)** set a two-tier standard for showerheads: a maximum flow rate of 2.0 gallons per minute (gpm) for models manufactured on or after July 1, 2016, and a maximum flow rate of 1.8 gpm for models manufactured on or after July 1, 2018.
- **Federal appliance water efficiency standards** for residential and commercial clothes washers and dishwashers are established by the U.S. Department of Energy under the Energy Policy and Conservation Act.
- **CALGreen Building Code** requirements apply to new construction and renovations in California. CALGreen includes prescriptive indoor standards limiting water consumption of plumbing fixtures and fittings, as well as an optional performance path requiring a 20 percent reduction in indoor water use relative to a calculated baseline using CALGreen worksheets.
- **SB 407 (2009)** mandates that all buildings constructed on or before January 1, 1994, retrofit noncompliant plumbing fixtures to meet current state efficiency standards. The

law also requires sellers of single-family homes, effective January 1, 2017, to disclose in writing whether required plumbing fixture replacements have been completed. Similar disclosure requirements for multi-family and commercial properties took effect January 1, 2019. **SB 837 (2011)** reinforced these requirements by adding corresponding disclosure elements to the statutory property transfer disclosure statement.

- **Model Water Efficient Landscape Ordinance (MWELO)** was updated by the California Water Commission in 2015. MWELO (or a locally adopted equivalent) limits water use for new and rehabilitated landscapes. Under MWELO, the maximum applied water allowance (MAWA) is set at 55 percent of reference evapotranspiration for residential landscapes and 45 percent for commercial landscapes, with exceptions for special uses such as sports fields, parks, or landscapes irrigated with recycled water.

Passive water savings adjustments were estimated using the Alliance for Water Efficiency's *Water Conservation Tracking Tool* (AWE Tracking Tool), a quantitative model widely used by water utilities to assess both active and passive water savings.[10]

(2) Active Savings Adjustment

Active savings refer to water savings resulting from the current System Operator's implementation of water conservation programs, customer education efforts, and the provision of financial incentives (e.g., rebates). The active savings adjustment assumes continuation of the System Operator's current conservation programs.

A description of the System Operator's existing and planned conservation programs, also referred to as Demand Management Measures (DMMs), is provided in Chapter 9. Projected compliance with state urban water conservation regulations is addressed in Chapter 5.

As with passive savings, the cumulative effects of these programs on future water demand were estimated using the AWE Tracking Tool.

(3) Customer Price Response Adjustment

The AWE Tracking Tool was also used to calculate customer price response adjustments. The adjustment assumes a sustained 1.0 percent annual rate of increase above general price inflation in the marginal cost of water service.

The AWE Tracking Tool's default demand elasticities were used to adjust baseline demands over the forecast period in response to the real increases in marginal water service costs. The demand elasticities estimate the expected percentage change in water use given a 1.0 percent inflation-

[10]AWE's Tracking Tool is available at: https://allianceforwaterefficiency.org/resource/water-conservation-tracking-tool/

adjusted increase in marginal water cost. For example, an elasticity of -0.1 implies that demand will decrease, on average, by 0.1 percent given a 1.0 percent increase in marginal water cost.

The default elasticities used by the tracking tool are as follows:

- Single-Family: -0.15
- Multi-Family: -0.075
- CII: -0.15
- Irrigation: -0.25

Because higher water service cost encourages conservation program participation, the AWE Tracking Tool's default elasticities are purposely conservative (i.e., small in magnitude) in order to reduce the likelihood of double counting water savings.

(4) Water Loss Standards Compliance

The water loss standards compliance adjustment is based on the difference between average real and apparent water loss, as reported in the City's most recent three water loss reports (see **Table 4-5**), and the corresponding standards. Real and apparent water use per service is reduced by these differences in 2028, the deadline for compliance with the standards, if the average loss rates exceed their standards.

(5) Summary of Demand Adjustments

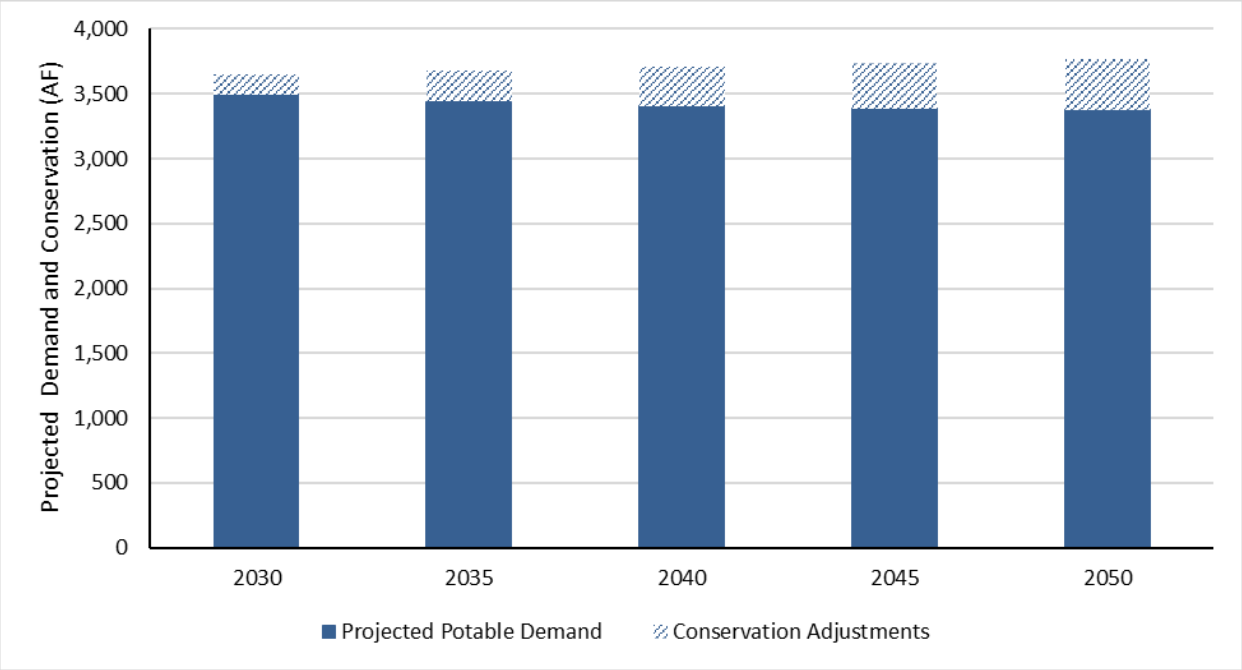
Table 4-4 and **Figure 4-5** show the impact of the demand adjustments on projected water use. In total, the adjustments reduce projected 2050 water use by 10 percent relative to the baseline forecast. Most of the reduction is associated with passive conservation water savings followed by the adjustment for water loss standards compliance. The water service cost adjustment incorporates adjustments for increases in both household income and the price of water. The small negative adjustments shown in the table indicate that for the City the increases in demand because of projected increases in household income are larger than the reductions in demand associated with the projected increases in the price of water.

Table 4-4. Projected Baseline and Adjusted Potable Water Demand

Water Conservation Type	Projected Potable Water Demand				
	2030	2035	2040	2045	2050
	(AF)	(AF)	(AF)	(AF)	(AF)
Baseline Potable Water Demand	3,645	3,676	3,708	3,740	3,772
Demand Adjustments					
Passive Conservation	116	202	270	324	369
Active Conservation	0	0	0	0	0
Water Service Cost (a)	-1	-3	-5	-7	-11
Water Loss Standards Compliance (b)	37	37	38	38	38
Subtotal Adjustments	152	237	303	354	396
Projected Potable Demand	3,494	3,439	3,405	3,386	3,376

Notes:
(a) Water cost adjustments incorporate adjustments for increases in both income and price. Negative water service cost adjustments indicate the increase in demand because of increased income is greater than the reduction in demand because of increased price of water.
(b) Compliance with loss standards by 2028 is assumed. No reported adjustment indicates current losses per connection are below the Hawthorne System's standards for real and apparent water loss.

Figure 4-5. Projected Potable Water Demand and Conservation



4.3 Distribution System Water Loss

☑ ***CWC § 10631 (3)***

(A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.

(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.

(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met the distribution loss standards enacted by the board pursuant to Section 10608.34.

4.3.1 Previous Five Years Distribution System Losses

Since 2016, urban retail water suppliers have been required under CWC §10608.34 and CCR §638.1 et seq to quantify distribution system water losses using the American Water Works Association (AWWA) Free Water Audit Software (referred to as "water loss audit reports"). **Table 4-5** summarizes the water loss audit reports submitted to the DWR since 2021.

Table 4-5. Water Loss Audit Reporting (DWR Table 4-5)

Public Water System ID # Reported in Table 2-1 R	Reporting Period	Submitted to DWR Water Loss Audit Program (yes/no)
CA1910047	2021	Yes
	2022	Yes
	2023	Yes
	2024	Yes
	2025	(see notes)

Notes:
(a) Submitted water loss reports are available at: https://wuedata.water.ca.gov/
(b) 2025 water loss audit reports are not due until January 1, 2027, after the July 2026 UWMP filing deadline.

4.3.2 Previous Five Years Distribution System Losses

In 2022, the State Water Resources Control Board (SWRCB) adopted new performance standards for urban retail water suppliers that would reduce water loss by nearly 35 percent. Effective starting in 2023, the SWRCB provided a volumetric standard to each urban retail water supplier that sets cost-effective levels of achievable water loss given each water system's characteristics and budgets. Suppliers will be required to start meeting individual volumetric loss standards over

a three-year period beginning January 2028. This water loss standard is one component of the Making Conservation a California Way of Life (MCCWL) regulation.[11]

CWC §10631 (3)(c) requires that this UWMP demonstrate whether the distribution loss standards enacted by the SWRCB pursuant to CWC §10608.34 have been met. **Table 4-6** shows that the City's current real water loss rate exceeds the real loss standard established by the SWRCB. The System Operator will aim to reach compliance by the 2028 deadline.

[11] Information on the MCCWL Regulation accessed from: https://www.waterboards.ca.gov/conservation/regs/water_efficiency_legislation.html

Table 4-6. Progress Towards 2028 Water Loss Standards (DWR Table 4-6)

Public Water System ID #	Did the Water Board Calculate a Water Loss Standard for this Public Water System? (y/n) If no, Supplier will not complete this row.	Real Water Loss					Apparent Water Loss				
		State Water Board Standard		Most Recent AWWA Water Loss Audit			State Water Board Standard		Most Recent AWWA Water Loss Audit		
		2028 Real Water Loss Standard (a)	Units for Real Water Loss (b)	Number of Services	Volume of Real Loss (c) (AF)	Real Water Loss Per Unit per Day	2028 Apparent Water Loss Standard (a)	Units for Apparent Water Loss (b)	Number of Services	Volume of Apparent Loss (c) (AF)	Apparent Water Loss Per Unit per Day
CA1910047	Yes	14.4	GPSCD	6,533	136	18.6	13.0	GPSCD	6,533	86	11.8

Notes:
(a) Provided by State Water Resources Control Board (SWRCB).
(b) GPSCD = Gallons per service connection per day.
(c) Result from most recent validated AWWA water loss report.

4.4 Climate Change Considerations

☑ ***CWC §10630***

It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.

☑ ***CWC §10635(b)***

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment …(and) shall include each of the following …

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

As discussed in Section 3.3, the Hawthorne System's climate has been warming. Changing climate can affect water demands, as extreme and higher temperatures can lead to increases in water use. At the same time, adaptive behavior by water users, such as replacing existing landscape with more drought-tolerant landscape material, may partially offset these effects. Pursuant to the CWC requirements and the 2025 UWMP Guidebook, this Plan incorporates climate change considerations into the water demand projections provided in this section.

4.4.1 Characteristic Five-Year Water Use

☑ ***CWC § 10635(b)(3)***

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following…

(3) A comparison of the total water supply sources available to the water supplier with ***the total projected water use for the drought period.*** (Emphasis added).

In accordance with CWC §10635(b)(3), UWMPs must provide a five-year Drought Risk Assessment (see Section 7.5). As a first step, DWR suggests that water suppliers estimate their unconstrained water demand for the next five years (2026-2030). Unconstrained water demand is water use in the absence of drought water use restrictions. These numbers can then be adjusted to estimate the five-years' cumulative drought effects. The Drought Risk Assessment presented in Section 7.5 incorporates adjustments to unconstrained water demand in accordance with the City's Water Shortage Contingency Plan (WSCP).

As part of the sales forecasting process, the System Operator conducts econometric modeling to evaluate the sensitivity of water sales to variations in weather conditions. These models were used to simulate differences in projected water use under normal weather conditions and under multiple dry-year scenarios. For this analysis, historical weather data from the dry periods of 1929–1934, 1987–1991, and 2013–2016 were applied.

The results indicate that the City's annual water use under a multiple dry-year scenario would increase by approximately 2.5 percent relative to normal conditions. This increase reflects the sensitivity of City's demands to climate variability, particularly in spring and autumn transitional irrigation periods.

Projected unconstrained demands for 2026-2030 for normal and multiple-dry-year scenarios are provided in **Table 4-7**.

Table 4-7. Characteristic Five-Year Water Use for Normal and Multi-Year Dry Scenarios

Water Year Type	2026	2027	2028	2029	2030
	(AF)	(AF)	(AF)	(AF)	(AF)
Normal	3,671	3,652	3,597	3,582	3,568
Multi-Year Dry	3,762	3,743	3,687	3,671	3,656

4.5 Coordinating Water Use Projections

☑ ***CWC §10631***

(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision.

As described in Chapter 6, the City currently purchases water from WBMWD. The System Operator provided WBMWD with the System Operator's 2026-2050 water demand projections as part of the preparation of the UWMP.

Chapter 5
SB X7-7 Baseline and Targets

Senate Bill (SB) X7-7 mandated a 20 percent reduction in urban per capita water use across California by 2020. To achieve this goal, SB X7-7 required each retail supplier to establish an urban water use target (2020 Target), contributing to the State's collective efforts. Because the California Water Code (CWC) does not set an end date for reporting progress in meeting the 2020 Target, this section of the Urban Water Management Plan (UWMP or Plan) demonstrates the City of Hawthorne's (City's) compliance with SB X7-7 in 2020.

This chapter has the following sections:

5.1 Demonstration of Compliance with the 2020 Target in 2020

5.2 Nexus to State Water Board Urban Water Use Objectives

5.1 Demonstration of Compliance with the 2020 Target in 2020

☑ ***CWC §10608.40***

Urban water retail suppliers shall report to the department on their progress in meeting their urban water use targets as part of their urban water management plans submitted pursuant to Section 10631.

☑ ***CWC §10608.12***

(af) "Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

The City of Hawthorne (City) achieved its 2020 Target in 2020. The data used to calculate the 2020 Target and demonstrate compliance are documented in the City's 2020 UWMP. **Table 5-1** below summarizes the City's 2020 Target and actual 2020 gallons per capita per day (GPCD), confirming that it met the SB X7-7 compliance requirements.

The City is not a member of a Regional Alliance and this UWMP provides information on the City's compliance with its SB X7-7 water conservation targets as an individual urban retail water supplier.

Table 5-1. SB X7-7 2020 Target Progress (DWR Table 5-1)

☐	**Check the box if the Supplier was not an Urban Water Supplier during or before the 2020 UWMP reporting cycle. Proceed to the next table.**					
Was Supplier part of a merger or consolidation since 2020?	Regional Alliance Target or Individual Target?	2020 Target	Actual 2020 GPCD	Did Supplier achieve targeted reduction for 2020?	**Only for suppliers that did not meet the Target in 2020**	
					Actual 2025 GPCD (From SB X7-7 Compliance Form)	Did Supplier meet the 2020 Target in 2025?
No	Individual Target	142	70	Yes		N/A

5.2 Nexus to State Water Board Urban Water Use Objectives

☑ ***CWC § 10609.20***

(a) Each urban retail water supplier shall calculate its urban water use objective no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use conditions for the previous calendar or fiscal year.

☑ ***CWC § 10609.22***

(a) An urban retail water supplier shall calculate its actual urban water use no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use for the previous calendar or fiscal year.

☑ ***CWC § 10609.24***

(a) An urban retail water supplier shall submit a report to the department no later than January 1, 2024, and by January 1 every year thereafter. The report shall include all of the following:

(1) The urban water use objective calculated pursuant to Section 10609.20 along with relevant supporting data.

(2) The actual urban water use calculated pursuant to Section 10609.22 along with relevant supporting data.

(3) Documentation of the implementation of the performance measures for CII water use.

(4) A description of the progress made towards meeting the urban water use objective.

(5) The validated water loss audit report conducted pursuant to Section 10608.34.

(b) The department shall post the reports and information on its internet website.

(c) The board may issue an information order or conservation order to, or impose civil liability on, an entity or individual for failure to submit a report required by this section.

In July 2024, California adopted the Making Conservation a California Way of Life (MCCWL) regulation, implementing SB 606 and Assembly Bill (AB) 1668 to support long-term water conservation and drought resilience. The regulation establishes annual Urban Water Use Objectives (UWUOs) for urban retail water suppliers and introduces performance measures for commercial, industrial, and institutional (CII) water uses.

The UWUO is a water budget–based framework that is specific to each urban retail water supplier. It consists of the following components: (1) a residential indoor water use standard; (2)

a residential outdoor water budget; (3) a CII landscape outdoor water use standard for landscapes served by dedicated irrigation meters; (4) a water loss standard; (5) allowable variances; and (6) a potable reuse bonus. Beginning in 2027, suppliers must annually assess whether the sum of their regulated water uses—residential indoor and outdoor use, dedicated irrigation meter use, and distribution system water loss—is at or below their UWUO. Additionally, starting in 2028, they must demonstrate that real and apparent distribution system water loss rates are less than their corresponding standards, as discussed in Section 4.3. Compliance with the water loss standards is required even if the urban retail water supplier's total regulated water use is below its UWUO.

The state standards underlying the residential indoor, residential outdoor, and CII outdoor components of the UWUO will become increasingly stringent over time. As a result, compliance is expected to require continued reductions in water use beyond those achieved under the SB X7-7 framework.[12] Urban retail water suppliers are required to report annually to the State Water Resources Control Board on water use relative to their UWUOs. The System Operator submits UWUO compliance data through the Department of Water Resources' Water Use Efficiency Data portal.[13] Projections of UWUO compliance are not required as part of an Urban Water Management Plan.

Under the baseline demand projections described in Chapter 4, regulated water use in the Hawthorne System is projected to remain below the applicable UWUO requirements through 2050. However, as discussed in Section 4.3, current water loss rates in the Hawthorne System exceed the water loss standards assigned by the state and must be reduced to the level of the standards by 2028 in order to comply with the water loss requirements of the MCCWL regulation.

Based on this evaluation, real water losses in PWS CA1910047 (Hawthorne) will need to be reduced by approximately 22 percent from current levels (see **Table 4-6**) in order to achieve compliance with the state water loss standards.

[12] Under the MCCWL regulation, the SB X7-7 target serves as a backstop on the UWUO. If a supplier's UWUO exceeds its SB X7-7 target, its UWUO becomes its SB X7-7 target.
[13] DWR's Water Use Efficiency Data Portal: https://wuedata.water.ca.gov/uwuo_plans

Chapter 6
Water Supply Characterization

☑ ***CWC § 10631 (b)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

This chapter provides a description of the City of Hawthorne's (City's) current water supplies, including a discussion of their purchased water, the underlying groundwater basin and its management, and their recycled water supplies. Additionally, potential supply sources are discussed, such as surface water and stormwater, as well as an assessment of the energy intensity used to operate the City's treatment and distribution system. This chapter includes the following sections:

6.1 Purchased Water

6.2 Groundwater

6.3 Surface Water

6.4 Stormwater

6.5 Wastewater and Recycled Water

6.6 Desalinated Water Opportunities

6.7 Water Exchanges and Transfers

6.8 Future Water Projects

6.9 Summary of Existing and Planned Sources of Water

6.10 Special Conditions

6.11 Energy Intensity

6.1 Purchased Water

☑ ***CWC § 10631 (h)*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

The City of Hawthorne (City) currently purchases imported water to meet a portion of demands in its service area (also referred to herein as the "Hawthorne System") from the West Basin Municipal Water District (WBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD).

WBMWD acts as secondary wholesaler, both purchasing water from MWD and reselling it to the City. MWD is a wholesale water provider that serves imported water to 26 member agencies across 5,200 square miles of Southern California. MWD receives imported water conveyed from the Colorado River via the Colorado River Aqueduct (CRA) and the Delta via the State Water Project (SWP), which are described in this section.

Colorado River

The Colorado River originates in the Rocky Mountains of Colorado and flows southwest to the Arizona-California border, then continues south into Mexico to the Colorado River Delta and ultimately to the Gulf of California. MWD diverts Colorado River water from Laka Havasu into the CRA, which has a capacity of 1.25 million AFY and is operated by MWD. The CRA then conveys water west to its terminus at Lake Mathews in Riverside County, within MWD's service area.

MWD is entitled to 550,000 AFY of Colorado River water under contracts with the U.S. Secretary of the Interior, which is considered a portion of California's 4.4 million AFY senior allocation under the Quantification Settlement Agreement and related agreements. In addition, MWD can access up to 662,000 AFY above California's 4.4 million AFY if unused water from higher-priority users or conserved water through transfer programs becomes available, as well as 180,000 AFY when surplus flows are available. Additional information on the Colorado River's future supply reliability, including ongoing drought conditions and new long-term operating plan, is provided in Section 7.1.1.

Sacramento–San Joaquin Delta Watershed

MWD began receiving water from the Delta via the SWP in the early 1970s. The SWP is owned by the State of California and operated by DWR. It is the largest state-operated water and power system in the nation and consists of a vast network of waterways that move water from Northern California through the Delta to parts of the San Francisco Bay Area, Central Valley, and Southern California.

The SWP captures snowmelt and runoff from the northeastern Sierra Nevada Mountains that has flowed to the Delta via rivers and reservoirs. From the Delta, water is pumped into the SWP to be delivered to SWP Contractors that receive allocations of SWP each year.

MWD is the largest of the 29 state water contractors with a long-term contract for water supply from the SWP with DWR. MWD's contract allocation is presently 1,911,500 AFY. The SWP water supply contracts set forth the base annual water supply entitlement that a state water contractor may expect to be provided under the contract, as detailed in "Table A" of the contracts. However, actual delivery varies by year, depending on hydrologic conditions, water quality and environmental conditions, state water contractor delivery requests, current reservoir storage, and other operational factors. Additional information on SWP supply reliability is provided in Section 7.1.1.

6.2 Groundwater

☑ ***CWC § 10631***

(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:

(A) The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.

(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater. For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).

(C) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

The City's groundwater supplies are managed in an effort to coordinate with existing regional conjunctive-use programs and to take advantage of economic incentives and the lease market to the fullest extent possible. The System Operator pumps groundwater from the adjudicated West Coast Basin (California Department of Water Resources [DWR] Basin No. 4-011.03; Basin). Over the past five years, the System Operator relied on groundwater to meet nine to 29 percent of the City's total demands.

6.2.1 Basin Description and Status

As shown on **Figure 6-1**, the Hawthorne System overlies the West Coast Basin of the Los Angeles Groundwater Basin. The Basin is bounded on the north by the Ballona Escarpment, an abandoned erosional channel from the Los Angeles River. On the east it is bounded by the Newport-Inglewood fault zone and on the south and west by the Pacific Ocean and consolidated rocks of the Palos Verdes Hills. The surface of the Basin is crossed in the south by the Los Angeles River through the Dominguez Gap, and the San Gabriel River through the Alamitos Gap, both of which then flow into San Pedro Bay. The Basin is a pressurized aquifer groundwater basin with three

primary aquifers: the 200-foot Sands, the Silverado Aquifer, and the Lower San Pedro Aquifer. These aquifers have continuity with the Pacific Ocean in Santa Monica Bay. Overdraft of the Basin was caused by excessive pumping due to population growth and rapid industrialization of the Los Angeles Coastal Plain beginning in the 1930s. This overdraft caused lowering of the piezometric head of the aquifers, which increased pumping cost and resulted in seawater intrusion.

The adjudication of the Basin began in 1945 when California Water Service (Cal Water), along with the City of Torrance and the Palos Verdes Water Company filed a lawsuit in Superior Court, Los Angeles County, to quiet title to the groundwater rights and control pumping in the Basin. As part of the effort to resolve the overdraft condition, the WBMWD was formed in 1947 to distribute supplemental MWD imported water to the major water purveyors. In 1955 when pumpers realized the severity of the overdraft, groundwater pumping was limited under an interim agreement. In 1961, the Court rescinded the interim agreement and signed the West Coast Basin Judgment.

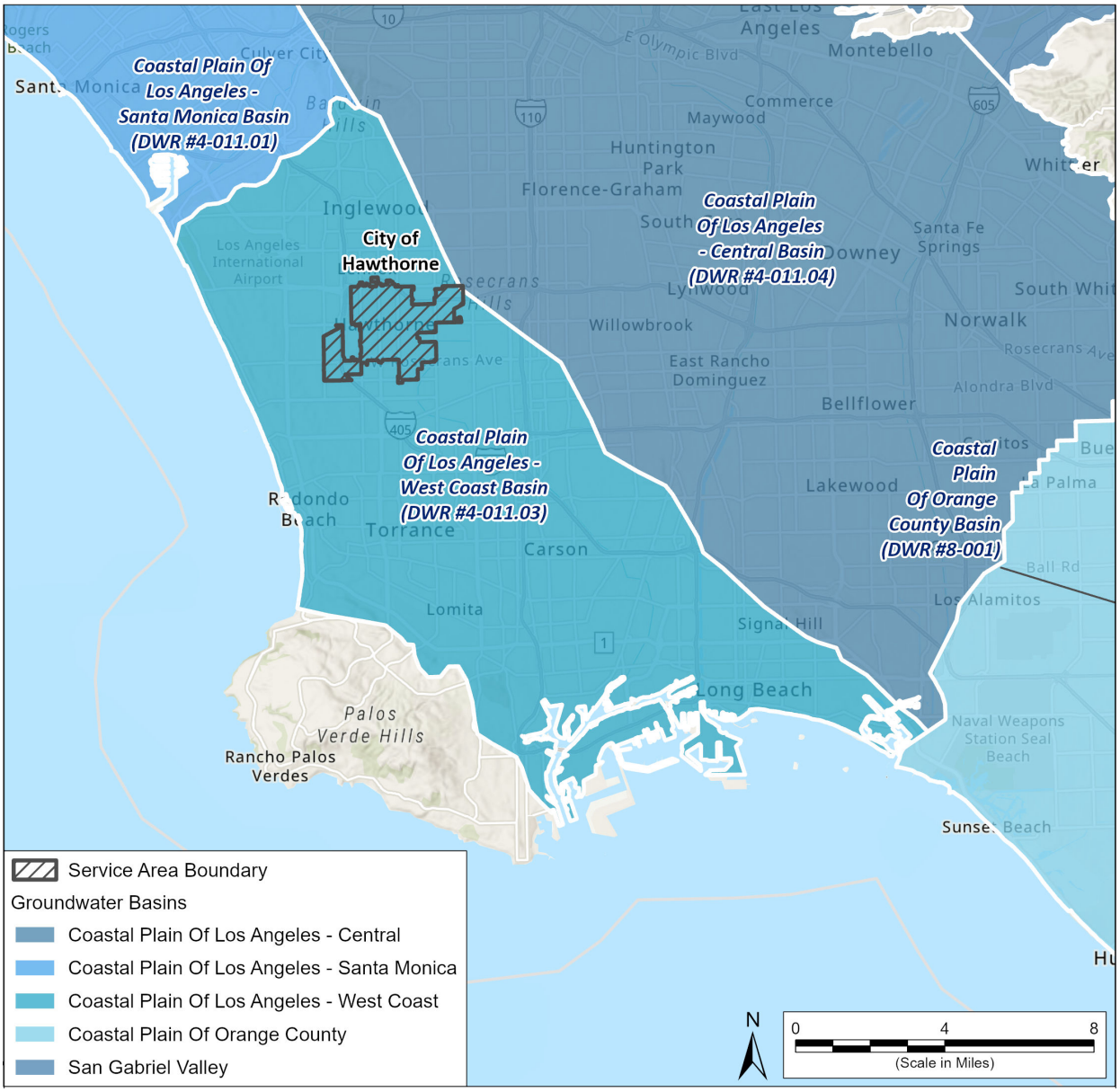
The Water Replenishment District of Southern California (WRD) was created in 1959, largely out of cooperation between the West Coast Basin Water Association and the Central Basin Water Association, with the directive to facilitate artificial replenishment of the two basins as a means of eliminating the overdraft and halting seawater intrusion. To quiet the title to and limit production of the groundwater in West Coast Basin the WRD filed a lawsuit in Superior Court, Los Angeles in 1962 against more than 700 parties. Later that year after a vast majority of the pumpers approved of the approach, the Court adopted an interim agreement to limit the production from the Basin. In 1965, following extensive meetings by the parties to work out a settlement that was supported by pumpers representing over 75 percent of the Basin's anticipated water rights, the court approved the stipulated judgment for the West Coast Basin.

This judgment established an adjudicated water right for each party, but limited the Allowable Pumping Allocation (APA) to 80 percent of the water right, which equals 217,367 acre-feet per year (AFY). The City of Hawthorne has leased both the management of its municipal water system and its APA of 1,882 AFY to the current System Operator.

A detailed description of the Basin is given in California's Groundwater Bulletin 118.[14] The Basin is adjudicated, and the Adjudication Order is included in the following link:
https://www.usbr.gov/lc/socal/basinstudies/LA%20Adjudication%20Dec%202014.pdf.

[14] Current Bulletin 118 information is available on DWR's website: https://water.ca.gov/programs/groundwater-management/bulletin-118

Figure 6-1. Groundwater Basin Underlying the Hawthorne System



6.2.2 Groundwater Management

The Sustainable Groundwater Management Act (SGMA) and its subsequent amendments do not apply to adjudicated basins such as the West Coast Basin. Instead, as the regional groundwater management agency for West Coast and Central Basins, two of the most utilized groundwater basins in the state of California, the WRD plays an integral role in overall water resource management in southern Los Angeles County. The WRD manages groundwater for nearly four

million residents in 43 cities of southern Los Angeles County. The 420 square mile service area uses about 220,000 AFY of groundwater, which equates to nearly half percent of the total regional water demand for water. The WRD ensures that a reliable supply of high-quality groundwater is available through its clean water projects, water supply programs, and effective management principles.[15]

6.2.3 Historical Pumping and Supply Sufficiency

The City has a total of four wells located within the Hawthorne System boundaries shown in **Figure 6-1**.

There are six surface storage structures, enabling the groundwater wells to pump to storage during non-peak demand periods and provide peak day demand. The City has sufficient production capacity to supply all of the City's current annual average day and maximum day demand.

As noted above, groundwater is a portion of the supply for the City. **Table 6-1** lists the amount of groundwater pumped from the Basin by the System Operator over the past five years. The available groundwater supply purchased water supply, and recycled water supply have been sufficient to meet all of the City's demands in the past five years and all prior years.

Table 6-1. Groundwater Volume Pumped (DWR Table 6-1)

☐	**Check the box if the Supplier does not pump groundwater.**						
☐	**Check the box if all or part of the groundwater below is desalinated. (OPTIONAL)**						
Groundwater Type	**Water Type (OPTIONAL)**	**Location or Basin Name**	2021	2022	2023	2024	2025
			(AF)	(AF)	(AF)	(AF)	(AF)
Alluvial Basin	Potable	West Coast Basin	452	326	404	370	1,156
		TOTAL	452	326	404	370	1,156

Notes:
(a) The City of Hawthorne has leased both the management of its municipal water system and its APA of 1,882 AFY in the West Coast Basin to the current System Operator.

[15] WRD, 2025. Water Replenishment District of Southern California Engineering Survey and Report, dated May 2025.

6.3 Surface Water

The System Operator does not impound or divert surface water to meet demands in the Hawthorne System.

6.4 Stormwater

There are no plans by the System Operator to divert stormwater for beneficial uses in the Hawthorne System.

6.5 Wastewater and Recycled Water

☑ ***CWC § 10633***

The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area.

The recycling of wastewater offers several potential benefits to the City and its customers. One of these benefits is to help maintain a sustainable groundwater water supply either through direct recharge, or by reducing potable supply needs by utilizing recycled water for appropriate uses (e.g., landscape, irrigation) now being served by potable water. The potential volume of recycled water that can be produced is proportional to the volume of wastewater that is locally generated by the City, and is discussed in the following sections.

6.5.1 Recycled Water Coordination

The System Operator relies on and coordinates with the following wastewater agencies for wastewater collection, treatment and recycling in the Hawthorne System:

- Los Angeles County Sanitation District (LACSD)
- WBMWD

The treatment level for each agency is described further in the following section.

6.5.2 Wastewater Collection, Treatment, and Disposal

☑ ***CWC § 10633 (a)***

A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.

☑ ***CWC § 10633 (b)***

A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.

The LACSD owns, operates, and maintains the sewer system consisting of gravity sewers, pumping stations, and force mains to collect wastewater from the Hawthorne System service area. The collected wastewater is discharged to trunk sewers and interceptors owned and operated by the LACSD.

The LACSD's A.K Warren Water Resource Facility (WRF; formerly known as the Joint Water Pollution Control Plant) provides the wastewater service for the City. The WRF is the largest of the LACSD's wastewater treatment plants. It provides advanced primary and partial secondary treatment for 400 million gallons per day (MGD) of wastewater and serves a population of approximately 4.8 million residents, businesses and industries.[16] The treated wastewater is disinfected with chlorine and sent to the Pacific Ocean through a network of outfalls that extend two miles off the Palos Verdes Peninsula to a depth of 200 feet.

Recycled water is provided to the City by the WBMWD. The source of the recycled water is treated effluent from the City of Los Angeles' Hyperion Wastewater Treatment Plant (WWTP). The Hyperion WWTP provides secondary treatment using the activated sludge process.

Most of the Hyperion WWTP treated effluent is disposed of through an ocean outfall, but a small percentage of it is sent to WBMWD's main treatment facility, the Edward C. Little Water Recycling Facility (ELWRF). The ELWRF produces five types of water quality levels which include: Title 22 (tertiary treatment), Nitrified, Softened Reverse Osmosis (purified by micro-filtration followed by reverse osmosis) for disinfection for groundwater recharge, and Pure Reverse Osmosis, Ultra-Pure Reverse Osmosis. The ELWRF is also undergoing the Phase V Expansion, which will add advanced treatment capacity to support expanded recycled water production and improve regional water supply reliability.[17] This expansion is designed to enhance treatment flexibility and enable future indirect potable reuse by producing high-quality advanced treated water suitable for groundwater replenishment. The various types of product recycled water qualities

[16] https://www.lacsd.org/services/wastewater-sewage/facilities/ak-warren-water-resource-facility
[17] Los Angeles County Sanitation Districts (LACSD), *Edward C. Little Water Recycling Facility Phase V Expansion Project*, Water Collaborative Delivery Program, available at: https://watercollaborativedelivery.org/project/edward-c-little-water-recycling-facility-phase-v-expansion-ca/

from ELWRF are conveyed through a network of nearly 100 miles of distribution pipelines ranging in diameter from 4 to 60 inches.[18]

Recycled water is currently being used for injection at the seawater intrusion barriers, for industrial operations, and for landscape irrigation. The WBMWD currently provides an estimated 38,700 AFY to over 350 customer connections. The ELWRF will ultimately be one of the largest water reuse projects in the United States. The project, when fully constructed, has the potential to deliver an additional 70,000 AFY of tertiary treated recycled water.

Estimates for the City's wastewater quantity (indoor usage) are shown in **Table 6-2**. The calculation is based on annualizing 90 percent of January water use in Hawthorne System service area. **Table 6-3** summarizes the wastewater treatment and discharge volumes within the Hawthorne System service area.

[18] WBMWD, 2022. Recycled Water Master Plan West Basin Municipal Water District. Dated January 2022.

Table 6-2. Wastewater Collected Within Service Area in 2025 (DWR Table 6-2)

☐	Check the box if there is no wastewater collection system.
	Percentage of 2025 service area covered by wastewater collection system (OPTIONAL)
	Percentage of 2025 service area population covered by wastewater collection system (OPTIONAL)

Wastewater Collection			Recipient of Collected Wastewater	
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? (OPTIONAL)	Volume of Wastewater Collected from UWMP Service Area 2025 (AF)	Name of Wastewater Treatment Plant (WWTP) and Place ID Number	Is WWTP Located Within UWMP Area?
Los Angeles County Sanitation Districts	Estimated	4,262	A.K. Warren Water Resource Facility, Place ID 234156	No
Total Wastewater Collected from Service Area in 2025:		4,262		

Notes:

(a) The volume of wastewater collected from the Hawthorne System service area in 2025 is estimated by annualizing 90 percent of January water use in the Hawthorne System service area.

(b) The A.K. Warren Water Resource Facility was formerly known as the Joint Water Pollution Control Plant.

Table 6-3. Wastewater and Discharge Within Service Area in 2025 (DWR Table 6-3)

☒	Check box if no wastewater is treated or disposed of within the UWMP service area.														
Wastewater Treatment Plant Name and Place ID Number	Does This Plant Treat Wastewater Generated Outside the UWMP Service Area?	2025 Volume of Wastewater Received from UWMP Service Area (AF)	Total 2025 Volume of Water Treated (AF)	2025 Outcomes of Treated Wastewater											
				Water Recycled Within UWMP Service Area		Water Recycled Outside of UWMP Service Area		Effluent Discharge that is not a Permitted Recycled Water Use		Required Discharge for Instream Flow		Delivered to Another Entity for Additional Treatment			
				Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Name of other entity	
Total															
Notes:															

6.5.3 Recycled Water System and Recycled Water Beneficial Uses

☑ ***CWC § 10633 (c-g)***

(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.

(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.

(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.

(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

Although the LACSD's WRF provides the wastewater service for the Hawthorne System service area, recycled water is provided to the service area by the ELWRF. The source of this recycled water is treated effluent from the City of Los Angeles' Hyperion WWTP. Most of the treated effluent is disposed of through an ocean outfall, but a small percentage of the treated effluent is sent to the ELWRF in El Segundo where it undergoes chemical clarification, recarbonation, microfiltration, and chlorination. The ELWRF produces about 40 MGD of recycled water and has an ultimate capacity of 62.3 MGD.

The recycled water used in the Hawthorne System is collected from communities outside of the Hawthorne System. Recycled water from the ELWRF is used for several purposes including: (1) groundwater replenishment through more than 100 wells, (2) landscape irrigation and (3) industrial process water. The ELWRF serves more than 140 sites including areas in Manhattan Beach, Torrance, Hermosa Beach, and Inglewood. The biggest customers are the Chevron and Mobil oil refineries. In the Hawthorne System, the recycled water customers include the City of Hawthorne and the Hawthorne School District.

As shown in **Table 6-4**, recycled water use in the Hawthorne System is projected to decrease slightly through 2050. **Table 6-5** compares the 2020 estimate for 2025 to the 2025 actual recycled water use. The extent and timing of recycled water use is highly variable and often speculative given the uncertainty surrounding planned developments. The discrepancy between 2020 projected recycled water use and 2025 actual recycled water use may be attributed to unanticipated variation in the availability of recycled water supplies, existing recycled water customers used less recycled water than previously projected.

Table 6-4. Recycled Water Direct Beneficial Uses Within Service Area (DWR Table 6-4)

☐	Check box if recycled water is not used and is not planned for use within the service area of the supplier.
Name(s) of Facility/ies Producing (Treating) the Recycled Water (OPTIONAL):	WBMWD
Name of Supplier Operating the Recycled Water Distribution System (OPTIONAL):	WBMWD
Supplemental Water Added in 2025 (Volume) (OPTIONAL):	
Source of 2025 Supplemental Water (OPTIONAL):	

Use Type	Water Type (after treatment if treated) (OPTIONAL)	Additional Information (as needed)	2025	2030	2035	2040	2045	2050 (opt)	Potential Recycled Water Use	
			(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	Volume	Narrative Page Number (OPTIONAL)
Commercial Use	Landscape Irrigation	Includes distribution water loss	89	74	73	73	72	71		
		Total:	89	74	73	73	72	71	0	0

Notes:

Table 6-5. 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual (DWR Table 6-5)

☐	**Check the box if recycled water was not used in 2025 nor projected for use in 2020.**	
Use Type	2020 Projection for 2025	2025 Actual Use
	(AF)	(AF)
Landscape Irrigation (excludes golf courses)	95	89
Total		
Notes:		

6.5.4 Actions to Encourage and Optimize Future Recycled Water Use

The 2009 WBMWD Capital Implementation Master Plan for Recycled Water Systems (Master Plan) identified customers in the Hawthorne System along with details of the main features of the proposed piping system for distributing the recycled wastewater within the Hawthorne System.

Since that 2009 Master Plan, WBMWD has undertaken a series of planning updates and capital improvements to expand recycled water distribution, connect new customers, and modernize system infrastructure. In 2020–2021, the System Operator completed a Recycled Water Master Plan (2020-2040) that builds upon the 2009 plan by evaluating current conditions, changing regional water demands, and future growth opportunities. This updated plan serves as the foundation for WBMWD's Capital Improvement Program and identifies projects to increase recycled water production, delivery reliability, and customer connections over the next two decades.[19]

As shown in **Table 6-6**, the System Operator does not currently have specific projects to expand the use of recycled water within the Hawthorne System.

[19] https://www.westbasinca.gov/your-water/recycled-water/capital-improvement-programs/recycled-water-master-plan-2020-2040

Table 6-6. Methods to Expand Future Recycled Water Use (DWR Table 6-6)

☒	Check the box if the Supplier does not plan to expand recycled water use in the future.		
Section 6.5.4	Page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use (AF)
		Total	
Notes:			

6.6 Desalinated Water Opportunities

The Hawthorne System's location near the coast makes it a potential candidate for the use of desalinated water, if it was warranted. However, there are no current plans for the System Operator to independently to develop this source.

6.7 Water Exchanges and Transfers

☑ ***CWC § 10631 (c)*** *A plan shall be adopted in accordance with this chapter and shall do all of the following: Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.*

6.7.1 Exchanges

The System Operator is not pursuing water exchanges involving the System Operator and other entities at this time.

6.7.2 Transfers

No other transfer options are planned by the System Operator.

6.7.3 Emergency Interties

The City has three emergency interconnections with Golden State Water Company.

6.8 Future Water Projects

☑ ***CWC § 10631*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

(b) (3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.

(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

As shown in **Table 6-7**, there are no planned future water supply projects or programs that are expected to provide a quantifiable increase to the City's potable water supply.

Table 6-7. Expected Future Water Supply Projects or Programs (DWR Table 6-7)

☒	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply.						
☐	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.						
	Provide page location of narrative in the UWMP						
Name of Future Projects or Programs	Joint Project with Other Suppliers?		Additional Description (as needed)	Water Type (after treatment if treated) (OPTIONAL)	Planned Implementation Year	Planned for Use in Year Type	Expected Increase in Water Supply to Supplier
	Yes/ No	*If Yes, Supplier Name*					(AF)
Notes:							

6.9 Summary of Existing and Planned Sources of Water

☑ ***CWC § 10631 (b)*** *Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).*

☑ ***CWC § 10631 (b) (2)*** *When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.*

☑ ***CWC § 10631 (b) (4) (D)*** *A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.*

Table 6-8 summarizes the actual volumes of purchased water and groundwater production for calendar year 2025, while **Table 6-9** provides projected volumes. As discussed below in Chapter 7, WBMWD projects that it will be able to serve 100 percent of the demands of its wholesale customers through 2050. Thus, the City's projected purchases from WBMWD are assumed to make up the differences between the normal-year projected demands in Chapter 4 and the projected groundwater and recycled water production volumes.

Table 6-8. Water Supplies – Actual (DWR Table 6-8)

Water Supply	Additional Description (As Needed)	2025		
		Water Type (after treatment if treated) (OPTIONAL)	**Actual Volume**	**Total Entitlement** (OPTIONAL)
			(AF)	(AF)
Purchased or Imported Water	West Basin Municipal Water District	Potable	2,777	
Groundwater (not desalinated)	West Coast Basin	Potable	1,156	1,882
Recycled Water	WBMWD	Non-Potable	89	
		Subtotal Potable	3,933	1,882
		Subtotal Non-Potable	89	0
		Total	4,022	1,882

Notes:
(a) The City of Hawthorne has leased both the management of its municipal water system and its APA of 1,882 AFY in the West Coast Basin to the current System Operator.
(b) The total demand in DWR Table 4-1, total volume of water supplied in DWR Table 2-1, and total supply in DWR Table 6-8 for Calendar Year 2025 may not be equal due to estimations of water loss based on historical state-reported water loss values.

Table 6-9. Water Supplies – Projected (DWR Table 6-9)

Water Supply	Additional Detail on Water Supply	Water Type (OPTIONAL)	Projected Water Supply									
			2030		2035		2040		2045		2050 (opt)	
			Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)
			(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)
Purchased or Imported Water	WBMWD	Potable	1,924		1,869		1,835		1,816		1,806	
Groundwater (not desalinated)	West Coast Basin	Potable	1,570	1,882	1,570	1,882	1,570	1,882	1,570	1,882	1,570	1,882
Recycled Water	WBMWD	Non-Potable	74		73		73		72		71	
Subtotal Potable			3,494	1,882	3,439	1,882	3,405	1,882	3,386	1,882	3,376	1,882
Subtotal Non-Potable			74	0	73	0	73	0	72	0	71	0
Total			3,568	1,882	3,513	1,882	3,478	1,882	3,457	1,882	3,447	1,882

Notes:

(a) The City of Hawthorne has leased both the management of its municipal water system and its APA of 1,882 AFY in the West Coast Basin to the current System Operator.

6.10 Special Conditions

6.10.1 Climate Change Effects

The current System Operator, is committed to incorporating climate change into its ongoing water supply planning. Section 4.4 of this Urban Water Management Plan (UWMP or Plan) includes a description of plausible changes to projected demands under climate change conditions.

6.10.2 Regulatory Conditions and Project Development

Emerging regulatory conditions (e.g., issues surrounding the Water Quality Control Plan for the San Francisco/Sacramento-San Joaquin Delta Estuary [Bay-Delta Plan]) may affect planned future projects and the characterization of future water supply availability and analysis. The System Operator does not have any current plans to develop additional supply sources. If the System Operator does move forward with any plans to develop supply projects, emerging regulatory conditions will be considered, and the associated water supply reliability impacts will be assessed in future UWMP updates.

6.10.3 Other Locally Applicable Criteria

Other locally applicable criteria may affect characterization and availability of an identified water supply (e.g., changes in regional water transfer rules may alter the availability of a water supply that had historically been readily available). The System Operator does not have any current plans to develop additional supply sources. If the System Operator does move forward with any plans to develop supply projects, locally applicable criteria will be considered, and the associated water supply reliability impacts will be assessed in future UWMP updates.

6.11 Energy Intensity

☑ ***CWC § 10631.2***

(a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:
(1) An estimate of the amount of energy used to extract or divert water supplies.
(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.
(3) An estimate of the amount of energy used to treat water supplies.
(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.
(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.
(6) An estimate of the amount of energy used to place water into or withdraw from storage.
(7) Any other energy-related information the urban water supplier deems appropriate.
(b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.
(c) The Legislature finds and declares that energy use is only one factor in water supply planning and shall not be considered independently of other factors.

The "Total Utility Approach" as defined by DWR in the 2025 UWMP Guidebook is used to report water-related energy-consumption data for the System Operator. Calendar year 2024 is selected as the one-year reporting period, and utility bills for the associated time period are used as the source for energy consumption data. Utility bills reported the following energy consumption data for the Hawthorne System during calendar year 2024:

$$Total\ Energy\ Consumed\ by\ the\ Hawthorne\ System = 620{,}933\ kilowatt\ hours\ (kWh)$$

Table 6-10 shows the energy consumed for each AF of water entering the distribution system in the Hawthorne System, including energy associated with the pumping, treatment, conveyance, and distribution of drinking water, but not including energy associated with the treatment of wastewater. Based on this, the energy intensity is estimated to be 172 kilowatt hours per acre-foot (kWh/AF), or 529 kWh per million gallon consistent with the DWR 2025 UWMP Submittal Tables (see **Table 6-10**).

Table 6-10. Recommended Energy Intensity – Total Utility Approach (DWR Table O-1B)

Water Delivery Product	Retail Potable Deliveries	Only for Water Delivery Products Under the Urban Water Supplier's Operational Control		
Start Date of Reporting Period	1/1/2024	Sum of All Water Management Processes	Non-Consequential Hydropower	
End Date of Reporting Period	12/31/2024			
Is Upstream Embedded Energy in the Values Reported?	No			
Units of Measure for Water	(AF)	**Total Utility**	**Hydropower**	**Net Utility**
Volume of Water Entering Process		3,612	-	3,612
Energy Consumed (kWh)		620,933	-	620,933
Energy Intensity (kWh/vol. converted to MG)		529	-	529
Quantity of Self-Generated Renewable Energy				
N/A				
Data Quality (Estimate, Metered Data, Combination of Estimates and Metered Data)				
Metered Data				
Data Quality Narrative:				
Utility bills for the associated time period are used as the source for energy consumption data.				
Narrative:				
Total energy consumption represents the energy consumed during pumping, treatment, conveyance, and distribution.				

Chapter 7
Water Supply Reliability Assessment

☑ ***CWC § 10620 (f)***

An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

☑ ***CWC § 10630.5***

Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

This chapter describes the reliability of the City of Hawthorne's (City's) water supplies. Assessment of water supply reliability is complex and dependent upon a number of factors, such as the number of water sources, regulatory and legal constraints, hydrological and environmental conditions, climate change, and expected growth, among others. Based on available historical information and projections of future water uses, regulatory and legal constraints, and hydrological and environmental conditions, including climate change, the System Operator has made its best determination of future water supply reliability. This chapter includes the following sections:

7.1 Constraints on Water Sources

7.2 Reliability by Type of Year

7.3 Supply and Demand Assessment

7.4 Water Supply Management Tools and Options

7.5 Drought Risk Assessment

7.1 Constraints on Water Sources

The primary supply sources for the City of Hawthorne (City) are purchased water from the West Basin Municipal Water District (WBMWD) and groundwater pumped from the underlying adjudicated basin the West Coast Basin (California Department of Water Resources [DWR] Basin No. 4-011.03). In addition, as described in Chapter 6, a portion of demand is served with recycled water from WBMWD.

The City's groundwater supply is limited by the Allowable Pumping Allocation (APA) from the West Coast Basin leased to the current System Operator. In addition, the System Operator

identified other potential constraints on supply availability, including water quality and climate change. These constraints, along with associated management strategies are summarized in the following sections.

7.1.1 Supply Availability

Purchased Water

The WBMWD 2020 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands in normal, single-dry and multiple-dry years. Because of this, the System Operator expects that, under all hydrologic conditions, purchased water supplies (in combination with groundwater and recycled supplies discussed below) will fully meet future demands. The projected purchases from WBMWD are the difference between City's demand and estimated use and availability of its other supplies (i.e., groundwater and recycled water). Projected groundwater and recycled water volumes are detailed in Chapter 6.

WBMWD, which is a member agency of the Metropolitan Water District of Southern California (MWD), acts as secondary wholesaler, both purchasing water from MWD and reselling it to the City.

Colorado River Supplies

The Colorado River has experienced drought conditions for more than two decades, resulting in development of a series of guiding documents and agreements to manage Colorado River supplies under shortage conditions. The 2007 Interim Guidelines were developed to respond to the changing river hydrology, providing coordinated operations of Lake Powell and Lake Mead, as well as the Intentionally Created Surplus (ICS) program, which allows MWD to store water in Lake Mead. Due to declining water levels, the 2019 Lower Basin Drought Contingency Plan (2019 Drought Contingency Plan) was developed by United States Bureau of Reclamation (USBR) and the Colorado River Basin states to reduce the risk of Lake Mead and Lake Powell reaching critically low levels. The existing operating agreements, including the 2007 Interim Guidelines and the 2019 Drought Contingency Plan, are set to expire by the end of 2026. Negotiations for long-term operations for Lake Powell and Lake Mead after 2026 are ongoing. USBR is developing a new long-term operating plan, which requires a thorough review of environmental impacts under the National Environmental Policy Act (NEPA). A draft Environmental Impact Statement (EIS) was released in January 2026. In the meantime, the California agencies that depend on the Colorado River, including MWD, are discussing a framework agreement regarding how shortages will be shared. Accordingly, future drought planning and management remain subject to ongoing negotiations.

MWD has incorporated the uncertainty surrounding future Colorado River supplies into its long-term supply modeling. For the 2025 UWMP, MWD modeled Colorado River supplies consistent

with USBR's Colorado River Simulation System with an additional climate change adjustment that reduces projected inflows over time. MWD's 2025 UWMP also assumes that current Colorado River operating agreements will remain in place throughout the planning horizon.[20]

SWP Supplies

For SWP supplies, the Table A in water supply contracts between the state water contractors and DWR set forth the base annual water supply entitlement that a state water contractor may expect to be provided under the contract. However, actual delivery varies by year, depending on hydrologic conditions, water quality and environmental conditions,[1] state water contractor delivery requests, current reservoir storage, and other operational factors. Table A allocation percentages are publicly determined by DWR's modeling, analyses, and operations. The state water contractors may also receive other supplies that are "carried over" from prior years' entitlements or made available as hydrologic conditions warrant, above and beyond their Table A allocations.

There are ongoing efforts aimed at increasing the long-term supply reliability of the SWP. The Delta Conveyance Project (DCP), for example, proposes to modernize the state's aging water conveyance infrastructure by bypassing the tracts and sloughs of the central Delta, conveying water directly from the northern Delta to the SWP pumping facilities at the south of the Delta via an underground tunnel. The DCP would reduce the vulnerability of the SWP to salinity intrusion, levee failure, and other potential impacts to SWP operations as a result of climate change, sea-level rise, and earthquakes. The DCP would also address Delta ecosystem health by reducing the timing and intensity of current pumping operations impacting flows across the Delta. Recognizing these issues, MWD's Board of Directors voted in 2020 and 2024 to support funding its share of the DCP environmental planning and pre-construction costs necessary to advance the project.[21] In May 2025, Governor Newsom introduced a package of legislation aiming to expedite DCP implementation.

Sites Reservoir Project is a proposed 1.5 million AF off-stream storage reservoir in the Sacramento Valley that would require the construction of two large dams up to 310 feet high and nine smaller saddle dams. The water stored in the reservoir would be diverted from the Sacramento River during high flow events and returned to the Sacramento River during dry and critical years, thereby providing additional dry-year water for environmental flows and project partners including SWP agencies south of the Delta.[22]

MWD has incorporated assumptions regarding SWP reliability into long term supply planning based on assumptions provided in the 2025 SWP Delivery Capability Report, which presents DWR

[20] ibid
[21] ibid
[22] ibid

estimates for SWP water availability under future conditions. Although the DCP and Sites Reservoir Project could provide significant potential benefits to MWD's future supply reliability, MWD's reliability assessment conservatively does not include any changes in supply reliability that could result from new facilities proposed under the DCP and Sites Reservoir Project (MWD, 2026).

Groundwater

The City's service area (also referred to herein as the "Hawthorne System") overlies the West Coast Basin (Basin) of the Los Angeles Groundwater Basin, which is adjudicated. The System Operator has a leased APA from the City of 1,882 acre-feet per year (AFY) of adjudicated rights in the Basin. These adjudicated water rights are considered 100 percent reliable; therefore, under all hydrologic conditions, groundwater supplies will fully meet future groundwater demands.

Recycled Water

The City uses a small amount of recycled water from the Edward C. Little Water Recycling Facility (ELWRF), which is operated by WBMWD and currently provides an estimated 38,700 AFY to over 350 customer connections. The ELWRF, when fully constructed, has the potential to deliver nearly 70,000 AFY of tertiary treated recycled water. The City's recycled water demands comprise a small fraction of the ELWRF total capacity and have been met historically. Additionally, recycled water is considered to be a "drought-proof" supply. Therefore, recycled water is projected to be a reliable source to the City.

7.1.2 Water Quality

☑ ***CWC § 10634***

The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

Impaired water quality also has the potential to affect water supply reliability. The System Operator is committed to meeting all state and federal water quality regulations. All drinking water standards are set by the U.S. Environmental Protection Agency (EPA) under the authorization of the Federal Safe Drinking Water Act of 1974. In California, the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) can either adopt the EPA standards or set more stringent standards, which are then codified in Title 22 of the California Code of Regulations. There are two general types of drinking water standards:

- **Primary Maximum Contaminant Levels (MCLs)** are health protective standards and are established using a very conservative risk-based approach for each constituent that takes

into potential health effects, detectability and treatability, and costs of treatment. Public water systems may not serve water that exceeds Primary MCLs for any constituent.

- **Secondary MCLs** are based on the aesthetic qualities of the water such as taste, odor, color, and certain mineral content, and are considered limits for constituents that may affect consumer acceptance of the water.

A portion of the potable water for the Hawthorne System is treated surface water purchased from WBMWD. There are generally no water quality issues except for seasonal nitrification in the storage tanks. The System Operator takes measures to mitigate this problem by turning over the water in the tanks. Occasionally, flushing may have to be performed and/or additional chlorine must be manually added to one or more of the storage tanks. There have been mixing systems installed in a few storage tanks for this purpose. Additional tank circulation systems may be necessary in the future. Since this water system is disinfected with chloramines, nitrification is a possibility that is constantly monitored in the distribution system and in storage tanks. No additional treatment is provided by the System Operator.

Although there is the potential for some regulated constituents to be present in source water, as documented in the Water Quality Reports, the System Operator's monitoring, management, and treatment of its water results in high quality drinking water that meets all drinking water standards. The System Operator tracks change in constituent concentrations to proactively address water quality issues before they impact supply reliability.[23]

The System Operator is committed to proactively addressing emerging contaminants and changing MCL requirements.

Given the System Operator's proactive monitoring and management of water quality in its source water supplies, water quality is not expected to impact the reliability of the System Operator's available supplies within the planning horizon (i.e., through 2050).

7.1.3 Climate Change

☑ ***CWC § 10631 (b) (1)***

…For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

Section 6.10.1 provides a summary of the assessments of the climate change on supplies.

[23] Cal Water, 2018. Direct Testimony of Director of Water Quality, 2018 CPUC Rate Case Filing.

As described in Chapter 6, a portion of the City's supply is water imported by MWD purchased from WBMWD. In Section 2.6 of its Draft 2025 UWMP, MWD discusses in detail its multi-pronged approach to considering climate change and states that "As a major steward of the region's water supply resources, Metropolitan is committed to performing its due diligence with respect to climate change".[24] The MWD's extensive efforts to incorporate future impacts of climate change on its supplies ensure that the City's imported supply projections also reflect those impacts.

7.2 Reliability by Type of Year

☑ ***CWC § 10635 (a)***

Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

☑ ***CWC § 10631 (b)***

Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

☑ ***CWC § 10631 (b)(1)***

A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

Per the 2025 UWMP Guidebook, the water service reliability assessment includes three unique year types:

- A normal hydrologic year represents the water supplies available under normal conditions, this could be an averaged range of years or a single representative year,
- A single dry year represents the lowest available water supply, and
- A five-consecutive year drought represents the driest five-year period in the historical record.

For the City, the identification of year types follows that of WBMWD, which in turn is based on the years identified by MWD. Thus, the single dry year in **Table 7-1** is 1977 and the five-year dry

[24] ibid

period is 1988-1992. The average year is based on historical Southern California Association of Governments (SCAG) census tract projections.

As discussed in Section 7.1.1, purchased water from WBMWD is projected to be 100 percent reliable regardless of water year type and will make up the differences between demand and other projected supplies (groundwater and recycled water). Collectively the City's supplies are projected to be sufficient to meet demands in all year types through the planning horizon. As such, the projected "volume available" estimates presented in **Table 7-1** are equal to the maximum demands across projected years and year types shown in **Table 7-2**, **Table 7-3**, and **Table 7-4**. For example, the assumed volume available in a representative single dry year in **Table 7-1** is equal to the projected single dry year demand for the year 2030 as shown in **Table 7-3**.

It should be noted that supply volumes in **Table 7-1**, **Table 7-2**, **Table 7-3**, and **Table 7-4** do not represent the total amount of purchased water, groundwater, and recycled water supplies that may be available to the City in a given year, but rather reflect the fact that the combination of water supply sources have always been sufficient to meet demands, and is projected to continue to be sufficient to meet demands in the future.

Table 7-1. Basis of Water Year Data (Reliability Assessment) (DWR Table 7-1)

Year Type	Base Year	Available Supplies if Year Type Repeats		
		☐	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location: _____	
		Quantification of available supplies is provided in this table as either volume only, percent only, or both.		
		Volume Available (AF)		% of Average Supply
Average Year	(b)	3,568		
Single-Dry Year	1977	3,623		
Consecutive Dry Years 1st Year	1988	3,656		
Consecutive Dry Years 2nd Year	1989	3,656		
Consecutive Dry Years 3rd Year	1990	3,656		
Consecutive Dry Years 4th Year	1991	3,656		
Consecutive Dry Years 5th Year	1992	3,656		

Notes:
(a) As discussed in Section 7.1, the projected "volume available" estimates presented in Table 7-1 are equal to the maximum demands across projected years and year types shown in **Table 7-2**, **Table 7-3**, and **Table 7-4**. For example, the assumed volume available in a representative single dry year in **Table 7-1** is equal to the projected single dry year demand for the year 2030 as shown in **Table 7-3**.
(b) Average year volumes are based on historical SCAG census tract projections.

7.3 Supply and Demand Assessment

The System Operator has relied on the demand modeling described in Chapter 4 to forecast demands for normal, single dry and multiple dry years. As described above, the supplies for the City are expected to be able to serve those demands in all year types through 2050. **Table 7-2** shows the projected supply and demand totals for a normal year. The supply and demand totals are consistent with those in **Table 6-9** and **Table 4-3**, respectively. **Table 7-3** shows the projected supply and demand totals for a single dry year, and **Table 7-4** shows the projected supply and demand totals for multiple dry year periods extending five years.

Table 7-2. Normal Year Supply and Demand Comparison (DWR Table 7-2)

	2030	2035	2040	2045	2050 (opt)
	(AF)	(AF)	(AF)	(AF)	(AF)
Supply Totals	3,568	3,513	3,478	3,457	3,447
Use Totals	3,568	3,513	3,478	3,457	3,447
Surplus/(Shortfall)	0	0	0	0	0
Notes:					

Table 7-3. Single Dry Year Supply and Demand Comparison (DWR Table 7-3)

	2030	2035	2040	2045	2050 (opt)
	(AF)	(AF)	(AF)	(AF)	(AF)
Supply Totals	3,623	3,567	3,531	3,510	3,500
Use Totals	3,623	3,567	3,531	3,510	3,500
Surplus/(Shortfall)	0	0	0	0	0
Notes:					

Table 7-4. Multiple Dry Years Supply and Demand Comparison (DWR Table 7-4)

		2030	2035	2040	2045	2050 (Opt)
First Year	Supply Totals	3,656	3,600	3,564	3,543	3,533
	Demand Totals	3,656	3,600	3,564	3,543	3,533
	Surplus/(Shortfall)	0	0	0	0	0
Second Year	Supply Totals	3,656	3,600	3,564	3,543	3,533
	Demand Totals	3,656	3,600	3,564	3,543	3,533
	Surplus/(Shortfall)	0	0	0	0	0
Third Year	Supply Totals	3,656	3,600	3,564	3,543	3,533
	Demand Totals	3,656	3,600	3,564	3,543	3,533
	Surplus/(Shortfall)	0	0	0	0	0
Fourth Year	Supply Totals	3,656	3,600	3,564	3,543	3,533
	Demand Totals	3,656	3,600	3,564	3,543	3,533
	Surplus/(Shortfall)	0	0	0	0	0
Fifth Year	Supply Totals	3,656	3,600	3,564	3,543	3,533
	Demand Totals	3,656	3,600	3,564	3,543	3,533
	Surplus/(Shortfall)	0	0	0	0	0
Notes:						

7.4 Water Supply Management Tools and Options

☑ ***CWC § 10620 (f)***

An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

At a regional level, the System Operator coordinates on an ongoing basis with all relevant agencies to optimize the use of regional water supplies. This includes WBMWD and other public and private entities with which the System Operator can collaborate to protect and enhance local water resources and evaluate opportunities to expand use of alternative was supplies where feasible. Further, to maintain reliability, the System Operator will rely on the City's diverse supply portfolio, with plans to optimize availability, quality, and cost-effectiveness over time where possible as described in Chapter 6 and above in Section 7.1.

The System Operator is committed to helping the City's customers use water efficiently and has implemented, and will continue to implement, the Demand Management Measures described in Chapter 9. Further, in response to hydrologic and regulatory uncertainty, the System Operator has developed a robust WSCP for the City that systematically identifies ways in which the System Operator can reduce water demands. The City's WSCP is included in **Appendix F**.

In summary, the System Operator has a vigorous planning process in place with various supply and demand management projects for consideration to address future supply/demand gaps and to increase supply reliability. Additional conservation will also support these efforts. Projects will be developed, as needed, to balance supply reliability and affordability.

7.5 Drought Risk Assessment

☑ ***CWC § 10635(b)***

Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:

(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.

(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.

(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

7.5.1 Data, Methods, and Basis for Water Shortage Condition

The Drought Risk Assessment (DRA) uses the projected 2025-2030 demands assuming an extended five-year drought over that period. This evaluation considers historical drought hydrology and plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria. As described above, the available supply for each of those years is assumed to equal the demand.

7.5.2 Drought Risk Assessment Water Source Reliability

As described in Chapter 6, imported water purchased from WBMWD and local groundwater from the underlying Basin are the sources of potable supply for the City. The City additionally utilizes recycled water from WBMWD. **Table 7-5** provides a comparison of the water supply available to the City with the total projected water use for an assumed extended drought period from 2026 through 2030.

As described in Sections 4.4 and 6.10.1, the impacts on climate change have already been factored into the City's demand projections and the analysis of the near- and longer-term reliability of the groundwater and purchased supply sources available to the City.

Regulatory conditions that could affect future water supply availability and project development are discussed in Section 6.10.3. However, the System Operator does not currently have plans for projects to develop additional supply sources, and so these regulatory conditions will be assessed in future UWMP updates if or when the System Operator moves forward with any plans to develop supply projects.

Table 7-5 provides a comparison of the water supply sources available to the City with the total projected water use for an assumed drought period of 2026 through 2030. This includes current climate change conditions. It should be noted that the supply values shown in the table do not represent the total supply available to the City in a given year, but rather reflect the fact that the available purchased water and groundwater supplies are sufficient to meet the demands as needed.

In general, the City has sufficient supplies to meet demands in all year types. Regardless, the System Operator has developed a WSCP for the City to address potential water shortage conditions resulting from any cause (e.g., droughts, impacted distribution system infrastructure, regulatory-imposed shortage restrictions, etc.). The WSCP, included as **Appendix F** identifies a variety of actions that the System Operator will implement to reduce demands in the event of supply shortages of different magnitudes.

Table 7-5. Five-Year Drought Risk Assessment Tables (DWR Table 7-5)

2026		Total
Total Water Use	(AF)	3,762
Total Supplies	(AF)	3,762
Surplus/Shortfall w/o WSCP Action		0
OPTIONAL: Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit	(AF)	
WSCP - use reduction savings benefit	(AF)	
Revised Surplus/(shortfall)		

2027		Total
Total Water Use (AF)	(AF)	3,743
Total Supplies (AF)	(AF)	3,743
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit (AF)	(AF)	
WSCP - use reduction savings benefit (AF)	(AF)	
Revised Surplus/(shortfall)		

2028		Total
Total Water Use (AF)	(AF)	3,687
Total Supplies (AF)	(AF)	3,687
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit (AF)	(AF)	
WSCP - use reduction savings benefit (AF)	(AF)	
Revised Surplus/(shortfall)		

2029		Total
Total Water Use (AF)	(AF)	3,671
Total Supplies (AF)	(AF)	3,671
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit (AF)	(AF)	
WSCP - use reduction savings benefit (AF)	(AF)	
Revised Surplus/(shortfall)		

Table 7-5. Five-Year Drought Risk Assessment Tables (DWR Table 7-5)

2030		Total
Total Water Use (AF)	(AF)	3,656
Total Supplies (AF)	(AF)	3,656
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit (AF)	(AF)	
WSCP - use reduction savings benefit (AF)	(AF)	
Revised Surplus/(shortfall)		

Notes:

(c) In general, the City has sufficient supplies to meet demands in all year types through 2030 and it is not anticipated that WSCP actions will be required in the City during the drought period. However, during state, regional, or extreme circumstances, the WSCP would be implemented to reduce demand.

Chapter 8
Water Shortage Contingency Planning

☑ ***CWC § 10640***

(a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

The Water Shortage Contingency Plan (WSCP) for the City of Hawthorne (City) is included in this Urban Water Management Plan (UWMP) as **Appendix F.** The WSCP serves as a standalone document to be engaged in the case of a water shortage event, such as a drought or supply interruption, and defines specific policies and actions that will be implemented at various Shortage Level scenarios. The primary objective of the WSCP is to ensure that the System Operator has in place the necessary resources and management responses needed to protect health and human safety, minimize economic disruption, and preserve environmental and community assets during water supply shortages and interruptions.

Consistent with California Water Code (CWC) §10632, the WSCP includes six Shortage Levels to address shortage conditions ranging from up to 10 percent to greater than 50 percent shortage, identifies a suite of demand mitigation measures for the System Operator to implement at each level, and identifies procedures for the System Operator to annually assess whether or not a water shortage is likely to occur in the coming year, among other things.

A summary of the key elements of the WSCP including water Shortage Levels and demand-reduction actions is shown in **Table 8-1**, **Table 8-2**, and **Table 8-3**. Additional details are provided in **Appendix F**.

Table 8-1. Water Shortage Contingency Plan Levels (DWR Table 8-1)

☒	Check the box if the Supplier uses the Standard six levels of water shortage. Proceed to the next table.		
Standard Shortage Levels	**Percent Shortage Range**	**Suppliers Shortage Levels**	**Percent Shortage Range**
1	Up to 10%		
2	Up to 20%		
3	Up to 30%		
4	Up to 40%		
5	Up to 50%		
6	>50%		
Notes:			

Table 8-2. Supply Augmentation and Other Actions (DWR Table 8-2)

☒	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	**Supply Augmentation Methods and Other Actions by Water Supplier**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference (OPTIONAL)**
		Volume or Percentage	Shortage Gap Reduction Value AF	
See note (a)	See note (a)	See note (a)	See note (a)	See note (a)
Notes: (a) System Operator evaluates water supply augmentation projects on an on-going basis. At this time, the System Operator does not have supply augmentation projects planned specifically to address water shortage conditions.				

Table 8-3. Demand Reduction Actions (DWR Table 8-3)

X	Is the Supplier completing this table using the standard six levels?				
Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement?
		Volume or Percentage	Shortage Gap Reduction Value		
			AF		
1	Other	Percentage	10%	1. Landscape - Limit landscape irrigation to specific times. 2. Other - Customers must repair leaks, breaks, and malfunctions in a timely manner. 3. Landscape - Restrict or prohibit runoff from landscape irrigation. 4. Prohibit application of potable water to outdoor landscapes within 48 hours of measurable rainfall. (*Landscape - Other landscape restriction or prohibition*). 5. Other - Prohibit use of potable water for washing hard surfaces. 6. Other – Require automatic shut off hoses (*Other - Require automatic shut off hoses*). 7. CII - Lodging establishments must offer opt out of linen service. 8. CII - Restaurants may only serve water upon request. 9. No watering of landscape of newly constructed homes and buildings in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission, the Department of Housing and Community Development, or other State agency (*Landscape - Other landscape restriction or prohibition*). 10. Prohibit Potable Water Use for Decorative Water Features that do not Recirculate Water (*Water Features - Restrict water use for decorative water features, such as fountain*).	Yes

X	Is the Supplier completing this table using the standard six levels?				
Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement?
		Volume or Percentage	Shortage Gap Reduction Value AF		
1	Other	--	--	1. Expand Public Information Campaign. 2. Water Bill Inserts (*Improve Customer Billing*). 3. Promote online water waste reporting (*Expand Public Information Campaign*). 4. Expand Rebates or Giveaways of Plumbing Fixtures and Devices. (*Provide Rebates on Plumbing Fixtures and Devices*). 5. Expand Rebates for Landscape irrigation Efficiency (*Provide Rebates for Landscape irrigation Efficiency*). 6. Expand CII Water Use Surveys (*Offer Water Use Surveys*). 7. Expand Res Water Use Surveys (*Offer Water Use Surveys*).	No
2	Other	Percentage	20%	1. Continue with Shortage Level 1 restrictions and prohibitions except where superseded by more stringent restrictions and prohibitions. 2. Landscape - Limit landscape irrigation to specific days.[(b)] 3. CII - Prohibit the use of non-recirculating systems in all new conveyer car wash and commercial laundry systems (*CII – Other CII restriction or prohibition*). 4. Prohibit the use of single pass cooling systems in new connections (*Other*).	Yes
2	Other	--	--	1. Continue with Shortage Level 1 actions except where superseded by more stringent actions. 2. Water Efficiency Workshops, Public Events (*Other*).	Yes

X	Is the Supplier completing this table using the standard six levels?				
Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement?
		Volume or Percentage	Shortage Gap Reduction Value AF		
3	Other	Percentage	30%	1. Continue with Shortage Level 2 restrictions and prohibitions except where superseded by more stringent restrictions and prohibitions. 2. Other - Prohibit use of potable water for construction and dust control. 3. Prohibit use of potable water for street washing (*Other*) 4. Prohibit Filling Ornamental Lakes or Ponds (*Other water feature or swimming pool restriction*).	Yes
3	Other	--	--	1. Continue with Shortage Level 2 actions except where superseded by more stringent actions. 2. Home or Mobile Water Use Reports (*Expand Public Information Campaign*). 3. Decrease Frequency and Length of Line Flushing (*Decrease Line Flushing).* 4. Reduce System Water Loss. 5. Increase Water Waste Patrols/Enforcement (*Increase Water Waste Patrols*). 6. Implement Drought Rate Structure and Customer Water Budgets (Res)(*Implement or Modify Drought Rate Structure or Surcharge*). 7. Implement Drought Rate Structure and Customer Water Budgets (CII) (*Implement or Modify Drought Rate Structure or Surcharge).*	Yes

X	Is the Supplier completing this table using the standard six levels?				
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference (OPTIONAL)**	**Penalty, Charge, or Other Enforcement?**
		Volume or Percentage	**Shortage Gap Reduction Value**		
			AF		
4	Other	Percentage	40%	1. Continue with Shortage Level 3 restrictions and prohibitions except where superseded by more stringent restrictions and prohibitions. 2. Prohibit vehicle washing except with recirculated water or low-volume systems (*Other - Prohibit vehicle washing except at facilities using recycled or recirculating water).* 3. Prohibit use of water for recreational purposes such as water parks and the filling of pools (*Other water feature or swimming pool restriction).*	Yes
5	Other	Percentage	50%	1. Continue with Shortage Level 4 restrictions and prohibitions except where superseded by more stringent restrictions and prohibitions. 2. Require net zero demand increase on new water service connections (*Moratorium or Net Zero Demand Increase on New Connections).* 3. Prohibit single-pass cooling systems (*Other).*	Yes
5	Other	--	--	1. Continue with Shortage Level 4 actions except where superseded by more stringent actions. 2. Require Pool Covers (*Pools and Spas - Require covers for pools and spas).*	Yes

X	Is the Supplier completing this table using the standard six levels?				
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference (OPTIONAL)**	**Penalty, Charge, or Other Enforcement?**
		Volume or Percentage	**Shortage Gap Reduction Value**		
			AF		
	Other	Percentage	60%	1. Continue with Shortage Level 5 restrictions and prohibitions except where superseded by more stringent restrictions and prohibitions. 2. Moratorium on new water service connections (*Moratorium or Net Zero Demand Increase on New Connections).* 3. Landscape - Prohibit all landscape irrigation.	Yes

Notes:
(a) In certain cases water use restrictions and consumption reduction actions implemented by the System Operator are not specifically called out in DWR's provided demand reduction actions list. The most appropriate DWR provided demand reduction action is included in italics in parenthesis.
(b) Watering restricted to no more than 3 days/week in Shortage Level 2 and Shortage Level 3; no more than 2 days/week in Shortage Level 4; no more than 1 day/week in Shortage Level 5.
(c) Residential water budgets of up to 30% for Shortage Level 3, up to 40% for Shortage Level 4, up to 50% for Shortage Level 5, up to 60% for Shortage Level 6.
(d) CII water budgets of up to 10% for Shortage Level 3, up to 20% for Shortage Level 4, up to 30% for Shortage Levels 5 and 6.

Chapter 9
Demand Management Measures

☑ ***CWC § 10631 (e)***

Provide a description of the supplier's water demand management measures. This description shall include all of the following:

(1) (A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.

(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:

(i) Water waste prevention ordinances.

(ii) Metering.

(iii) Conservation pricing.

(iv) Public education and outreach.

(v) Programs to assess and manage distribution system real loss.

(vi) Water conservation program coordination and staffing support.

(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.

This chapter describes the demand management measures (DMMs) implemented by the current System Operator (also referred to herein as the "System Operator") to promote efficient water use and support long-term water supply reliability in the City of Hawthorne's service area (also referred to herein as the "Hawthorne System"). These measures are organized in accordance with the categories identified in the Urban Water Management Planning Act and reflect both longstanding conservation practices and more recent programmatic developments. The System Operator centrally administers its conservation programs for all the systems it operates (including the Hawthorne System).

Demand management plays a central role in the System Operator's resource planning strategy. As discussed in earlier chapters, historical reductions in per capita water use in the Hawthorne System have been driven by a combination of metering, conservation-oriented rate design, customer programs, and passive savings associated with plumbing codes and appliance efficiency standards. The measures described in this chapter build on those foundations and represent the primary tools available to manage future demand growth.

This chapter also provides important context for the State's Making Conservation a California Way of Life (MCCWL) regulation, which establishes new water use efficiency standards and performance requirements that extend beyond the Senate Bill (SB) X7-7 framework. While compliance with MCCWL-related Urban Water Use Objectives (UWUOs) is addressed in Chapter 5, many of the actions required to support future compliance—particularly expanded conservation programs, enhanced reporting, and implementation of Commercial, Industrial, and Institutional (CII) performance measures—are described in this chapter.

This chapter describes both the measures currently in place and the institutional, staffing, and regulatory considerations that influence the System Operator's ability to expand conservation activities for the Hawthorne System.

9.1 Water Waste Prevention Ordinances

The City of Hawthorne has the authority within Chapters 8.60.010 through 8.60.150 (Ord. 2080 § 1, 2014; Ord. 2093 § 1, 2015) of the City of Hawthorne Municipal Code prohibiting the waste of water. A copy of the ordinances is included in **Appendix G**. Prohibited water waste practices include, but are not limited to, the following:

- Application of potable water to landscapes in a manner that results in runoff onto adjacent property, non-irrigated areas, sidewalks, roadways, parking lots, or structures.
- Use of a hose to wash vehicles—including cars, trucks, buses, boats, aircraft, and trailers—unless the hose is equipped with a shut-off nozzle or similar device that immediately stops water flow when not in use.

During water shortage conditions additional water use restrictions and penalties may apply, which may include the following:

- Limitations on outdoor irrigation, including restrictions on time of day and frequency of watering.
- Requirements to repair leaks, breaks, or malfunctions within five business days of written notification by the System Operator.
- Application of potable water to driveways, sidewalks, and other hardscapes.
- Use of potable water in water features unless the feature operates as a recirculating system.
- Application of potable water to outdoor landscapes during and within 48 hours following measurable rainfall.
- Serving drinking water in eating or drinking establishments unless requested by the customer.

- Irrigation of ornamental landscaping on public street medians.
- Irrigation of landscapes at newly constructed homes or buildings using potable water in a manner inconsistent with requirements established by the California Building Standards Commission or the Department of Housing and Community Development.
- Requirements for hotels and motels to provide guests with the option to decline daily laundering of towels and linens, with clear and prominent notice provided in each guest room.
- Limitations on filling ornamental lakes or ponds.
- Use of potable water for street cleaning, except for initial wash-down associated with construction activities.
- Use of potable water for construction-related purposes, such as dust control or backfill consolidation, unless no alternative water source or method is available.

These measures form a key component of the System Operator's overall demand management strategy and support compliance with state water conservation regulations.

9.2 Metering

☑ ***CWC § 526 (a)***

Notwithstanding any other provision of law, an urban water supplier that, on or after January 1, 2004, receives water from the federal Central Valley Project under a water service contract or subcontract … shall do both of the following:

(1) On or before January 1, 2013, install water meters on all service connections to residential and nonagricultural commercial buildings constructed prior to January 1, 1992, located within its service area.

(2) On and after March 1, 2013, or according to the terms of the Central Valley Project water contract in operation, charge customers for water based on the actual volume of deliveries, as measured by a water meter.

☑ ***CWC § 527 (a)***

(a) An urban water supplier that is not subject to Section 526 shall do both of the following:

(1) Install water meters on all municipal and industrial service connections located within its service area on or before January 1, 2025.

All services in the Hawthorne System are metered. Meters are read monthly and are subject to routine maintenance and calibration to ensure accuracy. Customers are billed monthly based on metered water use.

9.3 Conservation Pricing

The System Operator's water rates are set by the City of Hawthorne. The City employs a two-part tariff structure comprised of a monthly service charge and a volumetric charge for each hundred cubic feet (CCF) of water use. Effective January 1, 2026, the monthly service charge for a standard 5/8 x 3/4-inch meter was $25.64 and the volumetric charge was $6.2468 per CCF. The System Operator additionally offers a 20 percent senior discount applicable to quantity rates and 5/8 x 3/4 inch meter or 3/4 meter service charge.[25]

9.4 Customer Conservation Programs

The System Operator has a long-standing water-use efficiency program designed to reduce water use across residential and non-residential customer classes, which is offered to customers of the System Operator. The program includes landscape conversion incentives, irrigation equipment rebates, indoor device rebates, and customer education resources. Core programs available to residential customers are summarized below. Additional programs are offered to non-residential customers, and program offerings may be adjusted over time based on system-specific needs and program performance.

9.4.1 Current Customer Conservation Programs

The System Operator currently offers residential customers a range of water-use efficiency rebates, support services, and educational resources, including the following:

Turf Replacement

- Turf replacement rebates of up to $3 per square foot for removal of turf and conversion to California-friendly, low-water-use landscaping with efficient irrigation.

Irrigation Equipment Rebates

- Smart Landscape Tune-Up: A free, site-specific irrigation assessment that includes approved repairs to existing irrigation systems and installation of high-efficiency sprinkler nozzles and smart irrigation controllers, as appropriate.
- Smart irrigation controllers: Rebates of $125 per controller for weather- and soil-based irrigation controllers that adjust watering schedules based on site conditions.
- High-efficiency sprinkler nozzles: Rebates of $5 per nozzle for replacing conventional spray nozzles with high-efficiency nozzles that apply water more uniformly.

[25]Conservation pricing assessed from:
https://www.calwater.com/docs/rates/rates_tariffs/rd/Hawthorne_(unregulated)/20260101-Hawthorne.pdf

Indoor Device Rebates

- High-efficiency clothes washers: Rebates of $150 per washer for eligible models that use substantially less water than standard washers.
- MaP Premium high-efficiency toilets: Rebates of $50 per toilet for models using 1.1 gallons per flush or less.
- Conservation kits: Free kits containing water-saving plumbing devices, such as high-efficiency showerheads, faucet aerators, hose nozzles, leak detection tablets, and educational materials.

Online Resources

- The System Operator maintains a suite of online water-use efficiency resources to help customers understand and adopt water-saving practices.

School Education

- The System Operator's school education program includes the Aqua Adventures, A Splash of Creativity, H2Oath, and Water Smart Grant programs. The System Operator's Teacher Toolkit provides teachers with practical guidance and teaching rubrics for helping students learn about resource sustainability and the importance of using water wisely.

These programs are implemented through a combination of in-house staff and contracted service providers. The System Operator conducts ongoing outreach and customer engagement to promote awareness and participation. In addition, customer service representatives are trained to assist customers with high water use or billing concerns by directing them to appropriate conservation programs and educational resources. As mentioned above, these programs are all offered to residential customers of the System Operator.

9.4.2 Future Customer Conservation Programs

The System Operator understands that its conservation programming must be adapted to the new MCCWL regulatory requirements. For instance, meeting the rigorous outdoor water use standards will require transitioning substantial amounts of turf area to more water efficient landscaping. Therefore, outdoor conservation measures, including turf replacement incentives and support services, will need to be prioritized to drive future water savings. While targeted indoor efficiency measures have also been retained to maximize water savings, the focus remains heavily on outdoor improvements.

Achieving continued water savings requires a rapid market transformation towards landscape efficiency. Typically, market transformations can span decades as they require shifting both

consumer behaviors and supply chain dynamics, even with incentives. Early adopters have already made necessary adjustments, but many property owners have not yet embraced this change. Landscape transformation represents a significant departure from traditional practices, often perceived as complex and undesirable by many. Overcoming this resistance and encouraging participation will be challenging.

A crucial aspect is convincing customers that embracing landscape efficiency enhances, rather than detracts from, the value of their property. The traditional view equates lush, green lawns with success and economic status. Therefore, changing this deep-seated perception to appreciate the aesthetics and benefits of water-sustainable landscaping is essential.

Given the urgency to transform landscapes without the luxury of time, the System Operator faces several challenges that require:

- Robust customer education.
- High levels of customer motivation.
- Accessibility to landscape design and plant knowledge.
- Considerable labor investment.
- Significant financial resources.

To increase customer engagement, the System Operator's programs must offer compelling incentives, clear communication about the required processes, and substantial support to guide customers through these changes. **Table 9-1** outlines the key barriers to successful deployment of landscape transformation programs.

Table 9-1. Barriers and Customer Requirements of Landscape Transformation Programs

Landscape Transformation Barriers	Customer Requirements
• Customers lack motivation to reduce their water use. • Most customers are unaware of, or overwhelmed by, landscape efficiency programs. • Landscape efficiency solutions must be "customized" for each property. • Water suppliers do not currently have a deep understanding of their customers. • Agencies do not possess the resources to uniquely target and engage their customers.	• Customers desire to have a beautiful landscape. • Each customer has a different vision of what comprises landscape beauty. • Most customers have considered converting their lawn, but they need help to accomplish this. • Customers confirmed that design support is the most important need. • Incentives are necessary to pull the trigger on converting their lawn. • There are a number of misperceptions that disconnect the customer from their actual water usage. They believe most water is used indoors; that they already have efficient equipment; and saving money is the main driver.

Many water users currently do not prioritize landscape water efficiency, lacking both understanding of its urgency and motivation to implement drastic changes.

The System Operator's strategy is to significantly enhance education about the need for outdoor water use reduction and how to achieve it. Fortunately, studies indicate a growing customer interest in aesthetically pleasing, water-efficient landscaping. Many property owners consider turf removal but require assistance to proceed. Time and cost are significant barriers.

To effectively encourage this shift, the System Operator must not only convince customers of the necessity of these changes but also provide them with extensive support—from design assistance to continuous engagement and resources. Additionally, incentives must be compelling enough to convince customers of the value of investing in these changes.

Success will depend on expanding education, services, and incentives to accelerate market transformation. To support this enhanced program structure, the System Operator must accordingly increase its staff, marketing efforts, operational support, and budget to meet these elevated service demands.

In addition to turf replacement, the System Operator has identified a suite of customer conservation programs with demonstrated water-saving potential and meaningful market

impact. Together, these measures represent a comprehensive portfolio that—subject to adequate staffing and funding—is intended to support compliance with the MCCWL regulation. The measures summarized in **Table 9-2** are representative of the System Operator's current conservation approach. As program performance is evaluated and technologies evolve, the System Operator may refine this portfolio by modifying, replacing, or adding measures to ensure continued effectiveness and cost-efficient water savings.

Table 9-2. Representative Conservation Measures with Significant Savings Potential

Conservation Measure	Remaining Potential	Reasoning for Selecting
Home Water Budgets	All single-family homes	• Identifies customers with inefficient usage, thus allowing better targeting of programs and assistance. • Provides a foundational step in educating customers with powerful and personal information that identifies site-specific efficiency opportunities. • As an educational tool alone, shown to reduce water use.
Outdoor Efficiency		
Turf Replacement	All properties with remaining turf	• Required measure for meeting landscape and irrigation standards. • Huge remaining opportunity. • Long lifespan measure.
Sprinkler Tune-up	All properties with remaining turf	• Nearly all irrigation systems need repair. • Repairs are necessary before efficiency upgrades are made otherwise new products will not work as designed. • High customer demand.
Smart Controllers	All properties with irrigation	• High customer receptivity due to technical aspect of device. • Reduces overwatering by providing the appropriate amount of water based on the local weather.
Pressure Regulating Spray Heads	All properties with popup spray heads	• Millions of non-pressure regulating spray heads. • Reduces water use due to high water pressure and low head drainage.
High Efficiency Sprinkler Nozzles	All properties with popup spray heads	• Millions of high flow nozzles are available for retrofit.

Conservation Measure	Remaining Potential	Reasoning for Selecting
		• Solution for customers electing to keep turf. • Reduces runoff. • High cost effectiveness. • Generally easy retrofit.
Indoor Efficiency		
Premium Efficiency Toilets	Nearly 50% of existing fixtures are 1.6 GPF or above	• Reliable 25-year life of water savings. • Easy retrofit.
High Efficiency Clothes Washers	All single-family homes and multi-family in-unit washers	• Customers prefer high efficiency models. • Easy to administer. • Washers have 10–12-year life

9.4.3 CII Performance Measures

The MCCWL regulation requires urban retail water suppliers to implement a suite of actions intended to improve CII water use efficiency. These actions include converting certain mixed-use meters (MUMs) serving large landscaped areas to dedicated irrigation meters (DIMs), installing approved in-lieu technologies where DIM installation is not pursued, and implementing a broad set of CII best management practices (BMPs). The MCCWL regulation also requires suppliers to classify all CII accounts using a prescribed framework and to identify and catalog large, disclosable buildings.

Importantly, implementation of CII Performance Measures is required regardless of whether a supplier is otherwise projected to comply with its UWUO. As a result, compliance with these requirements will require substantial staffing, technical, and financial resources independent of UWUO compliance outcomes. The following subsections summarize the primary CII Performance Measure requirements applicable to the Hawthorne System.

DIM or In-Lieu Technology Installation

The MCCWL regulation requires the City to install DIMs or implement approved in-lieu technologies at all CII sites served by MUMs that irrigate one-half acre or more of landscaped area.

Installation of DIMs involves significant cost and logistical complexity for both City and its customers. Activities include site assessments, permitting, meter and backflow device installation, account setup, integration of additional meter reads, and ongoing maintenance and calibration. In recognition of these challenges, the regulations allow suppliers to satisfy the requirement through adoption of approved in-lieu technologies.

Approved in-lieu technologies include the following:

1. Water budget–based rate structures
2. Water budget–based management approaches not tied to rates
3. Hardware upgrades that enhance irrigation performance, including technologies that allow identification of outdoor water use, smart irrigation controllers, and pressure-regulated spray heads
4. Remote sensing technologies
5. Landscape plant palette transformation programs, including green infrastructure such as swales or rain gardens that reduce irrigation demand
6. Other efficient water use technologies, subject to demonstration of improved water use efficiency

For sites utilizing in-lieu technologies, the regulations further require the System Operator to provide education and communication services, irrigation system maintenance support (including audits and testing), and site-specific irrigation scheduling guidance. As a result, the System Operator will be required to take on an active role in supporting irrigation management at CII sites with large, landscaped areas. In addition, the System Operator must calculate landscape water budgets for these sites using prescribed methodologies by June 30, 2029.

CII Account Classification

The MCCWL regulation requires the System Operator to classify all CII accounts using a regulatory classification system that includes U.S. Environmental Protection Agency's (EPA's) 19 ENERGY STAR Portfolio Manager property types, along with additional categories for water recreation facilities, vehicle washes, and commercial laundries. Following classification, the System Operator must identify customers whose water use falls within the 80th to 97.5th percentiles within each category to support targeted delivery of BMPs.

CII Disclosable Buildings

Under the MCCWL regulation, the System Operator is required to identify all disclosable buildings within its service area and provide water use reports upon request. Disclosable buildings are defined as non-manufacturing buildings exceeding 50,000 square feet.[26] Identification of these buildings was required by January 1, 2025, and by January 1 every year thereafter.

Upon request by a building owner or authorized agent, the System Operator must provide water use reports compatible with the EPA's ENERGY STAR Portfolio Manager Data Exchange Services.

[26] For the precise definition of a disclosable building, see California Code of Regulations, title 20, section 1683.

Reports must include detailed monthly and aggregated usage data for at least the preceding twelve months for each meter serving the building.

Compliance with this requirement will require development of new processes and reporting systems capable of integrating billing data with EPA reporting platforms. Meeting these requirements will necessitate coordinated effort across the System Operator's conservation, billing, and information technology departments.

CII BMPs

The MCCWL regulations require implementation of CII BMPs for customers in the highest water-use percentiles. The System Operator must implement one BMP from each category (five total) for customers in the 80th percentile of usage and two BMPs from each of five categories (ten total) for customers in the 97.5th percentile of usage. The categories of BMPs include outreach and education, incentives, landscape practices, collaboration and coordination, and operational practices, with a range of eligible actions specified in the regulations.

Selection and implementation of BMPs will be guided by customer characteristics, site conditions, and feasibility, and will require substantial program oversight, customer coordination, and tracking.

CII Performance Measures and UWUO Compliance

While the CII Performance Measures are an integral component of the MCCWL regulatory framework, water savings achieved through these measures do not directly contribute toward meeting the City's UWUO reduction targets. Under the regulations, CII Performance Measures contribute to UWUO compliance only through reductions in water use measured by DIMs. The System Operator does not currently utilize a DIM meter classification, and DIM water use is therefore not a component of the System Operator's UWUO calculation. As a result, although implementation of CII Performance Measures is mandatory and expected to yield water use efficiency benefits, the associated water savings will not be credited toward UWUO compliance for the City.

9.5 Water Loss Management

The System Operator currently conducts annual distribution system water loss audits using the American Water Works Association (AWWA) Free Water Audit Software and reports the results to the California Department of Water Resources.[27]

[27] Completed water audits may be accessed at: https://wuedata.water.ca.gov/

To guide ongoing water loss management, the System Operator has developed a Water Loss Control Compliance Plan and a Water Loss Control Policy. These documents provide a framework for:

- Meeting current and future state water loss standards and regulatory requirements;
- Improving audit data quality and validation scores; and
- Identifying and implementing cost-effective water loss control actions.

The System Operator has also conducted a comprehensive assessment comparing the City's current and projected distribution system water loss to applicable water loss standards. The results show that the distribution system real loss rates exceed the state-established efficient water loss standards applicable to the Hawthorne System pursuant to SB 555 (see **Table 4-6**). Achieving the necessary reductions in real water loss will depend on the ability to implement water loss management programs in the Hawthorne System.

9.6 Water Conservation Program Staffing

The current System Operator's Conservation Department, whom administers its conservation programs for all the systems it operates, is currently staffed by nine full-time equivalent (FTE) positions. In light of mandated UWUO reductions and the extensive reporting and performance requirements associated with the MCCWL regulation, the System Operator has identified a need to expand its conservation program staffing. While the use of consultants could provide short-term support, the ongoing and long-term nature of the regulatory requirements makes exclusive reliance on temporary staffing impractical. In particular, the data analysis, program tracking, and reporting obligations associated with the MCCWL framework require sustained institutional knowledge and continuity that are best supported through permanent staff.

The System Operator's staffing strategy therefore emphasizes strengthening internal capacity to manage conservation programs, lead outreach and customer engagement efforts, support customers, oversee ongoing CII activities, and fulfill reporting and compliance obligations. Consultants are expected to continue to play a targeted role by providing short-term, specialized expertise as needed, allowing flexibility while maintaining a strong in-house program foundation.

9.7 Summary and Implementation Considerations

The System Operator has developed and implemented a comprehensive suite of DMMs in the Hawthorne System that address each category identified in the Urban Water Management Planning Act. These measures include water waste prevention and enforcement, universal metering, conservation-oriented pricing, public education and outreach, active management of distribution system water losses, and a broad portfolio of customer conservation programs.

Collectively, these actions have contributed to substantial long-term reductions in per capita water use and have positioned the City well relative to historical conservation benchmarks.

Looking ahead, demand management will play an increasingly important role in meeting the requirements of the MCCWL regulation and supporting water supply reliability. While many conservation-driven reductions are already embedded in the System Operator's baseline demand projections—through authorized programs, plumbing codes and appliance standards, and implementation of conservation rates—additional actions are anticipated to be needed in future years to comply with MCCWL requirements.

Chapter 10
Plan Adoption, Submittal, and Implementation

☑ ***CWC § 10621 (b)***

Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

This chapter provides information on the public hearing, the adoption process for the Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP), the adopted UWMP and WSCP submittal process, plan implementation, and the process for amending the adopted UWMP or WSCP. This chapter includes the following sections:

10.1 Inclusion of All 2025 Data

10.2 Notice of Public Hearing

10.3 Public Hearing and Adoption

10.4 Plan Submittal

10.5 Public Availability

10.6 Notification of Public Utilities Commission

10.7 Amending an Adopted UWMP or Water Shortage Contingency Plan

10.1 Inclusion of All 2025 Data

This UWMP includes the water use and planning data for the entire calendar year of 2025, per the California Department of Water Resources' (DWR's) 2025 UWMP Guidebook.

10.2 Notice of Public Hearing

☑ ***CWC § 10642***

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

Prior to adopting the Plan, the City of Hawthorne (City) held a public hearing to present information on the City's 2025 UWMP and WSCP on May 26, 6:00 PM.

Relevant entities were notified of the UWMP and WSCP review at least 60 days prior to the public hearing, including: (1) cities and counties, and (2) the public. These same entities were noticed again with the specific date, time and location of the hearing at least two weeks prior to the public hearing. The notice to the public, as specified in Government Code 6066, and letters to relevant agencies can be found in **Appendix C** and **Appendix B**, respectively.

10.2.1 Notice to Cities and Counties

☑ ***CWC § 10631 (a)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

Table 10-1 lists the cities, counties and agencies that were notified. Copies of these letters are provided in **Appendix B**.

Table 10-1. Notification to Cities and Counties (DWR Table 10-1)

City Name	60 Day Notice **Drop Down (yes/no)**	Notice of Public Hearing **Drop Down (yes/no)**
Add additional rows as needed		
City of Hawthorne	Yes	Yes
County Name **Drop Down List**	60 Day Notice **Drop Down (yes/no)**	Notice of Public Hearing **Drop Down (yes/no)**
Add additional rows as needed		
Los Angeles County	Yes	Yes

Notes:
(a) In addition to notifying the Cities and Counties above, the System Operator additionally notified West Basin Municipal Water District, Los Angeles Sanitation Districts, Metropolitan Water District of Southern California, and the Water Replenishment District of Southern California.

10.2.2 Notice to the Public

Notification to the public and to cities and counties also provided instructions on how to view the 2025 UWMP and WSCP prior to the hearing, the revision schedule, and contact information of the UWMP and WSCP preparer. A copy of this notice is included in **Appendix C**.

10.3 Public Hearing and Adoption

☑ ***CWC § 10608.26***

(a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:

(1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.

(2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.

(3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.

☑ ***CWC § 10621 (b)***

Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

The deadline for public comments on the UWMP and WSCP was May 29, 2026, three days after the public hearing. The final Plan was formally adopted by the City of Hawthorne's City Council and was signed by City of Hawthorne's Mayor, on MM DD, 2026, and was submitted to DWR within 30 days of approval. **Appendix H** presents a copy of the signed Resolution of Plan Adoption. **Appendix B** contains the following:

- Letters sent to and received from various agencies regarding this plan; and,
- Correspondence between the System Operator and participating agencies.

10.4 Plan Submittal

☑ ***CWC § 10621 (f)***

(1) Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.

☑ ***CWC § 10635 (c)***

The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.

☑ ***CWC § 10644 (a)***

(1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1) shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.

This UWMP and WSCP were submitted to DWR within 30 days of adoption and by the July 1, 2026 deadline. The submittal was done electronically through DWR's Water Use Efficiency Data Portal, an online submittal tool. The adopted UWMP and WSCP were also sent to the California State Library and to the cities and counties listed in **Table 10-1** no later than 30 days after adoption.

10.5 Public Availability

☑ ***CWC § 10645***

(a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

On or about MM DD, 2026, an electronic version of the draft 2025 UWMP and WSCP were made available for review by visiting System Operator's website:
https://www.calwater.com/conservation/uwmp2025.

10.6 Notification of Public Utilities Commission

☑ ***CWC § 10621 (c)***

An urban water supplier regulated by the Public Utilities Commission shall include its most recent plan and water shortage contingency plan as part of the supplier's general rate case filings.

At the time of preparation, System Operator is regulated by the California Public Utilities Commission. The System Operator included the previous UWMP and WSCP as part of its past General Rate Case Filings.

10.7 Amending an Adopted UWMP or Water Shortage Contingency Plan

☑ ***CWC § 10644 (b)***

If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

If either the 2025 UWMP or WSCP are amended, each of the steps for notification, public hearing, adoption and submittal will also be followed for the amended Plan or WSCP.

Appendix A: UWMP Act Checklist

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and overview	n/a	Chapter 1 - Chapter 10
x	x	Chapter 1	10630.5	Each plan shall include a simple description of the Supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a Supplier may also choose to include a simple description at the beginning of each chapter.	Plan preparation	n/a	Section 1.6
x	x	Section 2.1	10620(b)	Every person that becomes a Supplier shall adopt UWMP within one year after it has become a Supplier.	Plan preparation	n/a	Section 2.4
x	n/a	Section 2.5	10644	Supplier shall report the Public Water Systems number, volume of delivered water, and number of connections that are included in this UWMP.	Plan preparation	2-1	Section 2.1 Table 2-1
x	x	Section 2.5	10644	Supplier shall report if this UWMP is an individual UWMP and whether the Supplier belongs to a regional UWMP or regional alliance.	Plan preparation	2-2	Section 2.3 Table 2-2
x	x	Section 2.5	10644	Supplier shall report whether the data is in fiscal or calendar years and the units of measure used for reporting water volumes.	Plan preparation	2-3	Section 2.4 Table 2-3
x	x	Section 2.4	10642	Provide supporting documentation that the Supplier has encourage~~d~~ active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan preparation	n/a	Section 2.5.2 Section 10.2 Appendix C
x	x	Section 2.4.2	10620(d)(3)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other Suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan preparation	n/a	Section 2.5 Section 10.2 Appendix B

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	n/a	Section 2.4.1	10631(h)	Retail Suppliers will include documentation that they have provided their Wholesale Supplier(s)—if any—with water use projections from that source.	Plan preparation	2-4 R	Section 2.5.1 Table 2-4 Section 4.5
n/a	x	Section 2.4.1	10631(h)	Wholesale Suppliers will provide their Suppliers with identification and quantification of the existing and planned sources of water available from the Wholesale Supplier to the Supplier during various water year types.	Plan preparation	2-4 W	N/A
x	x	Chapter 3.0	10631(a)	Describe the Supplier service area.	System description	n/a	Chapter 3
x	x	Section 3.3	10631(a)	Describe the climate of the Supplier's service area.	System description	n/a	Section 3.3 Figure 3-2
x	x	Section 3.4.1	10631(a)	Provide the current and projected service area populations for 2030, 2035, 2040, 2045 and optionally 2050.	System description	3-1	Section 3.4 Table 3-1
x	x	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the Supplier's water management planning.	System description	n/a	Section 3.4 Table 3-2
x	x	Section 3.5	10631(a)	Describe the land uses within the service area… include the current and projected land uses within the existing or anticipated service area affecting the Supplier's water management planning. Describe the land uses within the service area.	System description and baselines	n/a	Section 3.5 Table 3-1
x	Optional	Sections 4.2.3 and 4.2.4	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System water use	4-1 and 4-2	Section 4.2 Table 4-1 Table 4-2

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	Optional	Section 4.3.1	10631(d)(3)(A)	Report the distribution system water loss for each of the five years preceding the plan update.	System water use	4-5	Section 4.3.1 Table 4-5
x	n/a	Section 4.3.2	10631(d)(3)(C)	Retail Suppliers shall provide data to show the distribution loss standards were met.	System water use	4-6	Section 4.3.2 Table 4-6
x	n/a	Section 4.2.5.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the Supplier.	System water use	4-3	Section 4.2.2 Table 4-3
x	n/a	Section 4.2.5.3	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans, and other policies or laws.	System water use	4-3	Section 4.2.3(1) Table 4-4
x	n/a	Section 4.2.5.3	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System water use	4-3	Section 4.2.3(1) Table 4-4
x	n/a	Section 4.2.5.3	10631(d)(4)(B)(ii)	To the extent that a Supplier reports the information described in subparagraph (A), an urban water Supplier shall… Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.	System water use	4-3	Section 4.2.3(1) Table 4-4
x	x	Section 4.2.5.6	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System water use	n/a	Section 4.4 Section 7.5 Table 4-7 Table 7-5
n/a	x	Section 5.1	10608.36	Wholesale Suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their Retail Suppliers achieve targeted water use reductions.	Baselines and targets	n/a	N/A

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	n/a	Section 5.2	10608.4	Retail Suppliers shall report on their compliance in meeting their water use targets. Reporting requirements will vary depending on whether the Supplier: - Was considered an urban retail water supplier in 2020, - Met its 2020 target in 2020, or - Was part of a merger or consolidation since 2020. Chapter 5 Subsections 5.2.1, 5.2.2, and 5.2.3 address each of these situations.	Baselines and targets	5-1	Chapter 5 Table 5-1
x	x	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System supplies	n/a	Section 6.9 Table 6-9
x	x	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, including changes in supply due to climate change.	System supplies	n/a	Chapter 7
x	x	Section 6.2.2	10631(b)(4)(C)	Indicate whether groundwater is an existing or planned source of water available to the Supplier. If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	Water supplies and recycled water	6-1	Section 6.2 Table 6-1
x	x	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the Supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System supplies	n/a	Section 6.2
x	x	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System supplies	n/a	Section 6.2.1
x	x	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the Supplier has the legal right to pump.	System supplies	n/a	Section 6.2.1
x	x	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… (include) information as to whether DWR has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin…	Water supplies and recycled water	n/a	Section 6.2.1

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… describe efforts by the Supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	Water supplies and recycled water	n/a	Section 6.2.3
x	x	Section 6.2.2.	10631(b)(4)(C)	If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	System supplies	n/a	Section 6.2.5 Table 6-1
x	x	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System supplies	6-9	Section 6.9 Table 6-9
x	x	Section 6.1	10631(b)	Identify and quantify the existing and planned sources of water available for 2025, 2030, 2035, 2040, 2045 and optionally 2050.	System supplies	6-8 and 6-9	Section 6.9 Table 6-9
x	x	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.	System supplies	n/a	Section 6.7
x	n/a	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the Supplier’s service area with quantified amount of collection and treatment and the disposal methods.	System supplies (recycled water)	6-2	Section 6.5.2 Table 6-2
x	x	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System supplies (recycled water)	6-3	Section 6.5.2 Table 6-3
x	x	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the Supplier's service area.	System supplies (recycled water)	6-4	Section 6.5.3 Table 6-4

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System supplies (recycled water)	6-4	Section 6.5.3 Table 6-4
x	x	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the Supplier's service area at the end of 5, 10, 15, and 20 years, and describe the actual use of recycled water in comparison to uses previously projected.	System supplies (recycled water)	6-4 and 6-5	Section 6.5.3 Table 6-4 Table 6-5
x	x	Section 6.2.5	10633(f)	Describe the actions that may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System supplies (recycled water)	6-6	Section 6.5.4 Table 6-6
x	x	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the Supplier's service area.	System supplies (recycled water)	n/a	Section 6.5.4 Table 6-6
x	x	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System supplies	6-7	Section 6.6
x	x	Section 6.2.10	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water Supplier to address water supply reliability in average, single-dry, and for a period of drought lasting five consecutive water years.	System supplies	6-7	Section 6.8 Table 6-7
x	x	Section 6.3 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a Supplier can readily obtain.	System suppliers, energy intensity	O-1A, O-1B, O-1C, and O-2	Section 6.11 Table 6-10
x		Section 7.1	10634	Provide information on the quality of existing sources of water available to the Supplier and the manner in which water quality affects water management strategies and supply reliability.	Water supply reliability assessment	n/a	Section 7.1.2

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 7.2	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the Supplier with the total projected water use over the next 20 years.	Water supply reliability assessment	7-2, 7-3, and 7-4	Section 7.2 Section 7.3 Table 7-1 Table 7-2 Table 7-3 Table 7-4
x	x	Section 7.2.3	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water supply reliability assessment	n/a	Section 7.4
x	x	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water supply reliability assessment	n/a	Section 7.5 Table 7-5
x	x	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive years.	Water supply reliability assessment	n/a	Section 7.5.1
x	x	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water supply reliability assessment	n/a	Section 7.5.2
x	x	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the Supplier with the total projected water use for the drought period.	Water supply reliability assessment	7-5	Section 7.5 Table 7-5
x	x	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water supply reliability assessment	n/a	Section 7.5 Table 7-5
x	x	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water shortage contingency planning	n/a	Appendix H

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Chapter 8	10632(a)(1)	Provide an analysis of water supply reliability (from Guidebook Chapter 7) in the WSCP.	Water shortage contingency planning	n/a	Appendix F (Chapter 2)
x	x	Section 8.2	10632(a)(2)(A)	Provide the written decision-making process and other methods that the Supplier will use each year to determine its water reliability.	Water shortage contingency planning	n/a	Appendix F (Chapter 3)
x	x	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the Supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water shortage contingency planning	n/a	Appendix F (Chapter 3)
x	x	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10%, 20%, 30%, 40%, 50% shortage, and greater than 50% shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water shortage contingency planning	n/a	Appendix F (Chapter 4)
x	x	Section 8.3	10632(a)(3)(B)	Suppliers with an existing WSCP that uses different water shortage levels must cross reference their categories with the six standard categories.	Water shortage contingency planning	8-1	Appendix F (Chapter 4)
x	x	Section 8.4	10632(a)(4)(A)	Suppliers with WSCPs that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water shortage contingency planning	8-2	Appendix F (Section 5.2)
x	x	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water shortage contingency planning	8-3	Appendix F (Section 5.1)
x	x	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water shortage contingency planning	8-2	Appendix F (Section 5.3)

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to State-mandated prohibitions are appropriate to local conditions.	Water shortage contingency planning	Table 8-3	Appendix F (Section 5.4, Table 5-1)
x	x	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water shortage contingency planning	8-2 and 8-3	Appendix F (Section 5.1, Section 5.2, Section 5.7, Table 5-1)
x	x	Section 8.4.6	10632.5	The UWMP shall include a seismic risk assessment and mitigation plan.	Water shortage contingency plan	n/a	Appendix F (Section 5.6)
x	x	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water shortage contingency planning	n/a	Appendix F (Chapter 6)
x	x	Section 8.5	10632(a)(5)(B), 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water shortage contingency planning	n/a	Appendix F (Chapter 6)
x	n/a	Section 8.6	10632(a)(6)	Retail Supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water shortage contingency planning	n/a	Appendix F (Chapter 7)
x	x	Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the Supplier to enforce shortage response actions.	Water shortage contingency planning	n/a	Appendix F (Chapter 8)
x	x	Section 8.7	10632(a)(7)(B)	Provide a statement that the Supplier will declare a water shortage emergency per Water Code Chapter 3. *Water Shortage Emergencies* .	Water shortage contingency planning	n/a	Appendix F (Chapter 8)

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 8.7	10632(a)(7)(C)	Provide a statement that the Supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water shortage contingency planning	n/a	Appendix F (Chapter 8)
x	x	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Appendix F (Chapter 9)
x	x	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Appendix F (Chapter 9)
x	n/a	Section 8.8	10632(a)(8)(C)	Retail Suppliers must describe the cost of compliance with Water Code Chapter 3.3, *Excessive Residential Water Use During Drought* .	Water shortage contingency planning	n/a	Appendix F (Chapter 9)
x	n/a	Section 8.9	10632(a)(9)	Retail Suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data are collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water shortage contingency planning	n/a	Appendix F (Chapter 10)
x	x	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the WSCP to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water shortage contingency planning	n/a	Appendix F (Chapter 11)
x	n/a	Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water shortage contingency planning	n/a	Appendix F (Section 5.1.1, Table 5-1)
x	x	Section 8.12	10632(c)	Make available the WSCP to customers and any city or county where it provides water within 30 days after adoption of the plan.	Water shortage contingency planning	n/a	Appendix F (Chapter 12)

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	n/a	Sections 9.1	10631(e)(1)	Retail Suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand management measures	n/a	Chapter 9
n/a	x	Sections 9.2	10631(e)(2)	Wholesale Suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and Supplier assistance program.	Demand management measures	n/a	N/A
x	n/a	Chapter 10	10608.26(a)	Retail Suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan adoption, submittal, and implementation	n/a	Section 2.5.2 Section 10.3
x	x	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the Supplier provides water that the Supplier will be reviewing the UWMP and considering amendments or changes to the plan.	Plan adoption, submittal, and implementation	10-1	Section 2.5.2 Section 10.3
x	x	Section 10.4	10621(f)	Each urban water Supplier shall update and submit its 2025 plan to DWR by July 1, 2026.	Plan adoption, submittal, and implementation	n/a	Section 2.4 Section 10.4
x	x	Sections 10.2.2, 10.3, and 10.5	10642	Provide supporting documentation that the Supplier made the UWMP and WSCP available for public inspection, published notice of the public hearing, and held a public hearing about the UWMP and WSCP.	Plan adoption, submittal, and implementation	n/a	Chapter 10 Appendix C
x	x	Section 10.2.2	10642	The Supplier is to provide the time and place of the hearing to any city or county within which the Supplier provides water.	Plan adoption, submittal, and implementation	10-1	Section 10.2.1 Table 10-1 Appendix B
x	x	Section 10.3.2	10642	Provide supporting documentation that the UWMP and WSCP has been adopted as prepared or modified.	Plan adoption, submittal, and implementation	n/a	Section 10.3 Appendix H

Retail (x = required)	Wholesale (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	Section 10.4	10644(a)	Provide supporting documentation that the Supplier has submitted their UWMP to the California State Library.	Plan adoption, submittal, and implementation	n/a	Section 10.4
x	x	Section 10.4	10644(a)(1)	Provide supporting documentation that the Supplier has submitted their UWMP to any city or county within which the Supplier provides water no later than 30 days after adoption.	Plan adoption, submittal, and implementation	n/a	Section 10.4
x	x	Sections 10.4.1 and 10.4.2	10644(a)(2)	The UWMP, or amendments to the UWMP, submitted to DWR shall be submitted electronically.	Plan adoption, submittal, and implementation	n/a	Section 10.4
x	x	Section 10.7.2	10644(b)	If revised, submit a copy of the WSCP to DWR within 30 days of adoption.	Plan adoption, submittal, and implementation	n/a	Section 10.7
x	x	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its UWMP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Section 10.5
x	x	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its WSCP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Section 10.5
x	x	Section 10.6	10621(c)	If Supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan adoption, submittal, and implementation	n/a	Section 10.6

Appendix B: Correspondence

- UWMP and WSCP Notice of Preparation
- System Operator Mailing List
- UWMP and WSCP Public Draft Comments

The Cal Water Difference

Dear XXXX,

We hope that this note finds you well. California Water Service (Cal Water) is beginning the process of updating our Urban Water Management Plans (UWMP) and Water Shortage Contingency Plans (WSCP) and wanted to ensure you had the pertinent information to participate in the process, which is included in the following notification.

These plans are a critical component of the steps we are taking to meet the current and future water supply needs of our customers, and to elevate our urban water use efficiency.

To develop well-rounded plans, **we are requesting data from the partners that serve our customers** to ensure the plans are representative of the communities we serve. The specific data points we are seeking can be found below the following notice.

At your earliest convenience, **please confirm you have received this Notice of Preparation**. If you have any questions, need any additional information, or would like to find time to meet virtually with our team to discuss this further, please reach out at your convenience.

Notice of Preparation of Urban Water Management Plan and Water Shortage Contingency Plan – 2025 Update

The Urban Water Management Planning Act (California Water Code §10608–10656) requires that California Water Service Company (Cal Water) update its Urban Water Management Plan (UWMP) and associated Water Shortage Contingency Plan (WSCP) every 5 years. The updated UWMP and WSCP are due by July 1, 2026.

Cal Water is currently reviewing its existing UWMP and associated WSCP, which were updated in 2021, and considering revisions to the documents. Coordination with water suppliers, cities, counties, and community organizations in the region is an important part of the preparation of Cal Water's UWMP and WSCP. We invite your agency's participation in this revision process. We are available to discuss the assumptions used in the development of the plans including available water supply, water demands, land use, as well as other aspects of the plans.

A draft of the 2025 UWMP and WSCP will be made available for public review and a public hearing will be scheduled in 2026. In the meantime, if you would like more information regarding Cal Water's 2020 UWMP and WSCP and the schedule for updating these documents, or if you would like to participate in the preparation of the 2025 UWMP and WSCP, please contact Jake Lam at:

Jake Lam
Associate Engineer
California Water Service
jlam@calwater.com

DATA REQUEST – Help Develop Our UWMP and WSCP

We're seeking to coordinate with community partners to ensure we develop a UWMP and associated WSCP that are reflective of our communities. We'd like to begin this partnership today and ask that you provide the following information to Jake Lam (jlam@calwater.com):

- Description of current land use
- GIS files for land use and zoning
- Population growth projections
- Most recent General Plans

We are looking to gather this information by XXXX XX, XXXX.

Once again, we thank you for your continued partnership. If you have any questions, need any additional information, or would like to find time to meet virtually with our team to discuss this further, please reach out at your convenience.

Sincerely,

Kevin McCusker

Director of Government & Community Affairs

About Cal Water

California Water Service provides safe, clean, and affordable water utility service to more than 2 million people statewide. What sets Cal Water apart is its commitment to enhancing the quality of life for its customers and communities. Guided daily by their promise to provide quality, service, and value, the utility's employees lead the way in working to protect the planet, care for people, and operate with the utmost integrity. Integral to Cal Water's strategy is investing responsibly in infrastructure, sustainability initiatives, and community well-being. The utility has been named one of "America's Most Responsible Companies" and the "World's Most Trustworthy Companies" by *Newsweek* and a Great Place to Work®. More information is available at https://link.edgepilot.com/s/4069251c/_CvANuC690u9lTiwQCmjDg?u=http://www.calwaterdifference.com/.

Quality. Service. Value.

California Water Service
1720 North 1st Street - San Jose, CA 95112
Unsubscribe

Name	Position (if known)	Agency	Other Agency Affiliation (if applicable)
Angie Reyes English	Councilmember	City of Hawthorne	
Eduardo Sarmiento	City Clerk	City of Huntington Park	
Mr. Mark Waronek	Councilmember	City of Lomita	
Cindy Segawa	Mayor	City of Lomita	
Mark Waronek	Councilmember	City of Lomita	
James Gazeley	Councilmember	City of Lomita	
Andrew Vialpando	City Manager	City of Lomita	
Dean Logan	Registrar-Recorder/County Clerk	Los Angeles County	
Janice Hahn	District 4 Supevisor	Los Angeles County	
Hilda Solis	District 1 Supervisor	Los Angeles County	
Ms. Amy Bodek	Director of Regional Planning	Los Angeles County	
Mr. Adam Ariki	Deputy Director of Department of Public Works Water Resource	Los Angeles County	
Shari Afshari	Deputy Director, Public Contracting and Asset Management	Los Angeles County	
Bill Winter	Assistant Deputy Director, Sewer Maintenance Division	Los Angeles County	
Holly Mitchell	Supervisor	Los Angeles County	
Kathryn Barger	Supervisor	Los Angeles County	
Mr. Earle Hartling	Water Recycling Coordinator	Los Angeles County Santiation Districts	
Ms. Victoria Conway	Departmental Engineer	Los Angeles County Santiation Districts	
Mr. Raymond Tremblay	Facilities Planning Department Head	Los Angeles County Santiation Districts	
Mr. Brad Coffey	Manager of Water Resources	Metropolitan Water District of Southern California	
Esther Rojas	Manager of Watermaster & Water Resources	Water Replenishment District of Southern California	
Jackie Ramirez	Analyst	Water Replenishment District of Southern California	
Mr. Rob Beste	Assistant General Manager	Water Replenishment District of Southern California	
Mr. EJ Caldwell	General Manager	West Basin Municipal Water District	

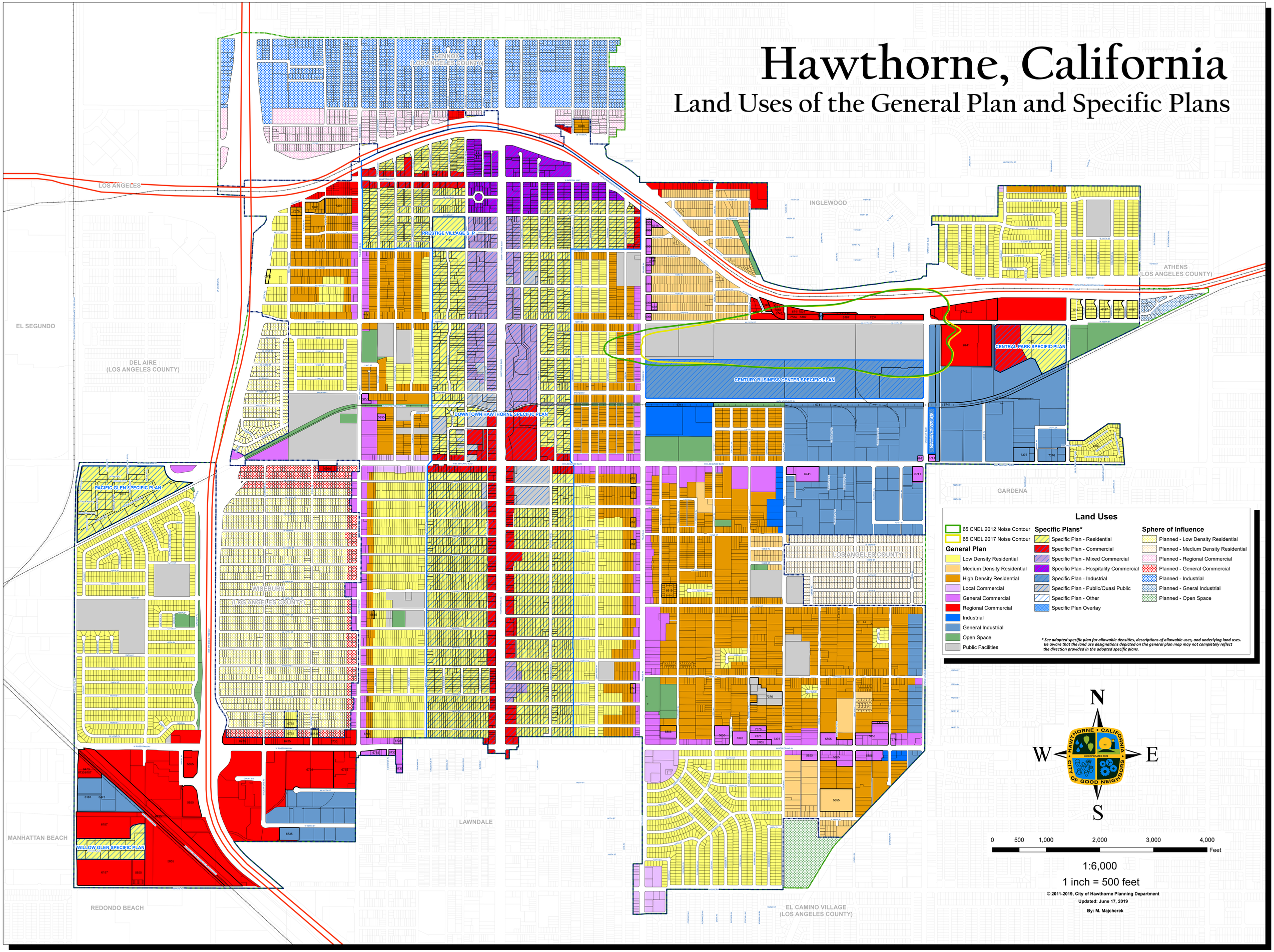
Appendix C: Public Meeting Notice

- Public Meeting Notice of Intent
- Proof of Publication
- Public Meeting Presentation

Appendix D: General Plan Land Use Map

Hawthorne, California

Land Uses of the General Plan and Specific Plans



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Updated: June 17, 2019

By: M. Majcherek

Appendix E: Historical and Projected Service Area Population, Services, Sales, and Production

California Water Service

City of Hawthorne

Water Supply/Demand Analysis Projections Summary

June 2026

California Water Service - City of Hawthorne
Water Supply/Demand Analysis and Projections Summary

Table 1. Historical & Projected Population

YEAR	TYPE	HOUSEHOLD	GROUP QUARTERS	TOTAL
2000	Historical	45,470	256	45,726
2001	Historical	45,455	262	45,717
2002	Historical	45,440	268	45,708
2003	Historical	45,424	274	45,699
2004	Historical	45,409	280	45,690
2005	Historical	45,394	287	45,681
2006	Historical	45,379	293	45,671
2007	Historical	45,364	299	45,662
2008	Historical	45,348	305	45,653
2009	Historical	45,333	311	45,644
2010	Historical	45,318	317	45,635
2011	Historical	45,355	317	45,672
2012	Historical	45,392	317	45,709
2013	Historical	45,428	318	45,746
2014	Historical	45,465	318	45,783
2015	Historical	45,502	318	45,820
2016	Historical	45,539	318	45,857
2017	Historical	45,576	318	45,894
2018	Historical	45,612	319	45,931
2019	Historical	45,649	319	45,968
2020	Historical	45,686	319	46,005
2021	Historical	45,725	319	46,044
2022	Historical	45,726	319	46,045
2023	Historical	45,709	319	46,028
2024	Historical	45,715	319	46,034
2025	Historical	45,720	319	46,039
2030	Projected	46,201	322	46,523
2035	Projected	46,687	326	47,012
2040	Projected	47,178	329	47,507
2045	Projected	47,674	333	48,007
2050	Projected	48,176	336	48,512
2025 to 2050 Compound Annual Growth Rate (CAGR)				0.2%

California Water Service - City of Hawthorne
Water Supply/Demand Analysis and Projections Summary

Table 2. Historical & Projected Services

YEAR	TYPE	SFR-M	SFR-F	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	4,638	0	781	477	0	11	0	1	18	5,926
2001	Historical	4,512	0	787	554	0	52	0	3	18	5,926
2002	Historical	4,500	0	785	557	0	59	0	4	17	5,922
2003	Historical	4,493	0	780	553	0	61	0	6	19	5,911
2004	Historical	4,520	0	783	559	0	61	0	5	19	5,947
2005	Historical	4,534	0	781	571	0	61	0	4	19	5,970
2006	Historical	4,535	0	780	574	1	61	0	2	19	5,972
2007	Historical	4,541	0	780	584	1	62	0	5	19	5,991
2008	Historical	4,535	0	780	584	2	63	0	4	19	5,986
2009	Historical	4,525	0	779	577	2	65	0	2	19	5,968
2010	Historical	4,540	0	780	574	2	67	0	2	21	5,987
2011	Historical	4,502	0	833	579	2	69	0	2	22	6,009
2012	Historical	4,509	0	837	584	2	72	0	2	21	6,027
2013	Historical	4,520	0	849	584	2	75	0	2	21	6,052
2014	Historical	4,581	0	860	588	2	75	0	4	21	6,131
2015	Historical	4,660	0	866	586	1	75	0	4	21	6,212
2016	Historical	4,657	0	868	583	1	75	0	2	21	6,207
2017	Historical	4,662	0	869	589	2	74	0	4	21	6,222
2018	Historical	4,666	0	868	586	2	70	0	7	22	6,220
2019	Historical	4,680	0	868	586	2	67	0	3	22	6,228
2020	Historical	4,692	0	868	584	2	67	0	3	22	6,238
2021	Historical	4,694	0	869	581	2	67	0	4	22	6,238
2022	Historical	4,696	0	869	584	2	68	0	2	22	6,243
2023	Historical	4,689	0	869	581	2	68	0	3	22	6,233
2024	Historical	4,686	0	869	578	2	67	0	3	22	6,227
2025	Historical	4,683	0	870	577	2	68	0	4	22	6,225
2030	Projected	4,732	0	879	577	2	68	0	4	22	6,283
2035	Projected	4,782	0	888	577	2	68	0	4	22	6,342
2040	Projected	4,832	0	897	577	2	68	0	4	22	6,402
2045	Projected	4,883	0	907	577	2	68	0	4	22	6,462
2050	Projected	4,934	0	916	577	2	68	0	4	22	6,523
2025 to 2050 Compound Annual Growth Rate (CAGR)											0.2%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

Table 3. Historical & Projected Service Shares

YEAR	TYPE	SFR-M	SFR-F	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	78.3%	0.0%	13.2%	8.1%	0.0%	0.2%	0.0%	0.0%	0.3%	100.0%
2001	Historical	76.2%	0.0%	13.3%	9.3%	0.0%	0.9%	0.0%	0.1%	0.3%	100.0%
2002	Historical	76.0%	0.0%	13.3%	9.4%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2003	Historical	76.0%	0.0%	13.2%	9.4%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2004	Historical	76.0%	0.0%	13.2%	9.4%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2005	Historical	76.0%	0.0%	13.1%	9.6%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2006	Historical	75.9%	0.0%	13.1%	9.6%	0.0%	1.0%	0.0%	0.0%	0.3%	100.0%
2007	Historical	75.8%	0.0%	13.0%	9.7%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2008	Historical	75.8%	0.0%	13.0%	9.8%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%
2009	Historical	75.8%	0.0%	13.1%	9.7%	0.0%	1.1%	0.0%	0.0%	0.3%	100.0%
2010	Historical	75.8%	0.0%	13.0%	9.6%	0.0%	1.1%	0.0%	0.0%	0.4%	100.0%
2011	Historical	74.9%	0.0%	13.9%	9.6%	0.0%	1.2%	0.0%	0.0%	0.4%	100.0%
2012	Historical	74.8%	0.0%	13.9%	9.7%	0.0%	1.2%	0.0%	0.0%	0.4%	100.0%
2013	Historical	74.7%	0.0%	14.0%	9.6%	0.0%	1.2%	0.0%	0.0%	0.3%	100.0%
2014	Historical	74.7%	0.0%	14.0%	9.6%	0.0%	1.2%	0.0%	0.1%	0.3%	100.0%
2015	Historical	75.0%	0.0%	13.9%	9.4%	0.0%	1.2%	0.0%	0.1%	0.3%	100.0%
2016	Historical	75.0%	0.0%	14.0%	9.4%	0.0%	1.2%	0.0%	0.0%	0.3%	100.0%
2017	Historical	74.9%	0.0%	14.0%	9.5%	0.0%	1.2%	0.0%	0.1%	0.3%	100.0%
2018	Historical	75.0%	0.0%	14.0%	9.4%	0.0%	1.1%	0.0%	0.1%	0.4%	100.0%
2019	Historical	75.1%	0.0%	13.9%	9.4%	0.0%	1.1%	0.0%	0.1%	0.4%	100.0%
2020	Historical	75.2%	0.0%	13.9%	9.4%	0.0%	1.1%	0.0%	0.0%	0.4%	100.0%
2021	Historical	75.3%	0.0%	13.9%	9.3%	0.0%	1.1%	0.0%	0.1%	0.4%	100.0%
2022	Historical	75.2%	0.0%	13.9%	9.3%	0.0%	1.1%	0.0%	0.0%	0.4%	100.0%
2023	Historical	75.2%	0.0%	13.9%	9.3%	0.0%	1.1%	0.0%	0.0%	0.4%	100.0%
2024	Historical	75.3%	0.0%	14.0%	9.3%	0.0%	1.1%	0.0%	0.0%	0.4%	100.0%
2025	Historical	75.2%	0.0%	14.0%	9.3%	0.0%	1.1%	0.0%	0.1%	0.4%	100.0%
2030	Projected	75.3%	0.0%	14.0%	9.2%	0.0%	1.1%	0.0%	0.1%	0.4%	100.0%
2035	Projected	75.4%	0.0%	14.0%	9.1%	0.0%	1.1%	0.0%	0.1%	0.3%	100.0%
2040	Projected	75.5%	0.0%	14.0%	9.0%	0.0%	1.1%	0.0%	0.1%	0.3%	100.0%
2045	Projected	75.6%	0.0%	14.0%	8.9%	0.0%	1.1%	0.0%	0.1%	0.3%	100.0%
2050	Projected	75.6%	0.0%	14.0%	8.8%	0.0%	1.0%	0.0%	0.1%	0.3%	100.0%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

California Water Service - City of Hawthorne
Water Supply/Demand Analysis and Projections Summary

Table 4. Historical & Projected Sales in Acre-Feet

YEAR	TYPE	SFR-M	SFR-F[1]	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	2,657	0	1,694	433	0	70	0	0	95	4,950
2001	Historical	2,465	0	1,770	585	0	137	0	7	94	5,059
2002	Historical	2,375	0	1,716	586	0	128	0	3	123	4,931
2003	Historical	2,308	0	1,688	677	0	111	0	13	93	4,890
2004	Historical	2,343	0	1,662	595	0	125	0	3	113	4,841
2005	Historical	2,250	0	1,626	613	0	96	0	1	120	4,706
2006	Historical	2,245	0	1,602	622	1	106	0	4	108	4,688
2007	Historical	2,286	0	1,537	616	1	114	0	17	101	4,671
2008	Historical	2,209	0	1,492	589	5	104	0	3	89	4,491
2009	Historical	2,085	0	1,414	542	4	85	0	1	98	4,229
2010	Historical	1,951	0	1,340	563	10	83	0	2	84	4,032
2011	Historical	1,887	0	1,406	571	13	87	0	2	84	4,049
2012	Historical	1,918	0	1,426	560	13	90	0	4	99	4,111
2013	Historical	1,928	0	1,436	571	16	81	0	3	113	4,146
2014	Historical	1,876	0	1,431	599	14	93	0	5	108	4,124
2015	Historical	1,699	0	1,410	589	14	73	0	2	99	3,886
2016	Historical	1,627	0	1,345	580	15	75	0	1	109	3,751
2017	Historical	1,626	0	1,354	596	17	74	0	3	103	3,772
2018	Historical	1,650	0	1,352	665	18	83	0	3	97	3,868
2019	Historical	1,596	0	1,285	654	23	63	0	1	88	3,711
2020	Historical	1,689	0	1,302	577	26	62	0	1	95	3,752
2021	Historical	1,613	0	1,241	612	22	63	0	1	110	3,663
2022	Historical	1,503	0	1,213	635	23	70	0	1	97	3,542
2023	Historical	1,439	0	1,191	599	27	69	0	1	65	3,392
2024	Historical	1,455	0	1,221	607	24	87	0	2	70	3,466
2025	Historical	1,465	0	1,233	615	24	71	0	7	89	3,505
2030	Projected	1,419	0	1,188	584	25	74	0	4	75	3,367
2035	Projected	1,399	0	1,172	565	25	71	0	4	75	3,311
2040	Projected	1,390	0	1,163	549	25	69	0	4	75	3,275
2045	Projected	1,386	0	1,160	536	25	68	0	4	75	3,253
2050	Projected	1,388	0	1,161	524	25	66	0	4	75	3,242
2025 to 2050 Compound Annual Growth Rate (CAGR)											-0.3%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

[1] SFR-F sales is an estimate.

Table 5. Historical & Projected Sales Shares

YEAR	TYPE	SFR-M	SFR-F[1]	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	54%	0%	34%	9%	0%	1%	0%	0%	2%	100%
2001	Historical	49%	0%	35%	12%	0%	3%	0%	0%	2%	100%
2002	Historical	48%	0%	35%	12%	0%	3%	0%	0%	2%	100%
2003	Historical	47%	0%	35%	14%	0%	2%	0%	0%	2%	100%
2004	Historical	48%	0%	34%	12%	0%	3%	0%	0%	2%	100%
2005	Historical	48%	0%	35%	13%	0%	2%	0%	0%	3%	100%
2006	Historical	48%	0%	34%	13%	0%	2%	0%	0%	2%	100%
2007	Historical	49%	0%	33%	13%	0%	2%	0%	0%	2%	100%
2008	Historical	49%	0%	33%	13%	0%	2%	0%	0%	2%	100%
2009	Historical	49%	0%	33%	13%	0%	2%	0%	0%	2%	100%
2010	Historical	48%	0%	33%	14%	0%	2%	0%	0%	2%	100%
2011	Historical	47%	0%	35%	14%	0%	2%	0%	0%	2%	100%
2012	Historical	47%	0%	35%	14%	0%	2%	0%	0%	2%	100%
2013	Historical	47%	0%	35%	14%	0%	2%	0%	0%	3%	100%
2014	Historical	45%	0%	35%	15%	0%	2%	0%	0%	3%	100%
2015	Historical	44%	0%	36%	15%	0%	2%	0%	0%	3%	100%
2016	Historical	43%	0%	36%	15%	0%	2%	0%	0%	3%	100%
2017	Historical	43%	0%	36%	16%	0%	2%	0%	0%	3%	100%
2018	Historical	43%	0%	35%	17%	0%	2%	0%	0%	3%	100%
2019	Historical	43%	0%	35%	18%	1%	2%	0%	0%	2%	100%
2020	Historical	45%	0%	35%	15%	1%	2%	0%	0%	3%	100%
2021	Historical	44%	0%	34%	17%	1%	2%	0%	0%	3%	100%
2022	Historical	42%	0%	34%	18%	1%	2%	0%	0%	3%	100%
2023	Historical	42%	0%	35%	18%	1%	2%	0%	0%	2%	100%
2024	Historical	42%	0%	35%	18%	1%	3%	0%	0%	2%	100%
2025	Historical	42%	0%	35%	18%	1%	2%	0%	0%	3%	100%
2030	Projected	42%	0%	35%	17%	1%	2%	0%	0%	2%	100%
2035	Projected	42%	0%	35%	17%	1%	2%	0%	0%	2%	100%
2040	Projected	42%	0%	36%	17%	1%	2%	0%	0%	2%	100%
2045	Projected	43%	0%	36%	16%	1%	2%	0%	0%	2%	100%
2050	Projected	43%	0%	36%	16%	1%	2%	0%	0%	2%	100%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

[1] SFR-F sales is an estimate.

Table 6. Historical & Projected Sales Per Service in Gallons/Service/Day

YEAR	TYPE	SFR-M	SFR-F[1]	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	511	0	1,938	810	0	5,651	0	231	4,727	746
2001	Historical	488	0	2,009	944	0	2,356	0	1,927	4,693	762
2002	Historical	471	0	1,951	940	0	1,948	0	553	6,505	743
2003	Historical	459	0	1,932	1,093	0	1,621	0	2,133	4,367	738
2004	Historical	463	0	1,895	950	0	1,834	0	582	5,341	727
2005	Historical	443	0	1,858	959	0	1,409	0	279	5,668	704
2006	Historical	442	0	1,833	968	505	1,551	0	1,954	5,082	701
2007	Historical	449	0	1,760	943	706	1,646	0	3,330	4,757	696
2008	Historical	435	0	1,709	900	2,773	1,489	0	615	4,190	670
2009	Historical	411	0	1,620	840	2,304	1,158	0	320	4,589	633
2010	Historical	384	0	1,533	876	4,376	1,100	0	905	3,512	601
2011	Historical	374	0	1,507	882	5,849	1,117	0	619	3,391	602
2012	Historical	380	0	1,521	856	5,842	1,121	0	1,961	4,174	609
2013	Historical	381	0	1,510	873	6,984	960	0	1,132	4,807	612
2014	Historical	366	0	1,485	908	6,118	1,106	0	1,133	4,590	601
2015	Historical	326	0	1,454	897	11,664	869	0	410	4,217	558
2016	Historical	312	0	1,383	889	9,397	888	0	315	4,629	540
2017	Historical	311	0	1,391	903	7,490	891	0	728	4,298	541
2018	Historical	316	0	1,391	1,015	8,074	1,051	0	390	3,942	555
2019	Historical	304	0	1,322	997	10,449	836	0	331	3,569	532
2020	Historical	321	0	1,339	883	11,716	826	0	369	3,836	537
2021	Historical	307	0	1,275	942	9,996	849	0	300	4,466	524
2022	Historical	286	0	1,246	971	10,462	928	0	339	3,937	507
2023	Historical	274	0	1,223	921	12,262	914	0	285	2,630	486
2024	Historical	277	0	1,254	939	10,524	1,164	0	560	2,856	497
2025	Historical	279	0	1,265	953	10,606	934	0	1,565	3,615	503
2030	Projected	268	0	1,206	904	11,131	968	0	804	3,034	478
2035	Projected	261	0	1,178	875	11,131	937	0	804	3,034	466
2040	Projected	257	0	1,157	851	11,131	911	0	804	3,034	457
2045	Projected	253	0	1,142	829	11,131	888	0	804	3,034	449
2050	Projected	251	0	1,131	811	11,131	868	0	804	3,034	444
2025 to 2050 Compound Annual Growth Rate (CAGR)											-0.5%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

[1] SFR-F sales is an estimate.

Table 7. Historical & Projected Per Capita Water Use in Gallons/Person/Day

YEAR	TYPE	SFR-M	SFR-F[1]	MFR	COM	IND	GOV	IRR	OTH	REC	TOTAL
2000	Historical	52	0	33	8	0	1	0	0	2	97
2001	Historical	48	0	35	11	0	3	0	0	2	99
2002	Historical	46	0	34	11	0	2	0	0	2	96
2003	Historical	45	0	33	13	0	2	0	0	2	96
2004	Historical	46	0	32	12	0	2	0	0	2	95
2005	Historical	44	0	32	12	0	2	0	0	2	92
2006	Historical	44	0	31	12	0	2	0	0	2	92
2007	Historical	45	0	30	12	0	2	0	0	2	91
2008	Historical	43	0	29	12	0	2	0	0	2	88
2009	Historical	41	0	28	11	0	2	0	0	2	83
2010	Historical	38	0	26	11	0	2	0	0	2	79
2011	Historical	37	0	27	11	0	2	0	0	2	79
2012	Historical	37	0	28	11	0	2	0	0	2	80
2013	Historical	38	0	28	11	0	2	0	0	2	81
2014	Historical	37	0	28	12	0	2	0	0	2	80
2015	Historical	33	0	27	11	0	1	0	0	2	76
2016	Historical	32	0	26	11	0	1	0	0	2	73
2017	Historical	32	0	26	12	0	1	0	0	2	73
2018	Historical	32	0	26	13	0	2	0	0	2	75
2019	Historical	31	0	25	13	0	1	0	0	2	72
2020	Historical	33	0	25	11	1	1	0	0	2	73
2021	Historical	31	0	24	12	0	1	0	0	2	71
2022	Historical	29	0	24	12	0	1	0	0	2	69
2023	Historical	28	0	23	12	1	1	0	0	1	66
2024	Historical	28	0	24	12	0	2	0	0	1	67
2025	Historical	28	0	24	12	0	1	0	0	2	68
2030	Projected	27	0	23	11	0	1	0	0	1	65
2035	Projected	27	0	22	11	0	1	0	0	1	63
2040	Projected	26	0	22	10	0	1	0	0	1	62
2045	Projected	26	0	22	10	0	1	0	0	1	60
2050	Projected	26	0	21	10	0	1	0	0	1	60
2025 to 2050 Compound Annual Growth Rate (CAGR)											-0.5%

SFR-M = Single-Family Metered
SFR-F = Single-Family Unmetered (Flat Service)
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

[1] SFR-F sales is an estimate.

Table 8. Historical & Projected Non-Revenue Water (NRW) in Acre-Feet[1]

YEAR	TYPE	AUTHORIZED UNBILLED USE	APPARENT LOSS	REAL LOSS	RECYCLED LOSS	TOTAL
2000	Historical					124
2001	Historical					-55
2002	Historical					186
2003	Historical					20
2004	Historical					272
2005	Historical					328
2006	Historical					94
2007	Historical					172
2008	Historical					194
2009	Historical					155
2010	Historical					198
2011	Historical					147
2012	Historical					323
2013	Historical					318
2014	Historical					611
2015	Historical					278
2016	Historical	10	93	167	-2	268
2017	Historical	10	94	122	-2	224
2018	Historical	10	96	17	0	123
2019	Historical	17	93	95	0	205
2020	Historical	13	94	93	0	199
2021	Historical	14	91	53	0	158
2022	Historical	9	88	129	0	225
2023	Historical	8	85	166	0	259
2024	Historical	8	86	136	0	231
2025	Historical	8	86	143	0	238
2030	Projected	9	87	106	0	201
2035	Projected	9	88	107	0	203
2040	Projected	9	88	108	0	205
2045	Projected	9	89	109	0	207
2050	Projected	9	90	110	0	209

[1]Total non-revenue water estimates are available prior to 2016, calculated as total water production less metered sales and estimated unmetered customer water use. Starting in 2016, non-revenue water estimates come from the Water Loss Report for the District that is filed annually with the Department of Water Resources.

Table 9. Historical & Projected Non-Revenue Water in GCD[1, 2]

YEAR	TYPE	SERVICES	AUTHORIZED UNBILLED USE	APPARENT LOSS	REAL LOSS	RECYCLED LOSS	TOTAL
2000	Historical	6,194					18
2001	Historical	6,193					-8
2002	Historical	6,190					27
2003	Historical	6,178					3
2004	Historical	6,216					39
2005	Historical	6,240					47
2006	Historical	6,242					14
2007	Historical	6,262					25
2008	Historical	6,256					28
2009	Historical	6,238					22
2010	Historical	6,257					28
2011	Historical	6,280					21
2012	Historical	6,300					46
2013	Historical	6,326					45
2014	Historical	6,408					85
2015	Historical	6,493					38
2016	Historical	6,512	1	13	23	0	37
2017	Historical	6,435	1	13	17	0	31
2018	Historical	6,484	1	13	2	0	17
2019	Historical	6,270	2	13	14	0	29
2020	Historical	6,492	2	13	13	0	27
2021	Historical	6,500	2	12	7	0	22
2022	Historical	6,505	1	12	18	0	31
2023	Historical	6,509	1	12	23	0	35
2024	Historical	6,533	1	12	19	0	32
2025	Historical	6,506	1	12	20	0	33
2030	Projected	6,567	1	12	14	0	27
2035	Projected	6,629	1	12	14	0	27
2040	Projected	6,691	1	12	14	0	27
2045	Projected	6,754	1	12	14	0	27
2050	Projected	6,818	1	12	14	0	27

[1]GCD = gallons/connection/day, calculated with total connections (active + inactive)

[2]Total non-revenue water estimates are available prior to 2016, calculated as total water production less metered sales and estimated unmetered customer water use. Starting in 2016, non-revenue water estimates come from the District's Water Loss Report filed annually with the Department of Water Resources.

Table 10. Projected Baseline and Adjusted Potable Demand in Acre-Feet

	2030	2035	2040	2045	2050
Baseline Potable Water Demand	3,644	3,675	3,706	3,737	3,769
Demand Adjustments					
Passive Conservation	-116	-202	-270	-324	-369
Active Conservation	0	0	0	0	0
Water Service Cost Growth	-17	-32	-48	-62	-77
Household Income Growth	18	36	54	73	91
Water Loss Management	-37	-37	-38	-38	-38
Total Adjustments	-151	-236	-301	-352	-393
Adjusted Potable Water Demand	3,494	3,439	3,405	3,386	3,376

Table 11. Projected Single-Dry-Year and Multi-Dry-Year Demand in Acre-Feet

	2030	2035	2040	2045	2050
Normal Year	3,568	3,514	3,480	3,460	3,451
Single-Dry-Year	3,623	3,568	3,533	3,513	3,504
Multi-Dry-Year	3,657	3,601	3,566	3,546	3,536

California Water Service - City of Hawthorne
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Table 12. Historical & Projected Demand in Acre-Feet

YEAR	TYPE	SALES	NRW[1]	DEMAND[2]	GPCD[3]
2000	Historical	4,950	124	5,074	99
2001	Historical	5,059	-55	5,003	98
2002	Historical	4,931	186	5,118	100
2003	Historical	4,890	20	4,909	96
2004	Historical	4,841	272	5,113	100
2005	Historical	4,706	328	5,034	98
2006	Historical	4,688	94	4,783	93
2007	Historical	4,671	172	4,843	95
2008	Historical	4,491	194	4,685	92
2009	Historical	4,229	155	4,384	86
2010	Historical	4,032	198	4,230	83
2011	Historical	4,049	147	4,196	82
2012	Historical	4,111	323	4,434	87
2013	Historical	4,146	318	4,464	87
2014	Historical	4,124	611	4,735	92
2015	Historical	3,886	278	4,163	81
2016	Historical	3,751	268	4,020	78
2017	Historical	3,772	224	3,996	78
2018	Historical	3,868	123	3,991	78
2019	Historical	3,711	205	3,915	76
2020	Historical	3,752	199	3,951	77
2021	Historical	3,663	158	3,821	74
2022	Historical	3,542	225	3,767	73
2023	Historical	3,392	259	3,651	71
2024	Historical	3,466	231	3,697	72
2025	Historical	3,505	238	3,742	73
2030	Projected	3,367	201	3,568	68
2035	Projected	3,311	203	3,514	67
2040	Projected	3,275	205	3,480	65
2045	Projected	3,253	207	3,460	64
2050	Projected	3,242	209	3,451	64
2025 to 2050 Compound Annual Growth Rate (CAGR)				-0.3%	-0.5%

[1]Non-Revenue Water (NRW)

[2]Demand is equal to the sum of water sales and non-revenue water.

[3]Gallons per capita per day.

Table 13. Historical Water Production in Acre-Feet

YEAR	TYPE	WELLS	SURFACE	PURCHASED	RECYCLED[1]	OTHER[2]	TOTAL
2000	Historical	772	0	4,208	95	0	5,074
2001	Historical	568	0	4,329	106	0	5,003
2002	Historical	843	0	4,152	123	0	5,118
2003	Historical	0	0	4,817	93	0	4,909
2004	Historical	298	0	4,703	113	0	5,113
2005	Historical	491	0	4,424	119	0	5,034
2006	Historical	0	0	4,664	118	0	4,783
2007	Historical	223	0	4,520	100	0	4,843
2008	Historical	8	0	4,574	103	0	4,685
2009	Historical	0	0	4,287	98	0	4,384
2010	Historical	0	0	4,146	84	0	4,230
2011	Historical	6	0	4,111	79	0	4,196
2012	Historical	1,141	0	3,203	91	0	4,434
2013	Historical	1,865	0	2,495	104	0	4,464
2014	Historical	2,025	0	2,605	105	0	4,735
2015	Historical	1,814	0	2,250	99	0	4,163
2016	Historical	1,617	0	2,296	107	0	4,020
2017	Historical	1,314	0	2,581	101	0	3,996
2018	Historical	1,254	0	2,739	97	0	4,090
2019	Historical	794	0	3,077	88	0	3,959
2020	Historical	498	0	3,359	95	0	3,952
2021	Historical	452	0	3,259	110	0	3,821
2022	Historical	326	0	3,346	97	-2	3,768
2023	Historical	404	0	3,182	65	-2	3,649
2024	Historical	370	0	3,242	70	-2	3,681
2025	Historical	1,156	0	2,777	89	-9	4,013

[1]Includes water from recycling and desalter supply sources.

[2]Other water may include leased and wheeled water, as well as backwash and wastewater from treatment plant operation. Negative volumes represent production that has not entered the distribution system.

Table 14. Historical Water Production Shares

YEAR	TYPE	WELLS	SURFACE	PURCHASED	RECYCLED[1]	OTHER[2]	TOTAL
2000	Historical	15%	0%	83%	2%	0%	100%
2001	Historical	11%	0%	87%	2%	0%	100%
2002	Historical	16%	0%	81%	2%	0%	100%
2003	Historical	0%	0%	98%	2%	0%	100%
2004	Historical	6%	0%	92%	2%	0%	100%
2005	Historical	10%	0%	88%	2%	0%	100%
2006	Historical	0%	0%	98%	2%	0%	100%
2007	Historical	5%	0%	93%	2%	0%	100%
2008	Historical	0%	0%	98%	2%	0%	100%
2009	Historical	0%	0%	98%	2%	0%	100%
2010	Historical	0%	0%	98%	2%	0%	100%
2011	Historical	0%	0%	98%	2%	0%	100%
2012	Historical	26%	0%	72%	2%	0%	100%
2013	Historical	42%	0%	56%	2%	0%	100%
2014	Historical	43%	0%	55%	2%	0%	100%
2015	Historical	44%	0%	54%	2%	0%	100%
2016	Historical	40%	0%	57%	3%	0%	100%
2017	Historical	33%	0%	65%	3%	0%	100%
2018	Historical	31%	0%	67%	2%	0%	100%
2019	Historical	20%	0%	78%	2%	0%	100%
2020	Historical	13%	0%	85%	2%	0%	100%
2021	Historical	12%	0%	85%	3%	0%	100%
2022	Historical	9%	0%	89%	3%	0%	100%
2023	Historical	11%	0%	87%	2%	0%	100%
2024	Historical	10%	0%	88%	2%	0%	100%
2025	Historical	29%	0%	69%	2%	0%	100%

[1]Includes water from recycling and desalter supply sources.

[2]Other water may include leased and wheeled water, as well as backwash and wastewater from treatment plant operation. Negative volumes represent production that has not entered the distribution system.

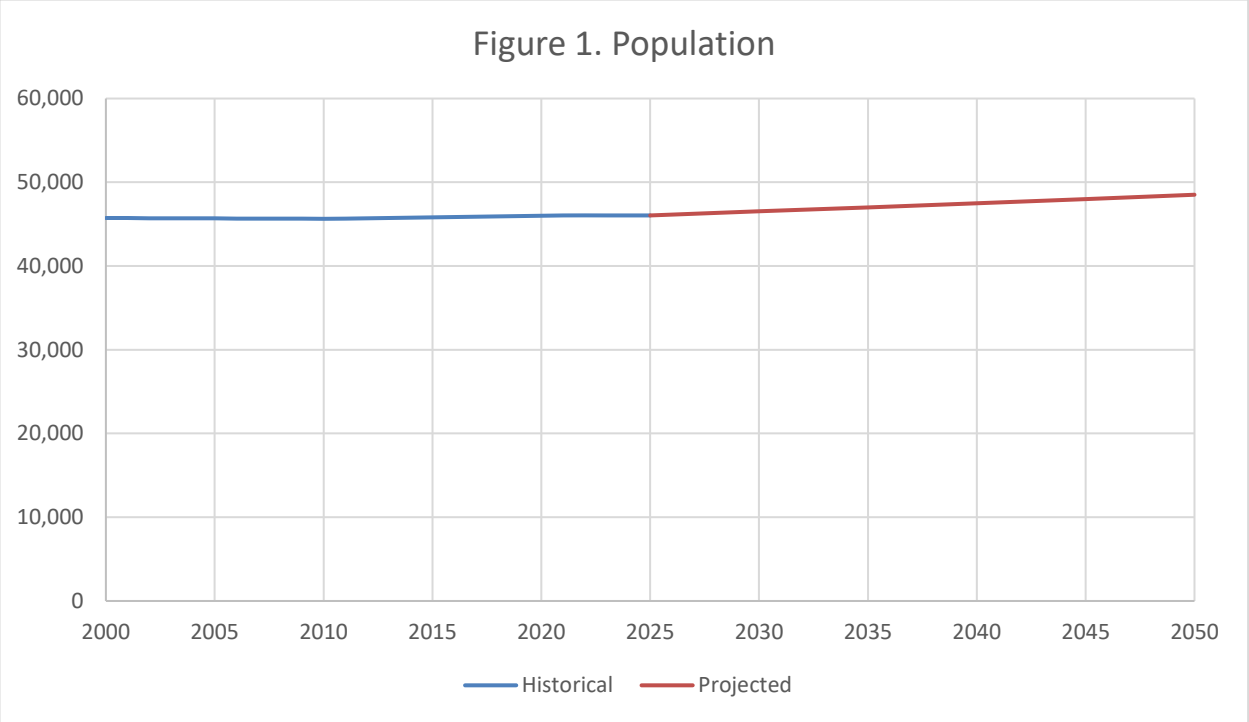


Figure 1. Population
60,000
50,000
40,000
30,000
20,000
10,000
0
2000
2005
2010
2015
2020
2025
2030
2035
2040
2045
2050
Historical
Projected

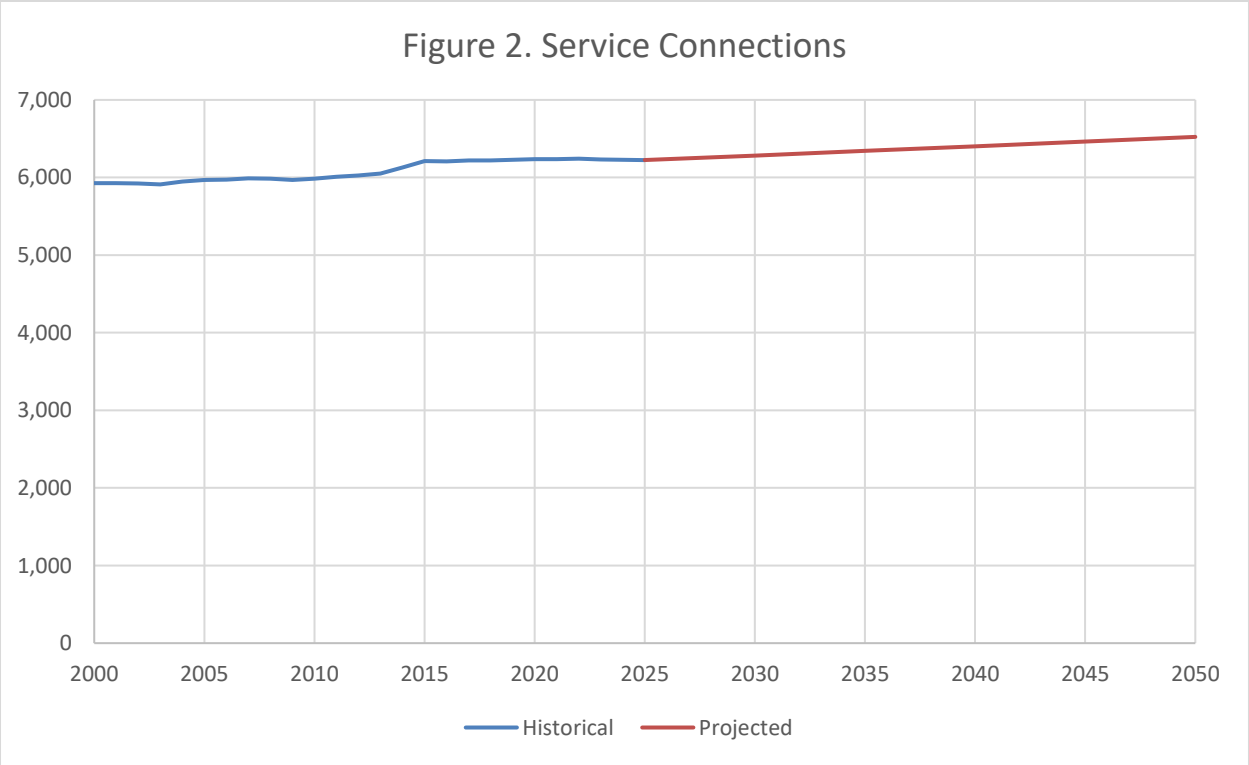


Figure 2. Service Connections
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
2000
2005
2010
2015
2020
2025
2030
2035
2040
2045
2050
Historical
Projected

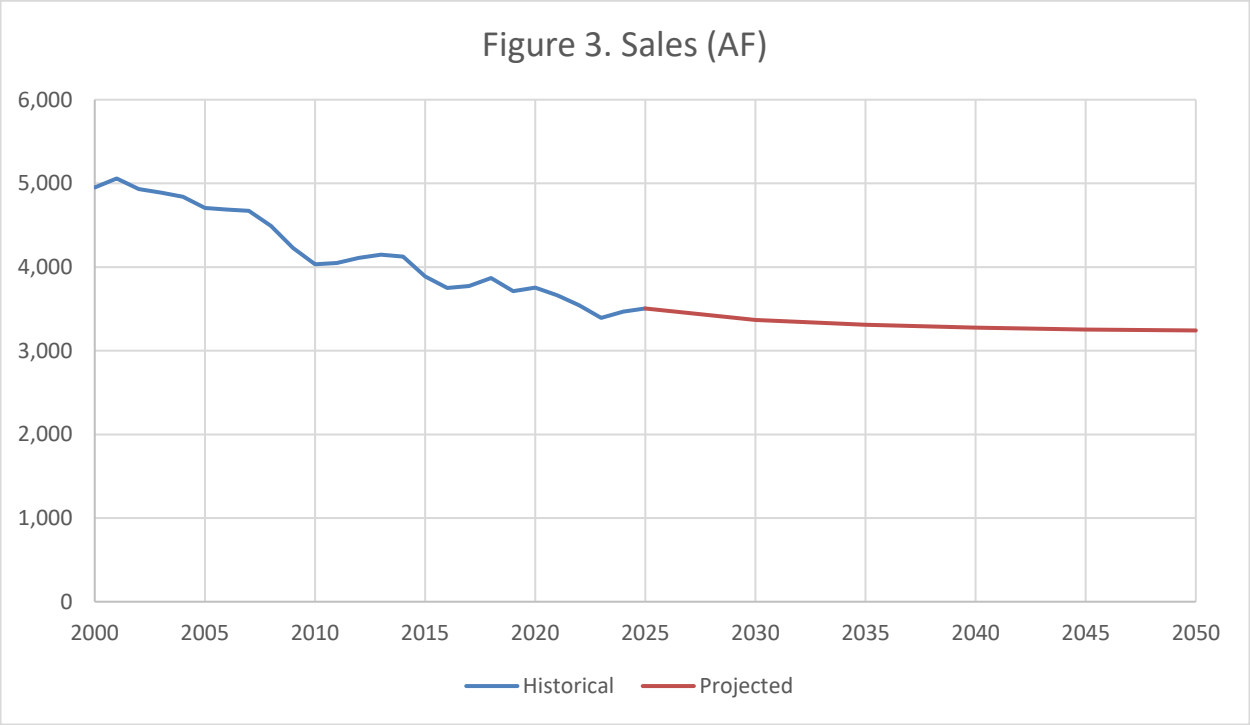


Figure 3. Sales (AF)
6,000
5,000
4,000
3,000
2,000
1,000
0
2000
2005
2010
2015
2020
2025
2030
2035
2040
2045
2050
Historical
Projected

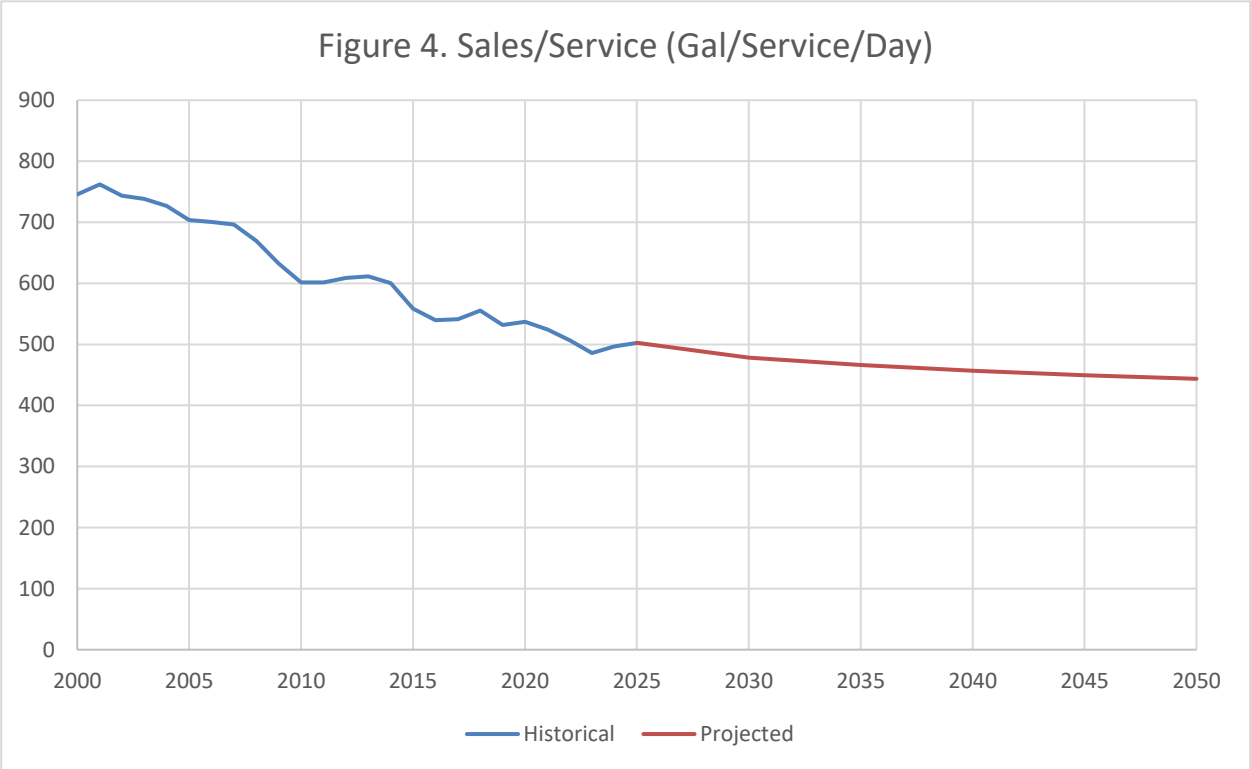
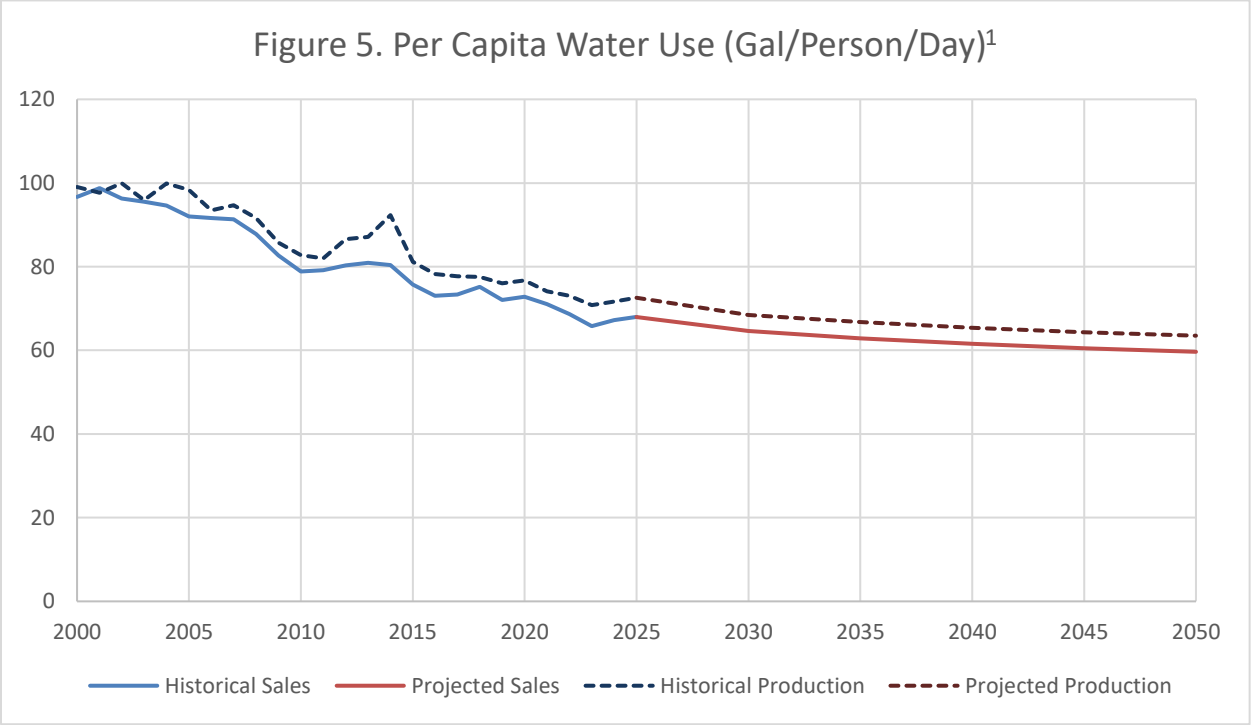
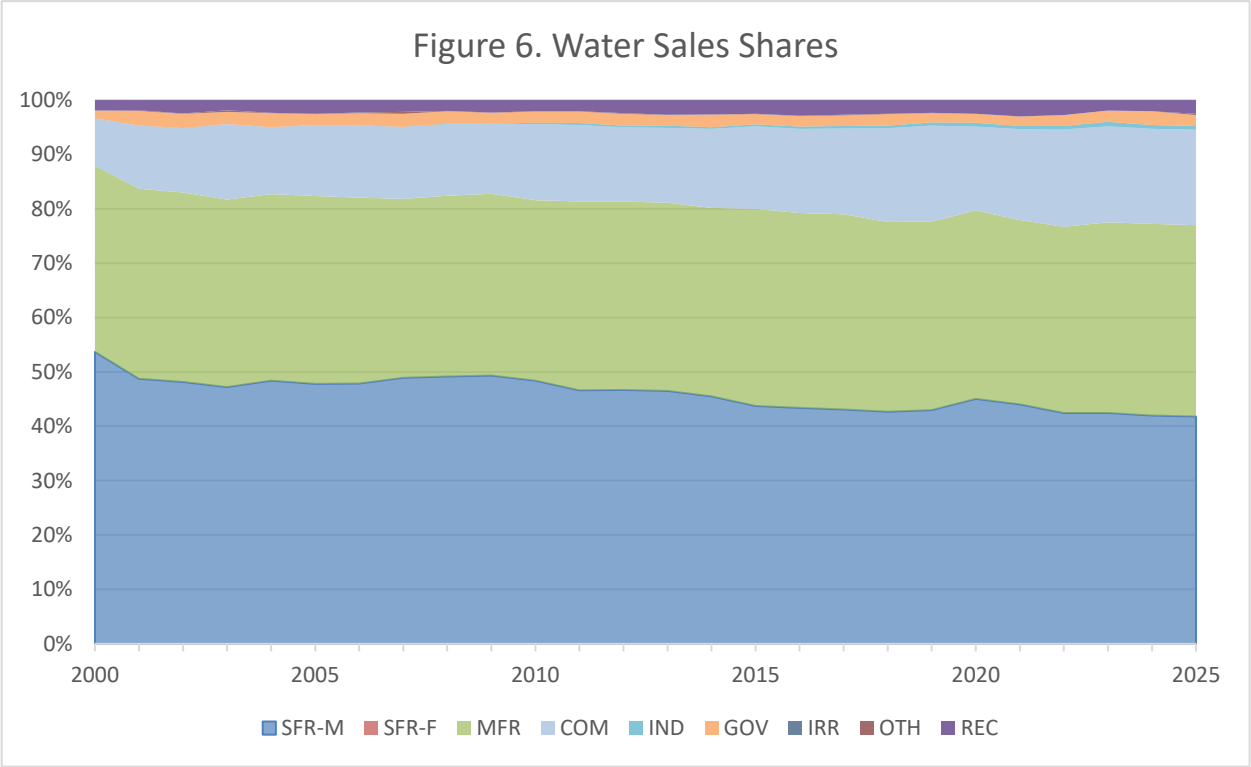


Figure 4. Sales/Service (Gal/Service/Day)
900
800
700
600
500
400
300
200
100
0
2000
2005
2010
2015
2020
2025
2030
2035
2040
2045
2050
Historical
Projected





SFR-M = Single-Family Metered	COM = Commercial	IRR = Irrigation
SFR-F = Single-Family Unmetered (Flat Service)	IND = Industrial	OTH = Other/Miscellaneous
MFR = Multi-Family	GOV = Government	REC = Recycled

[1]Difference between the production and sales data series in Figure 5 is non-revenue water.

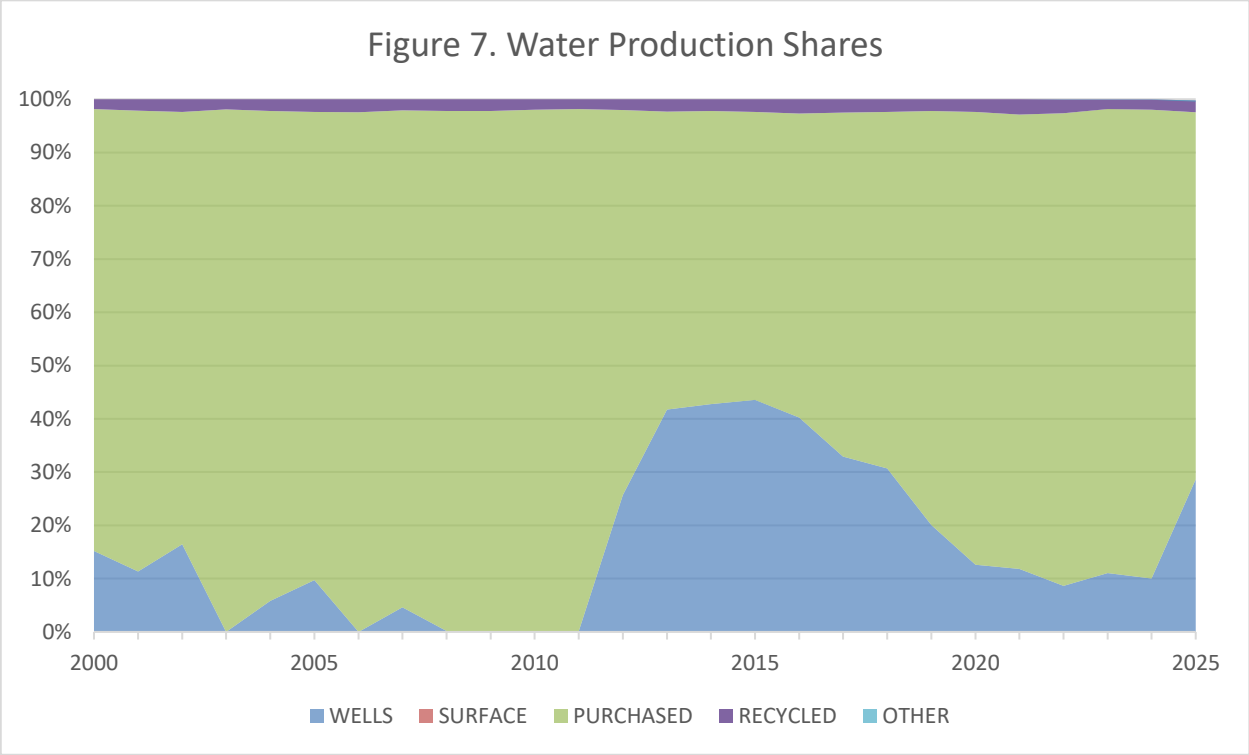


Figure 7. Water Production Shares
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
2000
2005
2010
2015
2020
2025
WELLS
SURFACE
PURCHASED
RECYCLED
OTHER

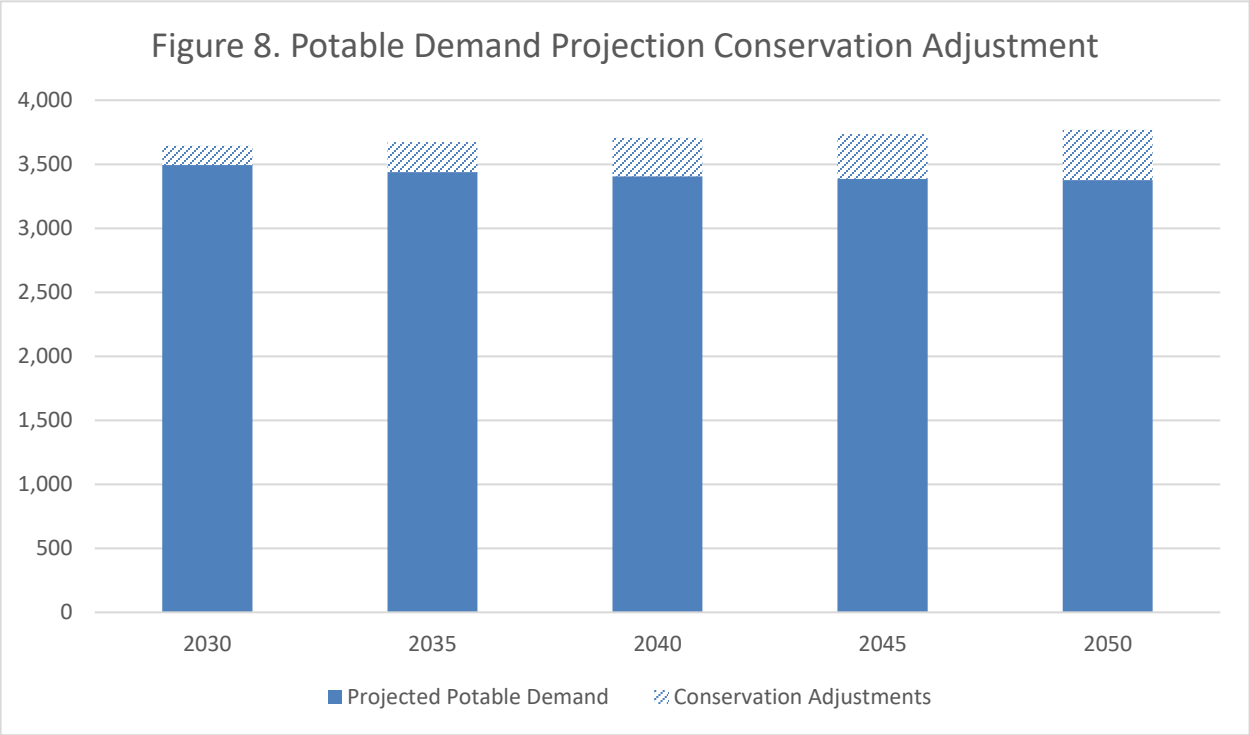


Figure 8. Potable Demand Projection Conservation Adjustment
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2030
2035
2040
2045
2050
Projected Potable Demand
Conservation Adjustments

California Water Service - City of Hawthorne
Water Supply/Demand Analysis and Projections Summary

Water Supply Assessment (WSA) Information

Table 15. WSA Demand Treated as Additive to Regional Growth Projections

WSA	% of WSA Demand Added to Projection[1]
No WSAs	

[1]Percent of WSA demand considered to be additive to regional growth forecast.

Compound Annual Growth Rates (CAGR)

Table 16. Historical Service Growth

Class	2020 to 2025	2015 to 2025	2010 to 2025	2005 to 2025
SFR[1]	0.0%	0.0%	0.2%	0.2%
MFR	0.0%	0.0%	0.7%	0.5%
COM	-0.2%	-0.2%	0.0%	0.0%
IND	0.0%	6.3%	0.0%	0.0%
GOV	0.4%	-1.0%	0.1%	0.6%
IRR	0.0%	0.0%	0.0%	0.0%
OTH	5.8%	1.3%	3.6%	-0.1%
REC	0.0%	0.5%	0.2%	0.8%

[1]Total metered and unmetered single-family services

Table 17. Historical Growth between Decennial Censuses

Series	2010 to 2020	2000 to 2020	1990 to 2020
Population	0.08%	0.03%	0.69%
Total Housing Units	0.31%	0.14%	0.20%
Occupied Housing Units	0.42%	0.16%	0.31%

Table 18. Regional Growth Forecasts from Land Use Planning Entities

Source: SCAG RTP 2015-50 Forecasts

Range: 2015-2050

Series	CAGR
Population	0.21%
Housing	0.21%
Employment	0.20%

Compound Annual Growth Rates (CAGR) Used in Demand Projections

Table 19. Historical Service Growth

Time Series	Basis	Projection CAGR	Override CAGR[1]
Population	Land Use Entity Regional Population Forecast CAGR	0.21%	
Services			
SFR	Land Use Entity Regional Housing Forecast CAGR	0.21%	
MFR	Land Use Entity Regional Housing Forecast CAGR	0.21%	
COM	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%
IND	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%
GOV	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%
IRR	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%
OTH	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%
REC	Land Use Entity Regional Population Forecast CAGR	0.00%	0.00%

SFR = Single-Family
MFR = Multi-Family
COM = Commercial
IND = Industrial
GOV = Government
IRR = Irrigation
OTH = Other/Miscellaneous
REC = Recycled

[1]If value is present, then the demand model uses this value instead of the Basis value.

Appendix F: Water Shortage Contingency Plan

PUBLIC REVIEW DRAFT

Water Shortage Contingency Plan 2025

City of Hawthorne

April 2026

Chapter 1
Introduction

☑ ***CWC § 10640***

(a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

☑ ***CWC § 10632.3***

It is the intent of the Legislature that, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the board defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

California Water Service (Cal Water) served as the System Operator for the City of Hawthorne Public Water System (Hawthorne System) during the creation of the 2025 Urban Water Management Plan (UWMP or Plan) and Water Shortage Contingency Plan (WSCP). As the System Operator, Cal Water developed the plans in accordance with California Department of Water Resources' (DWR's) requirements, and the 2025 UWMP Guidebook. Cal Water system operations will end on August 1, 2026, at which time a new System Operator for the City of Hawthorne (City) is expected to take over operations.

This document describes the WSCP for the City. The WSCP includes the levels of response to a water shortage caused by drought or by supply interruptions caused by infrastructure failure, regulatory mandate, or catastrophic human-caused or natural events. The primary objective of the WSCP is to ensure that the City has in place the necessary resources and management responses needed to protect health and human safety, minimize economic disruption, and preserve environmental and community assets during water supply shortages and interruptions.

Specifically, this WSCP includes the following chapters:

Chapter 1 - Introduction

Chapter 2 - Water Supply Reliability Analysis

Chapter 3 - Annual Water Supply and Demand Assessment Procedures

Chapter 4 - Water Shortage Levels

Chapter 5 - Shortage Response Actions

Chapter 6 - Communication Protocols

Chapter 7 - Compliance and Enforcement

Chapter 8 - Legal Authorities

Chapter 9 - Financial Consequences of WSCP

Chapter 10 - Monitoring and Reporting

Chapter 11 - WSCP Refinement Procedures

Chapter 12 - Plan Adoption, Submittal, and Availability

Chapter 2
Water Supply Reliability Analysis

☑ ***CWC § 10632 (a) (1)*** *The analysis of water supply reliability conducted pursuant to Section 10635.*

As described in Chapter 6 of the City's 2025 Urban Water Management Plan (UWMP or Plan), the City currently purchases water from the West Basin Municipal Water District (WBMWD), pumps groundwater from the adjudicated West Coast Basin of the Los Angeles Groundwater Basin (California Department of Water Resources [DWR] Basins No. 4-011.03) and uses recycled water from WBMWD.

Chapter 7 of the City's 2025 UWMP demonstrates that the supplies available to the City are considered highly reliable in extended drought conditions, and are expected to continue to be sufficient to meet projected City demands in all hydrologic conditions evaluated, including an extended five-year drought period. Although water shortage conditions are not expected to arise due to drought, this WSCP addresses potential water shortage conditions resulting from any cause (e.g., droughts, impacted distribution system infrastructure, regulatory-imposed shortage restrictions, catastrophic events, etc.).

Chapter 3
Annual Water Supply and Demand Assessment Procedures

☑ ***CWC § 10632 (a) (2)***

The procedures used in conducting an annual water supply and demand assessment that include, at a minimum, both of the following:

(A) The written decision-making process that an urban water supplier will use each year to determine its water supply reliability.

(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:

(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.

(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.

(iii) Existing infrastructure capabilities and plausible constraints.

(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.

(v) A description and quantification of each source of water supply.

☑ ***CWC § 10632.1***

An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before July 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by July 1 of each year, whichever is later.

☑ ***CWC § 10632.2***

An urban water supplier shall follow, where feasible and appropriate, the prescribed procedures and implement determined shortage response actions in its water shortage contingency plan, as identified in subdivision (a) of Section 10632, or reasonable alternative actions, provided that descriptions of the alternative actions are submitted with the annual water shortage assessment report pursuant to Section 10632.1. Nothing in this section prohibits an urban water supplier from taking actions not specified in its water shortage contingency plan, if needed, without having to formally amend its urban water management plan or water shortage contingency plan.

On an annual basis, an Annual Water Supply and Demand Assessment (AWSDA) will be conducted to identify whether there is likely to be a water shortage condition in the coming year, assuming it is dry. Each element of the AWSDA is described below.

1. Evaluation Criteria

The Evaluation Criteria that will be used to identify whether the City is likely to experience a water shortage in the coming year include:

a. **Purchased Water Available Supply -** Because the City purchases potable water from WBMWD, the evaluation of City supplies for a particular year will be based largely on information provided by WBMWD.

   i. Should the System Operator not receive information from WBMWD by June 1st of each year, the System Operator will assume supply availability in line with prior recent drought year availability.

b. **Supply Well Operational Constraints -** A comparison of groundwater level elevations to well operational depths to identify the need to (1) lower pump depths or (2) site and drill additional supply wells**.**

c. **Recycled Water Availability -** Because the City receives recycled water from WBMWD, the System Operator will base its evaluation of available supplies for a particular year based on current recycled water supply and demand within the Hawthorne System in coordination with WBMWD.

d. **Treatment and Distribution System Constraints -** An assessment of the probabilities of facility and infrastructure outages and the degree to which they could limit the System Operator's ability to access, convey, or treat adequate supplies, including any planned maintenance or capital improvements over the next year that could affect its ability to provide sufficient supply to meet demands.

e. **Local Regulatory Conditions -** Evaluation of: (1) any new Water Replenishment District of Southern California (WRD) policies that could trigger a change in the City's adjudicated water rights to the West Coast Basin, or (2) any new limitations on well permitting that could limit the ability to deepen existing supply wells or drill new supply wells.

f. **State Regulatory Conditions -** Evaluation of any state-mandated drought or water use restrictions.

In the spring prior to the submittal date, these Evaluation Criteria will be assessed by System Operator staff with detailed knowledge of operations, well conditions, and local WRD activities. The data used to support the AWSDA may include, but are not limited to, supply capacity, supply and pump capacity, firm capacities, tank storage capacity, groundwater level measurements, water quality, system demand, and zone demand.

2. Water Supply

   As described above, the City obtains its supplies from purchases (WBMWD), pumped groundwater from the West Coast Basin, and recycled water from WBMWD. As discussed in Chapter 7 of the City's 2025 UWMP, these supplies are projected to be sufficient to serve future demands. The only identified potential constraints on water supply are the operational limitations and/or potential local regulatory conditions identified in the Evaluation Criteria above.

3. Unconstrained Customer Demand

   The demand forecast described in Chapter 4 of the City's 2025 UWMP yields the anticipated annual unconstrained water demand, (i.e., the expected water use in the absence of shortage-caused reductions in water use) to support the AWSDA. During a drought cycle, unconstrained demand typically increases due to higher-than-normal air temperatures and lower-than-normal precipitation. The supply reliability analysis and Drought Risk Assessment presented in Chapter 7 of the City's 2025 UWMP accounts for this anticipated shift in unconstrained water demand, and as discussed above, even with these increases in demand, the available supply (i.e., purchased water, recycled water, and groundwater) is expected to be sufficient to meet these demands.

4. Planned Water Use for Current Year Considering Dry Subsequent Year

   The System Operator will evaluate the anticipated supplies for the current year, assuming that the following year will be dry, as defined above, using the identified Evaluation Criteria. Barring changes in supply availability per the Evaluation Criteria, the assumed dry subsequent year is not expected to affect the manner in which the System Operator will utilize its available supplies in the current year, and the planned water use for the current year will equal the unconstrained demand.

5. Other Factors

   As identified under the Evaluation Criteria above, local regulatory conditions could potentially limit the availability of supplies. Therefore, the System Operator will evaluate the development of new regulatory constraints in the spring of each year and assess their potential impacts on supply availability or related factors (e.g., mandated demand reductions). If such constraints are identified, the System Operator will develop a plan to address these constraints and mitigate potential effects and implement the appropriate water shortage level of action per Chapter 5, below.

Consistent with California Water Code (CWC) § 10632.1, the System Operator will complete and submit an AWSDA to DWR by July 1st of each year.

Chapter 4
Water Shortage Levels

☑ ***CWC § 10632 (a) (3)***

(A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.

(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and including a cross-reference relating its existing categories to the six standard water shortage levels.

Consistent with the requirements of CWC § 10632(a)(3), this WSCP is based on the six water Shortage Levels shown in **Table 4-1**. These Shortage Levels are intended to address shortages caused by any condition, including the catastrophic interruption of water supplies.

Table 4-1. Water Shortage Contingency Plan Levels (DWR Table 8-1)

☒	Check the box if the Supplier uses the Standard six levels of water shortage.		
Standard Shortage Levels	**Percent Shortage Range**	**Suppliers Shortage Levels**	**Percent Shortage Range**
1	Up to 10%		
2	Up to 20%		
3	Up to 30%		
4	Up to 40%		
5	Up to 50%		
6	>50%		
Notes:			

Shortage response actions for each of these Shortage Levels are identified and discussed in Chapter 5.

Chapter 5
Shortage Response Actions

☑ ***CWC § 10632 (a) (4)***

Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:

(A) Locally appropriate supply augmentation actions.

(B) Locally appropriate demand reduction actions to adequately respond to shortages.

(C) Locally appropriate operational changes.

(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.

(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.

☑ ***CWC § 10632 (b)***

For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

This chapter describes the response actions the System Operator will take to deal with the shortages associated with each of the six Shortage Levels enumerated in Chapter 4. As discussed above, the existing City water supplies are expected to be able to serve 100% of future demands under all hydrologic conditions evaluated. However, inasmuch as the System Operator may have to implement shortage response actions to comply with state mandates, local regulatory changes, or respond to catastrophic events, it is important to carefully identify and describe the anticipated necessary actions.

5.1 Demand Reduction

The combinations of demand-reduction actions required to resolve the shortages associated with each of the six Shortage Levels are based on System Operator's experiences in dealing with past drought-related shortages and also include other actions deemed appropriate to achieve the required demand reductions. In order to evaluate and ensure that the right actions would be implemented with the proper level of intensity, the System Operator employed the Drought Response Tool (DRT), an Excel spreadsheet model developed by EKI Environment and Water, Inc. (EKI).

The DRT provides a quantitative framework that allows the System Operator to systematically estimate the monthly and cumulative annual demand reductions expected to result from particular combinations of drought response actions and associated implementation rates. Data

inputs to the DRT include total production, sector-specific water use, population, and assumptions regarding the split between indoor and outdoor water use for each customer sector (class).

For each drought response action, the user specifies:

- The customer class(es) and end use(s) that are affected;
- The percent savings for those end use(s) for each account that implements the action based on evaluations reported in the literature, or where such studies are not available, on best estimates based on System Operator experience; and
- The percentage of accounts assumed to implement the action, which is presumed to be the result of the intensity level of System Operator program implementation, including but not limited to marketing and enforcement activities.

Based on the foregoing inputs, the DRT calculates the resulting monthly savings. The System Operator adjusted the combination of actions and implementation levels to achieve the targeted savings levels at each of the six Shortage Levels.

In order to evaluate the robustness of the DRT, the System Operator modeled the actions implemented during the height of the last drought for a subset of its systems, and found that the modeled water shortage reductions were generally consistent with the observed responses. In short, the DRT is a robust, transparent tool that can be used to tie a particular set of shortage-response actions to an expected reduction in demand.

For each of the Shortage Levels, the modeling targeted the following demand reduction targets:

- 10% for Shortage Level 1,
- 20% for Shortage Level 2,
- 30% for Shortage Level 3,
- 40% for Shortage Level 4,
- 45% for Shortage Level 5, and
- 50% for Shortage Level 6.

The key DRT inputs and outputs for each of the six water Shortage Levels are reproduced in **Attachment A**.

Table 5-1 shows the water shortage reduction actions, savings assumptions, and implementation rates that are required for the Hawthorne System to achieve the targeted annual demand reductions for each of the Shortage Levels. At each Shortage Level, there are two types of demand-reduction actions identified:

- Restrictions on customer water usage; and,
- Consumption reduction actions by the System Operator to encourage decreased water usage.

The total demand reductions are governed by a set of user-specified constraints to ensure that usage levels do not endanger health and safety or result in unacceptable economic impacts. The DRT will not permit estimated usage reductions to violate these constraints, regardless of the demand reduction actions selected. For most water systems, including the Hawthorne System, the following default constraints are used:

- A minimum residential indoor per capita daily usage of 25 gallons,
- A maximum residential outdoor usage reduction of 100%,
- A maximum Commercial, industrial, and institutional (CII) indoor usage reduction of 30 percent, and
- A maximum CII outdoor usage reduction of 100%.

Many actions are implemented across a number of Shortage Levels, some at increasing implementation levels. Therefore the actions are listed as a row under the first Shortage Level at which they are implemented, and the implementation rate is shown under each Shortage Level column heading at the right. The unit savings represent a percentage savings of the end uses indicated in the table.

Because of the DRT logic described above, the format of **Table 5-1** differs from that of the default DWR table.

5.1.1 Defining Water Features

☑ ***CWC § 10632 (b)***

For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

As required by CWC §10632, the System Operator distinguishes between “decorative water features” such as ponds, lakes, and fountains that are artificially supplied with water and “recreational water features” such as swimming pools and spas. Prohibitions on water use for decorative water features are listed separately from those for recreational water features (see **Table 5-1**).

Table 5-1. Demand Reduction Actions to Achieve Required Savings (DWR Table 8-3)

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
Shortage Level 1: Minimal Shortage									
Water Use Restriction (a)									
Landscape - Limit landscape irrigation to specific times	Irrigation	**10%**	75%						Yes
Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Leaks	**100%**	40%	85%	85%	85%	85%	85%	Yes
Landscape - Restrict or prohibit runoff from landscape irrigation	Irrigation	**3%**	30%	40%	50%	75%	75%	75%	Yes
Prohibit application of potable water to outdoor landscapes within 48 hours of measurable rainfall (*Landscape - Other landscape restriction or prohibition*)	Irrigation	**20%**	30%	40%	50%	50%	100%		Yes
Other - Prohibit use of potable water for washing hard surfaces	Misc. Outdoor	**17%**	30%	40%	50%	75%	75%	75%	Yes
Other - Require automatic shut-off hoses (*Other - Require automatic shut of hoses*)	Misc. Outdoor	**17%**	50%	50%	50%	75%	75%	75%	Yes
CII - Lodging establishments must offer opt out of linen service	Fixtures & Appliances	**0.5%**	50%	75%	75%	75%	75%	75%	Yes
CII - Restaurants may only serve water upon request	Fixtures & Appliances	**0.5%**	75%	75%	75%	75%	75%	75%	Yes

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
No watering of landscape of newly constructed homes and buildings in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission, the Department of Housing and Community Development, or other State agency (*Landscape - Other landscape restriction or prohibition*)	Irrigation	**50%**	0.2%	0.2%	0.2%	0.2%	0.2%		Yes
Prohibit Potable Water Use for Decorative Water Features that do not Recirculate Water (*Water Features - Restrict water use for decorative water features, such as fountains*)	Misc. Outdoor	**50%**	50%	75%	75%	75%	75%	75%	Yes
Consumption Reduction									
Expand Public Information Campaign	All	**0.5%**	50%	50%	50%	50%	50%	75%	No
Water Bill Inserts *(Improve Customer Billing)*	All	**0.5%**	100%	100%	100%	100%	100%	100%	No
Promote online water waste reporting *(Expand Public Information Campaign)*	All	**10%**	0.1%	0.2%	0.2%	0.3%	0.5%	0.5%	No
Expand Rebates or Giveaways of Plumbing Fixtures and Devices *(Provide Rebates or Giveaways of Plumbing Fixtures and Devices)*	All	**10%**	1%	1%	2%	3%	5%	5%	No
Expand Rebates for Landscape Irrigation Efficiency (*Provide Rebates for Landscape Irrigation Efficiency*)	All	**10%**	1%	1%	2%	3%	5%	5%	No

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
Offer CII Water Use Surveys *(Offer Water Use Surveys)*	All CII uses	**5%**	1%	1%	1%	2%	2%	4%	No
Offer Res Water Use Surveys *(Offer Water Use Surveys)*	All Residential Uses	**5%**	1%	1%	1%	2%	2%	4%	No
Shortage Level 2: Moderate Shortage									
Restrictions									
Landscape - Limit landscape irrigation to specific days	Irrigation	**15%-79%** [b]		80%	20%	50%	50%		Yes
Prohibit the use of non-recirculating systems in all new conveyer car wash and commercial laundry systems *(Other)*	Fixtures & Appliances	**50%**		See note (c)	See note (c)	See note (c)	See note (c)	See note (c)	Yes
Consumption Reduction									
Water Efficiency Workshops, Public Events *(Other)*	All Residential Uses	**5%**		25%	25%	50%	50%	75%	No
Shortage Level 3: Severe Shortage									
Restrictions									
Other - Prohibit use of potable water for construction and dust control	Misc. Outdoor	**100%**			1%	1%	1%	1%	Yes
Prohibit use of potable water for street washing (*Other - Prohibit use of potable water for washing hard surfaces*)	Misc. Outdoor	**100%**			1%	1%	1%	1%	Yes

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
Prohibit Filling Ornamental Lakes or Ponds (*Water Features - Restrict water use for decorative water features, such as fountains*) (*Other water feature or swimming pool restriction*)	Misc. Outdoor	**100%**			1%	1%	1%	1%	Yes
Consumption Reduction									
Home or Mobile Water Use Reports (*Expand Public Information Campaign*)	All	**5%**			15%	50%	50%	50%	No
Decrease Frequency and Length of Line Flushing (*Decrease Line Flushing*)	Non Revenue Water	**25%**			50%	50%	50%	50%	No
Reduce System Water Loss	Non Revenue Water	**100%**			10%	40%	40%	75%	No
Increase Water Waste Patrols/Enforcement (*Increase Water Waste Patrols*)	All	**10%**			1%	2%	4%	5%	No
Implement Drought Rate Structure and Customer Water Budgets (Res) (*Implement or Modify Drought Rate Structure or Surcharge*)	All Residential Uses	**30%-60%** [c]			35%	35%	35%	50%	Yes
Implement Drought Rate Structure and Customer Water Budgets (CII) (*Implement or Modify Drought Rate Structure or Surcharge*)	All CII uses	**10%-30%** [d]			35%	35%	35%	50%	Yes

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
Shortage Level 4: Critical Shortage									
Water Use Restrictions									
Prohibit vehicle washing except with recirculated water or low-volume systems (*Other - Prohibit vehicle washing except at facilities using recycled or recirculating water*)	Misc. Outdoor	**10%**				50%	50%	50%	Yes
Prohibit use of water for recreational purposes such as water parks and the filling of pools (*Other water feature or swimming pool restriction*)	Misc. Outdoor	**100%**				1%	1%	1%	Yes
Shortage Level 5: Emergency Shortage									
Water Use Restrictions									
Require net zero demand increase on new water service connections (*Moratorium or Net Zero Demand Increase on New Connections*)	All	**100%**					0.2%	0.2%	Yes
Prohibit single-pass cooling systems (*Other*)	Cooling	**50%**					20%	20%	Yes
Consumption Reduction Actions									
Require Pool Covers (*Pools and Spas - Require covers for pools and spas*)	Misc. Outdoor	**28%**					10%	10%	Yes

Water Shortage Response Action	End Use(s)	End Use Savings	Implementation by Shortage Level						Penalty, Charge, or Other Enforcement?
			1	2	3	4	5	6	
Shortage Level 6: Extreme Shortage									
Water Use Restrictions									
Moratorium on new water service connections (*Moratorium or Net Zero Demand Increase on New Connections*)	All	**100%**						0.2%	Yes
Landscape - Prohibit all landscape irrigation	Irrigation	**100%**						75%	Yes
		Cumulative Annual Savings	**10%**	**20%**	**30%**	**40%**	**45%**	**50%**	

Notes:

(a) In certain cases water use restrictions and consumption reduction actions implemented by the System Operator are not specifically called out in DWR's provided demand reduction actions list. The appropriate DWR provided demand reduction action is included in italics in parenthesis.

(b) Watering restricted to no more than 3 days/week in Shortage Level 2 and Shortage Level 3; no more than 2 days/week in Shortage Level 4; no more than 1 day/week in Shortage Level 5.

(c) Implementation rates are not currently well understood and are therefore not presented. These rates will be evaluated through additional study of this water use restriction.

(d) Residential water budgets of up to 30% for Shortage Level 3, up to 40% for Shortage Level 4, up to 50% for Shortage Level 5, up to 60% for Shortage Level 6.

(e) CII water budgets of up to 10% for Shortage Level 3, up to 20% for Shortage Level 4, up to 30% for Shortage Levels 5 and 6.

5.2 Supply Augmentation

As indicated in **Table 5-2**, the System Operator has not identified any specific supply augmentation actions to assist in resolving future water shortages but are currently assessing potential options. As identified in Chapter 3, the System Operator may consider deepening or drilling new wells if necessary due to declining groundwater levels or purchasing additional supplies from WBMWD as needed. However, the System Operator considers these actions to be operational changes (described in Section 5.3), rather than accessing a new supply source.

Table 5-2. Supply Augmentation and Other Actions (DWR Table 8-2)

☒	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)
		Volume or Percentage	Shortage Gap Reduction Value	
			AF	
See note (a)	See note (a)	See note (a)	See note (a)	See note (a)

Notes:
(a) The System Operator evaluates water supply augmentation projects on an on-going basis. At this time, the System Operator does not have supply augmentation projects planned specifically to address water shortage conditions.

5.3 Operational Changes

As discussed above in Chapter 3, the primary operational change that the System Operator will consider in the Hawthorne System is extracting groundwater from new wells following identification of this need as part of the AWSDA, or related process. As identified in **Table 5-1**, the System Operator will also decrease the frequency and length of line flushing under Shortage Level 3 and beyond. The System Operator will also evaluate the potential benefits of altering other maintenance cycles and expediting infrastructure repairs to improve system efficiency, to the extent feasible.

5.4 Mandatory Restrictions

The water shortage response actions included in **Table 5-1** include a variety of mandatory customer water use restrictions that will be necessary to achieve the targeted demand reductions for the different Shortage Levels. The types of restrictions and the manner and degree of enforcement for these restrictions vary by Shortage Level, and are discussed in Chapter 7.

5.5 Emergency Response Plan

The City has an Emergency Response Plan (ERP) in place that coordinates the overall response to a disaster within the Hawthorne System.

The ERP addresses the System Operator's responsibilities in emergencies associated with natural disaster, human-caused emergencies, and technological incidents. It provides a framework for coordination of response and recovery efforts within the System Operator's organization in cooperation with local, state, and federal agencies, as well as other public and private organizations. The ERP establishes an emergency organization to direct and control operations during a period of emergency by assigning responsibilities to specific personnel.

The ERP does the following:

- It conforms to the State mandated Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and it effectively structures emergency response at all levels in compliance with the Incident Command System (ICS).
- It establishes response policies and procedures, while providing the System Operator clear guidance related to emergency planning.
- It describes and details procedural steps necessary to protect lives and property.
- It outlines coordination requirements.
- It provides a basis for unified training and response exercises to ensure compliance.

The System Operator has installed backup power generators at some of its well sites, booster sites, and pump storage sites that can be operated in the event of a system wide power outage. A complete loss of power has never been experienced, but the generators have been used in the past to overcome localized outages.

The City has three emergency interties with Golden State Water Company, as discussed in Section 6.7.3 of the City's 2025 UWMP.

5.6 Seismic Risk Assessment and Mitigation Plan

☑ ***CWC § 10632.5***

(a) In addition to the requirements of paragraph (3) of subdivision (a) of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.

(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.

(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106-390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.

The City's ERP includes information on various hazards and a related fault map overlying the Hawthorne System. The Los Angeles County Emergency/Disaster Plans and Annexes, which includes additional discussion of area earthquake risk and mitigation, can be found at: https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes.

5.7 Shortage Response Action Effectiveness

Table 5-1 above shows the effectiveness of the specific demand-reduction actions and implementation levels necessary for the System Operator to achieve the targeted savings for each water Shortage Level. The bottom row indicates the total annual cumulative savings expected to be reached at each water Shortage Level. Additional details, including anticipated savings on a month-by-month basis are provided in the DRT inputs and outputs included in **Attachment A**.

Chapter 6
Communication Protocols

☑ ***CWC § 10632 (a) (5)***

Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:

(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.

(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.

(C) Any other relevant communications.

The System Operator intends to escalate communication to customers and stakeholders, as needed, throughout any water shortage situation to help ensure they are aware of current conditions, any water use restrictions that are in effect, and the many ways the System Operator can help them reduce the Hawthorne System's water use. The System Operator's outreach efforts may include multiple channels, including bill messages, bill inserts, direct mail, email, letters, social media, print, radio, music streaming services, TV, over-the-top media, movie theatre advertising, and group presentations.

These efforts will expand on the current the System Operator outreach efforts and will be customized to the needs at the time of the shortage to ensure a proper channel mix so that the maximum audience is reached as efficiently as possible.

Chapter 7
Compliance and Enforcement

☑ ***CWC § 10632 (a) (6)*** *For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions as determined pursuant to Section 10632.2.*

Schedule 14.1 includes specific Enforcement provisions that take effect upon activation. When Schedule 14.1 is activated, its Enforcement section supersedes the Enforcement provisions in Rule 14.1, and enforcement of the applicable requirements will be administered in accordance with the enforcement procedures described in Schedule 14.1 for the period it remains in effect.

7.1 Water Use Restrictions

In accordance with Rule 14.1, the System Operator is currently authorized to take the following actions to enforce the water use restrictions:

First Violation: The System Operator shall provide the customer with a written notice of violation. In addition, the System Operator is authorized to take the following actions:

a) If the customer currently receives service through a metered connection, install a real-time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and on-going operating costs, may be billed to the customer, and nonpayment may result in discontinuation of service.

b) If the customer does not currently receive service through a metered connection, install a water meter on the customer's service line, charge the customer for water use pursuant to the System Operator's metered service tariffs and rules, and install a real-time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and ongoing operating costs, may be billed to the customer, and nonpayment may result in discontinuance of service.

Second Violation: If the System Operator verifies that the customer has used potable water for non- essential, wasteful uses after having been notified of the first violation, the System Operator shall provide the customer with a second written notice of violation and is authorized to install a flow-restricting device on the customer's service line. The System Operator shall not be held liable for any injuries, damages, and/or consequences arising from the installation of a flow-restricting device.

In June 2021 the System Operator submitted an update to Rule 14.1 and Schedule 14.1 to the CPUC for approval, to align with the restrictions identified in this WSCP. Rule 14.1 and Schedule 14.1 were approved by the CPUC in July 2021. Rule 14.1 and Schedule 14.1 are discussed in more detail in Chapter 8. The current versions of Rule 14.1 and Schedule 14.1 can be found on the System Operator website.

The passage of Assembly Bill 1572 includes both regulatory responsibilities and customer-facing obligations relating to the prohibition of potable water for irrigating non-functional turf.

7.2 Non-Essential, Wasteful Uses

In the event that more stringent measures are needed, implementation of Schedule 14.1 would be requested. The System Operator is currently authorized to take the following actions when its personnel verify a customer is using potable water for non-essential, wasteful uses.

First Violation: The System Operator shall provide the customer with a written notice of violation. In addition, the System Operator is authorized to take the following actions:

A. If the customer currently receives service through a metered connection, install a real- time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and ongoing operating costs, may be billed to the customer, and nonpayment may result in discontinuance of service.

B. If the customer does not currently receive service through a metered connection, install a water meter on the customer's service line, charge the customer for water use pursuant to the System Operator's metered service tariffs and rules, and install a real-time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and ongoing operating costs, may be billed to the customer, and nonpayment may result in discontinuance of service.

Second Violation: If the System Operator verifies that the customer has used potable water for non- essential, wasteful uses after having been notified of the first violation, the System Operator shall provide the customer with a second written notice of violation. In addition to the actions prescribed under the first violation above, the System Operator is authorized to take the following actions:

A. Apply the following waste of water penalties, which are in addition to any other charges authorized by this Schedule or other System Operator tariffs.

   i. If Shortage Level 1 is in effect, $25

ii. If Shortage Level 2 is in effect, $50

iii. If Shortage Level 3 is in effect, $100

iv. If Shortage Level 4 is in effect, $200

v. If Shortage Level 5 is in effect, $400

vi. If Shortage Level 6 is in effect, $800

B. At its sole discretion, waive the waste of water penalty if the customer participates in a water use evaluation provided by the System Operator and/or provides documentation to the System Operator proving that a drip irrigation system, micro spray irrigation system, high-efficiency sprinkler system, or properly programmed smart irrigation controller has been installed, after a notice of violation was delivered, and is in use at the customer's service address.

Third Violation: If the System Operator verifies that the customer has used potable water for non- essential, wasteful uses after having been notified of the second violation, the System Operator shall provide the first and second violations above, the System Operator is authorized to take the following actions:

A. Apply the following waste of water penalties, which are in addition to any other charges authorized by this Schedule or other System Operator tariffs.

i. If Shortage Level 1 is in effect, $50

ii. If Shortage Level 2 is in effect, $100

iii. If Shortage Level 3 is in effect, $200

iv. If Shortage Level 4 is in effect, $400

v. If Shortage Level 5 is in effect, $800

vi. If Shortage Level 6 is in effect, $1,600

B. At its sole discretion, waive the waste of water surcharge if the customer participates in a water use evaluation provided by the System Operator and/or provides documentation to the System Operator proving that a drip irrigation system, micro spray irrigation system, high- efficiency sprinkler system, or properly programmed smart irrigation controller has been installed, after notice of violations have been delivered, and is in use at the customer's service address.

Fourth Violation: If the System Operator verifies that the customer has used potable water for non- essential, wasteful uses after having been notified of the third violation, the System Operator shall provide the customer with a fourth written notice of violation.

In addition to actions set forth in previous violations prescribed above, the System Operator is authorized to install a flow- restricting device on the customer's service line.

Egregious Violations: Notwithstanding the foregoing framework for penalties, customers who the System Operator has verified are egregiously using potable water for non-essential, wasteful uses are subject to having a flow- restricting device installed on their service line. After providing the customer with one notice of egregious violation, either by direct mail or door hanger, which documents the egregious use of potable water for non-essential, wasteful uses and explains that failure to correct the violation may result in the installation of a flow-restricting device on the customer's service line.

7.3 Drought Surcharges

Water budgets and associated drought surcharges are included as actions in **Table 5-1**. The System Operator may implement such actions through the implementation of Schedule 14.1.

Chapter 8
Legal Authorities

☑ ***CWC § 10632 (a) (7)***

(A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.

(B) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.

(C) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.

The City of Hawthorne has the authority within Chapters 8.60.010 through 8.60.150 (Ord. 2080 § 1, 2014; Ord. 2093 § 1, 2015) of the City of Hawthorne Municipal Code prohibiting the waste of water.

The current System Operator is a public water utility that is regulated by the CPUC. As such, it does not have the authority to adopt resolutions or ordinances. Rule 14.1, as filed with the CPUC, serves as the System Operator's restrictions on non-essential, wasteful uses of potable water. In the event that more stringent measures are required, the System Operator may request the addition of Schedule 14.1 which serves as the City's WSCP and includes leveled mandatory reductions and drought surcharges. The System Operator shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency as defined in Section 8558 of the Government Code and to ensure consistency with local resolutions and ordinances.

On June 14, 2021, the current System Operator filed its current Schedule 14.1 with the CPUC which became effective on July 14th, 2021.[1] Schedule 14.1 lays out the leveled mandatory reductions and drought surcharges. This filing is consistent with Resolution W-5034, adopted by the Commission on April 9, 2015, ordering compliance with requirements of the State Water Resources Control Board (SWRCB).

For the current System Operator, Schedule 14.1 is an extension of Rule 14.1. The compliance and enforcement information presented in Chapter 7 is based on the current versions of both Rule 14.1 and Schedule 14.1. In the event of a determination of a water shortage the System Operator shall declare a water shortage emergency in accordance with the Water Code Chapter 3

[1] For reference, the current versions of Rule 14.1 and Schedule 14.1 are included as **Attachment B**.

(commencing with Section 350) of Division 1 and implement the WSCP at the appropriate Shortage Level.

Chapter 9
Financial Consequences of WSCP

☑ ***CWC § 10632 (a) (8)***

A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:

(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.

In 2008, the CPUC approved the creation of a Water Revenue Adjustment Mechanism (WRAM) and Modified Cost Balancing Accounts (MCBA). The goals of the WRAM and MCBA are to sever the relationship between sales and revenue to remove the disincentive to reduce water use. The WRAM and MCBA are designed to be revenue neutral in order to ensure that both the utility and ratepayers are neither harmed nor benefitted.

In 2020, the CPUC ordered that regulated water utilities may not include the continuation of the WRAM and MCBA in their next general rate case filing but may propose the use of a Monterey-Style Revenue Adjustment Mechanism and Incremental Cost Balancing Account. As such, as of 2023 the WRAM and MCBA are no longer in place for the System Operator.

During a water shortage, the System Operator will file for a Drought Memorandum Account, or similar, to track incremental shortage-related expenses to be reviewed by the CPUC for future recovery in rates. The System Operator will also file for a Drought Lost Revenue Memorandum Account, or similar, to track reduced sales to be reviewed by the CPUC for future recovery in rates.

Both the Drought Memorandum Account and Drought Lost Revenue Memorandum Account are mechanisms that have been approved by the CPUC in previous droughts.

Chapter 10
Monitoring and Reporting

☑ ***CWC § 10632 (a) (9)*** *For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.*

During the period 2014-16, in order to effectively respond to the drought, the System Operator realigned its organizational structure to ensure sufficient resources were available to implement its WSCP. The day-to-day implementation was overseen by the System Operator's Director of Drought Management & Conservation, with the assistance of the Drought Response Project Manager. The Director of Drought Management & Conservation reported to a team of the then System Operator's Officers (Steering Committee), including the President & CEO, the Vice President of Corporate Communications & Community Affairs, the Vice President of Customer Service & Information Technology, the Vice President of Operations, and the Vice President of Continuous Improvement.

Reporting to the Director of Drought Management & Conservation was a team of functional leads, each responsible for managing individual portions of the System Operator's Plan. This team included the Director of Customer Service, the Water Conservation Manager, the Manager of Corporate Communications, the Water Supply Manager, and the Government & Community Relations Manager.

The System Operator will implement a similar structure to effectively manage future water shortages.

This structure includes regular meetings with reporting on items such as:

- Aggregate customer demands,
- Customer compliance with water use restrictions,
- Current and projected water supply conditions,
- Customer outreach activities,
- Customer service inquiries, and
- Operations activities (e.g., water flushing activities, leak repairs, etc.).

Chapter 11
WSCP Refinement Procedures

☑ ***CWC § 10632 (a) (10)*** *Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.*

The System Operator utilizes an adaptive management process to regularly assess and determine adjustments and changes to the implementation of the WSCP.

Chapter 12
Plan Adoption, Submittal, and Availability

☑ ***CWC § 10632 (c)*** *The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.*

The deadline for public comments on the WSCP was June 12, 2026, three days after the public hearing. The final WSCP was formally adopted by the City of Hawthorne's City Council and was signed by City of Hawthorne's Mayor, on MM DD, 2026. The City's 2025 UWMP includes a copy of the signed Resolution of UWMP and WSCP Adoption and contains the following:

- Letters sent to and received from various agencies regarding the UWMP and WSCP; and,
- Correspondence between the System Operator and participating agencies.

The City's 2025 UWMP and WSCP were submitted to DWR within 30 days of adoption and by the July 1, 2026 deadline. The submittal was done electronically through DWR's Water Use Efficiency Data Portal, an online submittal tool. The adopted WSCP was also sent to the California State Library and to the cities and counties listed in Table 10-1 of the City's 2025 UWMP.

On MM DD, 2026, electronic versions of the draft 2025 UWMP and WSCP were made available for review on by visiting the current the System Operator's website:
https://www.calwater.com/conservation/uwmp2025.

Attachment A

Key Drought Response Tool Tables and Charts

Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	Hawthorne
Total Population Served	46,392
Conservation Goal (%)	10%
Drought Shortage Level	Shortage Level 1
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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1 - Home

City of Hawthorne

For questions about this tool or for additional information, contact:

Anona Dutton, P.G., C.Hg.
adutton@ekiconsult.com
(650) 292-9100

eki environment & water

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3 - Baseline Year (2024) Water Use Profile

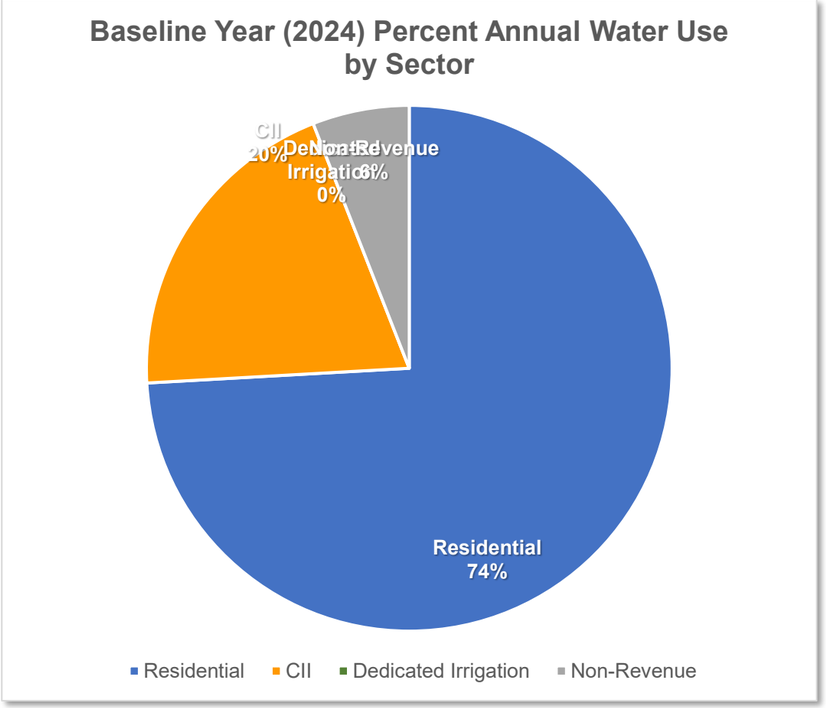
Hawthorne

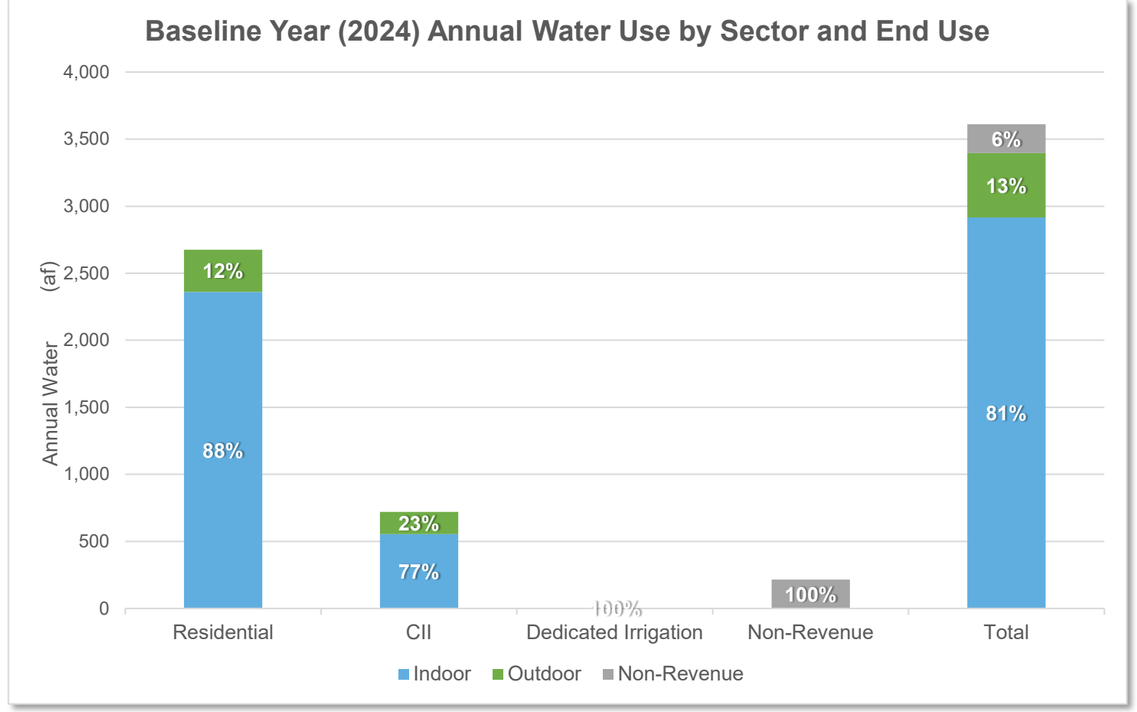
Baseline Year (2024) Annual Water Use Summary

Units: (af)

A summary of your Baseline Year water use by sector and major end use category is shown below. Select the units in which your production and use data are displayed.

Water Use	Total Production (af)	Water Use (af)				Comments
		Residential	CII	Dedicated Irrigation	Non-Revenue	
Total	3,611	2,676	720	0	215	
Total Indoor	2,916	2,361	555	--	--	
Total Outdoor	480	315	165	0	--	
Total Non-Revenue	215	--	--	--	215	
Total Indoor %	81%	88%	77%	0%	--	
Total Outdoor %	13%	12%	23%	100%	--	
Total Non-Revenue %	6%	--	--	--	100%	





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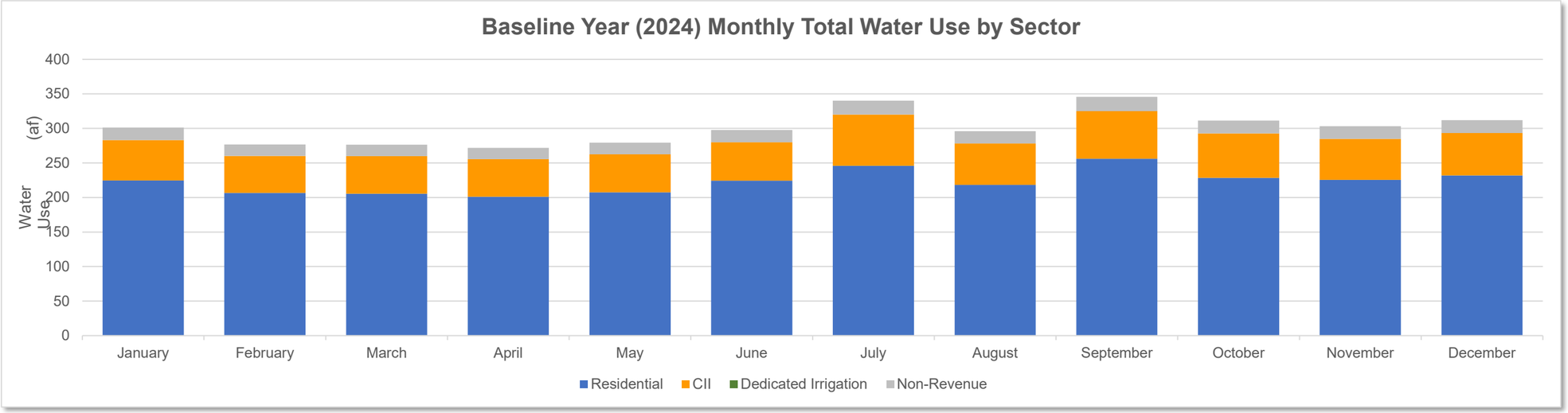
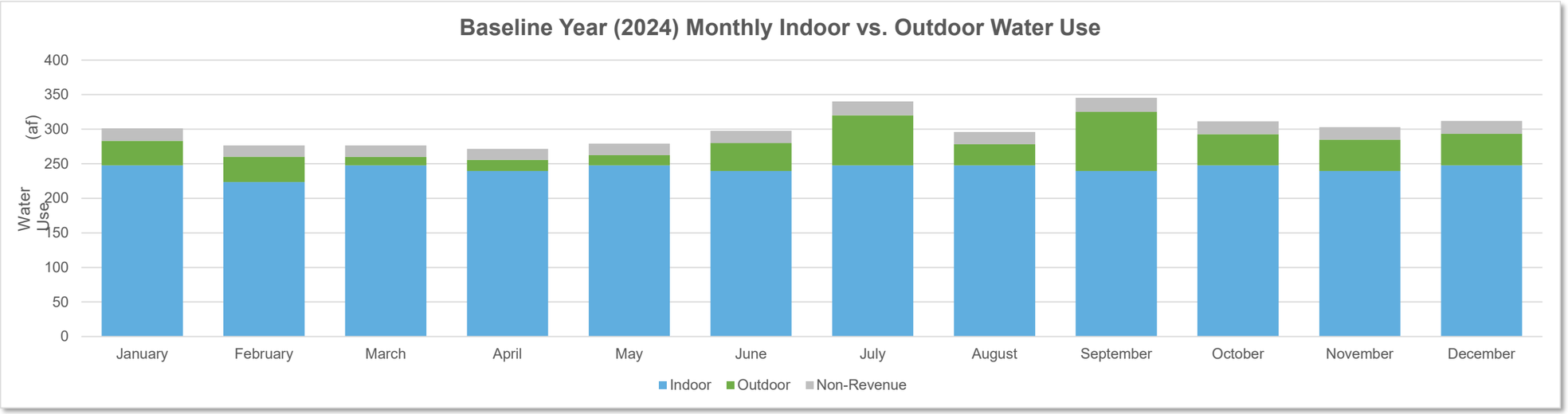
3 - Baseline Year (2024) Water Use Profile

Hawthorne





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5 - Estimated Water Savings - Shortage Level 1

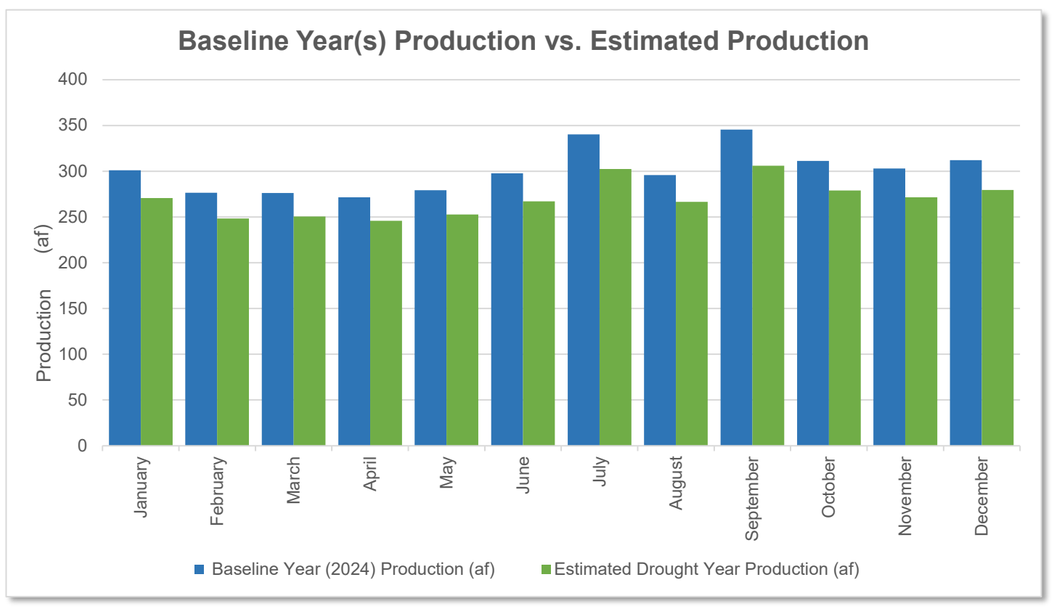
Hawthorne

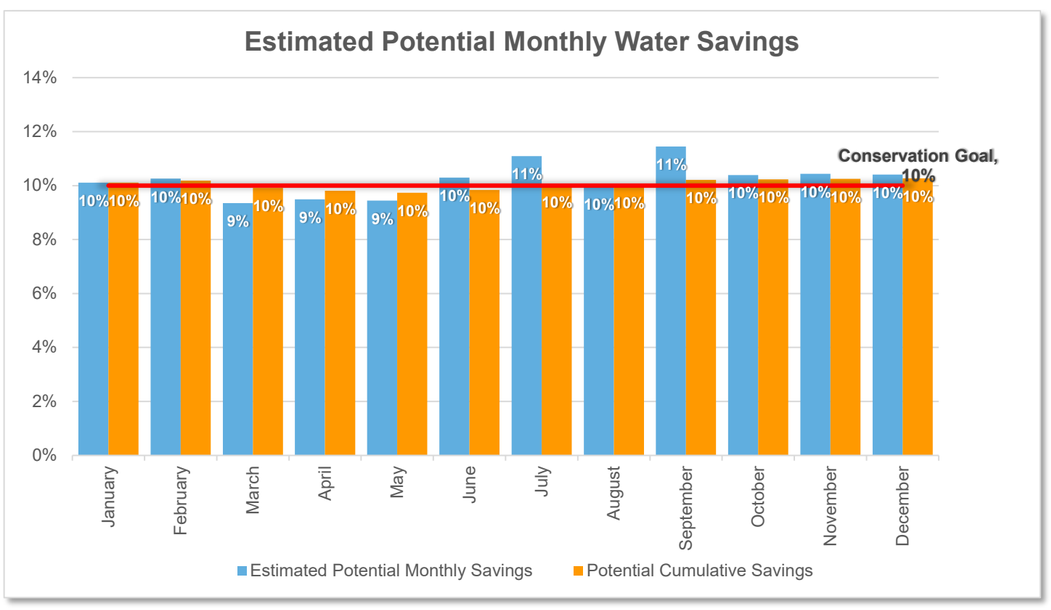
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	271	10%	10%	10%	
February	277	248	10%	10%	10%	
March	276	251	9%	10%	10%	
April	272	246	9%	10%	10%	
May	279	253	9%	10%	10%	
June	298	267	10%	10%	10%	
July	340	302	11%	10%	10%	
August	296	266	10%	10%	10%	
September	346	306	11%	10%	10%	
October	311	279	10%	10%	10%	
November	303	271	10%	10%	10%	
December	312	280	10%	10%	10%	





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Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	Hawthorne
Total Population Served	46,392
Conservation Goal (%)	20%
Drought Shortage Level	Shortage Level 2
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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5 - Estimated Water Savings - Shortage Level 2

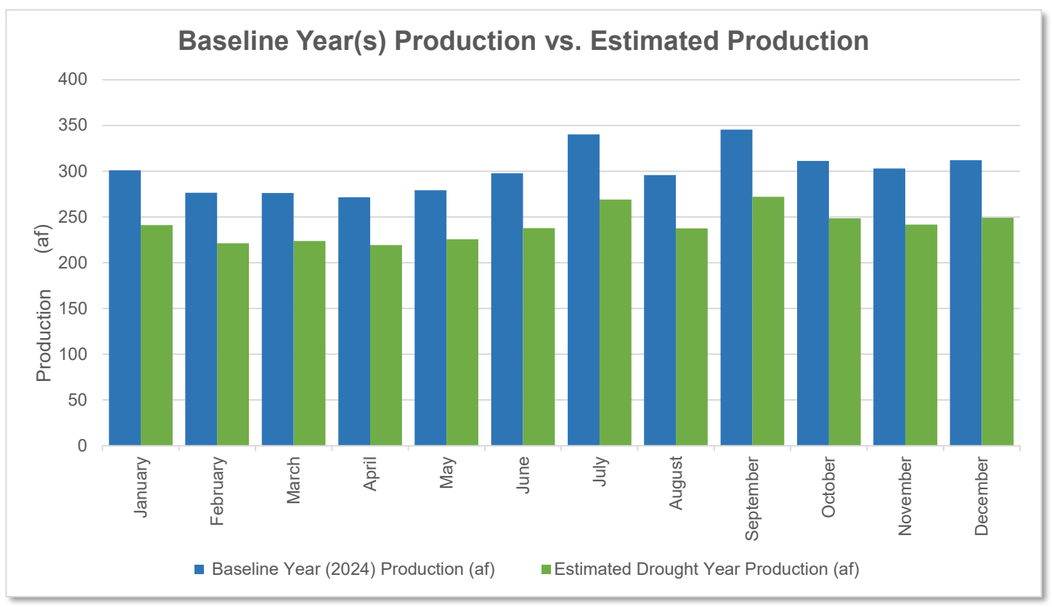
Hawthorne

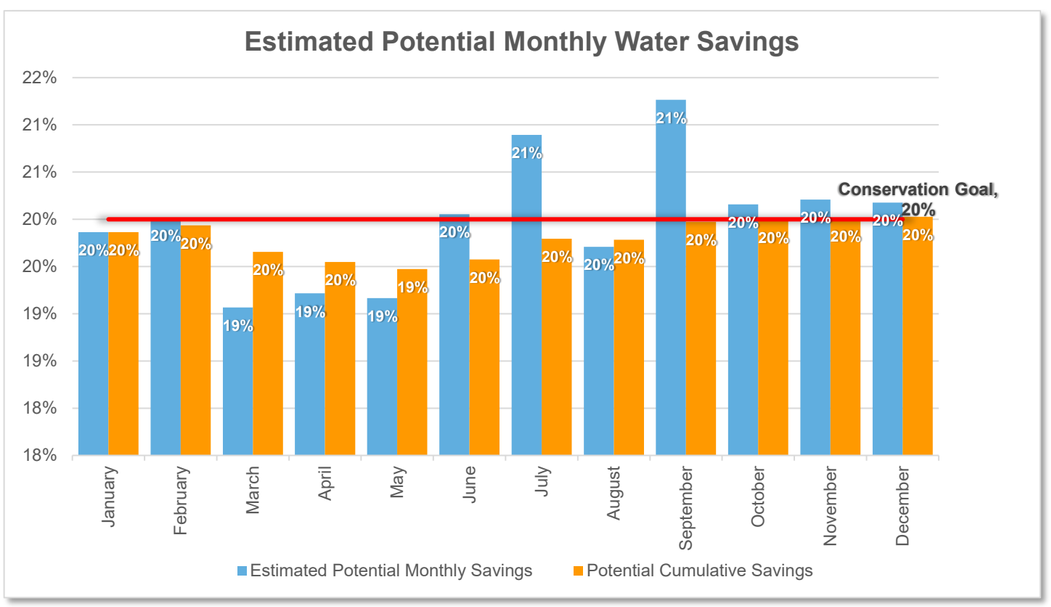
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	241	20%	20%	20%	
February	277	221	20%	20%	20%	
March	276	224	19%	20%	20%	
April	272	219	19%	20%	20%	
May	279	226	19%	19%	20%	
June	298	238	20%	20%	20%	
July	340	269	21%	20%	20%	
August	296	238	20%	20%	20%	
September	346	272	21%	20%	20%	
October	311	249	20%	20%	20%	
November	303	242	20%	20%	20%	
December	312	249	20%	20%	20%	





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Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	Hawthorne
Total Population Served	46,392
Conservation Goal (%)	30%
Drought Shortage Level	Shortage Level 3
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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5 - Estimated Water Savings - Shortage Level 3

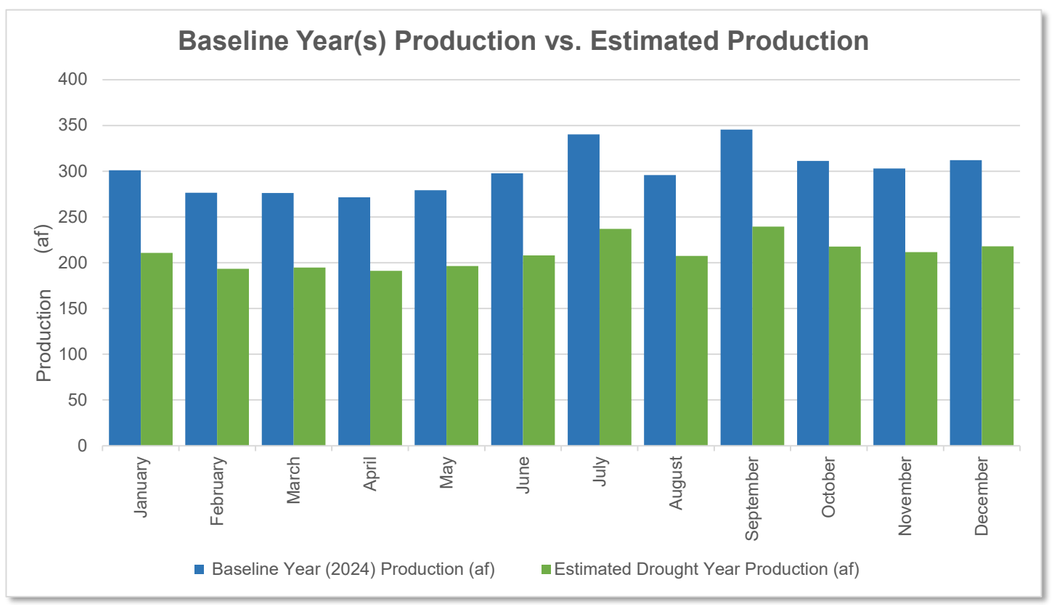
Hawthorne

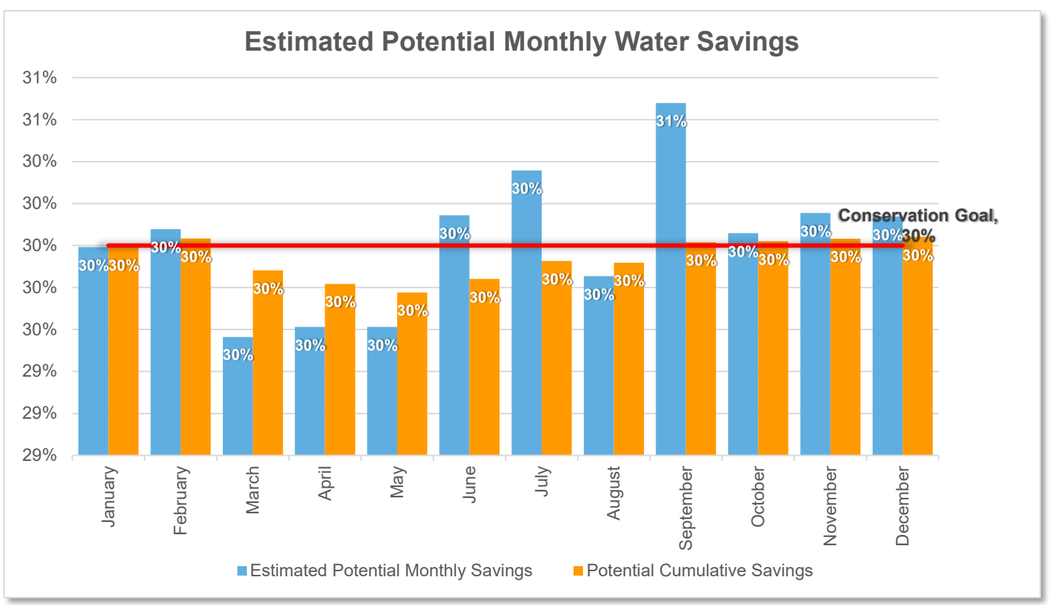
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	211	30%	30%	30%	
February	277	193	30%	30%	30%	
March	276	195	30%	30%	30%	
April	272	191	30%	30%	30%	
May	279	197	30%	30%	30%	
June	298	208	30%	30%	30%	
July	340	237	30%	30%	30%	
August	296	208	30%	30%	30%	
September	346	240	31%	30%	30%	
October	311	218	30%	30%	30%	
November	303	212	30%	30%	30%	
December	312	218	30%	30%	30%	





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Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	Hawthorne
Total Population Served	46,392
Conservation Goal (%)	40%
Drought Shortage Level	Shortage Level 4
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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5 - Estimated Water Savings - Shortage Level 4

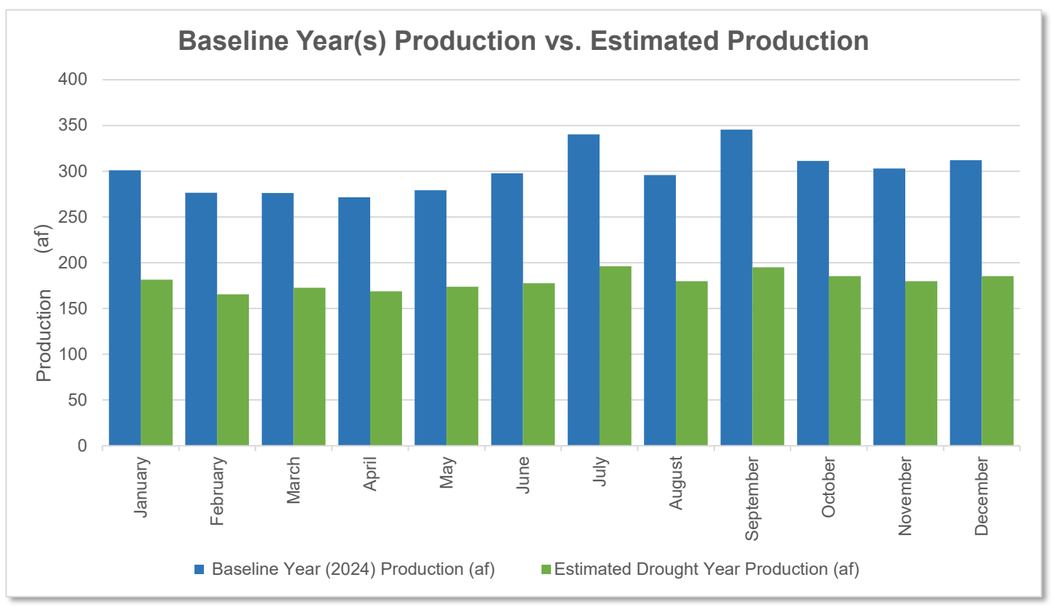
Hawthorne

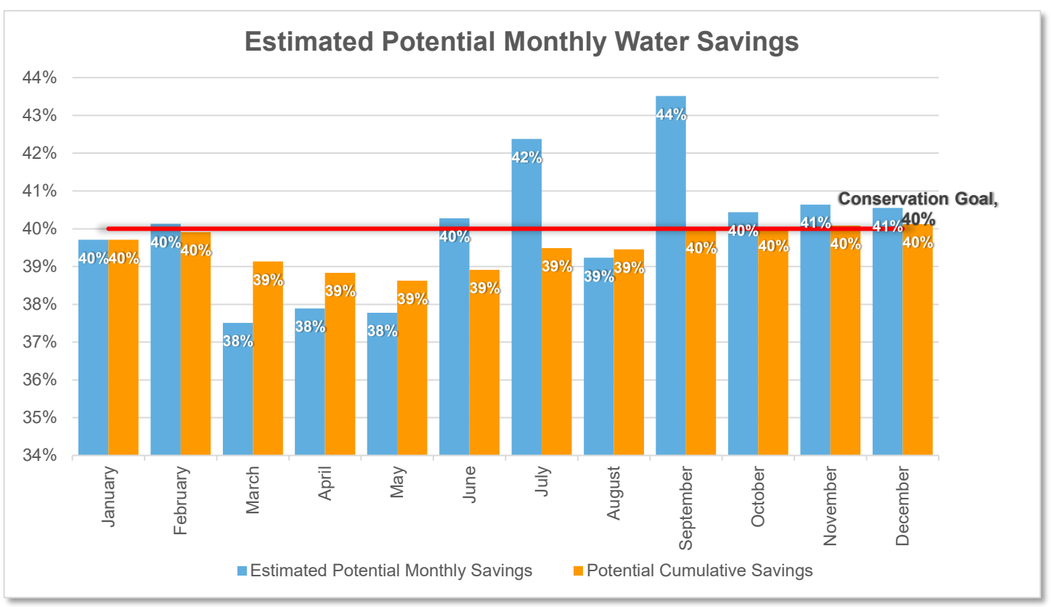
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	182	40%	40%	40%	
February	277	166	40%	40%	40%	
March	276	173	38%	39%	40%	
April	272	169	38%	39%	40%	
May	279	174	38%	39%	40%	
June	298	178	40%	39%	40%	
July	340	196	42%	39%	40%	
August	296	180	39%	39%	40%	
September	346	195	44%	40%	40%	
October	311	185	40%	40%	40%	
November	303	180	41%	40%	40%	
December	312	185	41%	40%	40%	





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Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	Hawthorne
Total Population Served	46,392
Conservation Goal (%)	45%
Drought Shortage Level	Shortage Level 5
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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5 - Estimated Water Savings - Shortage Level 5

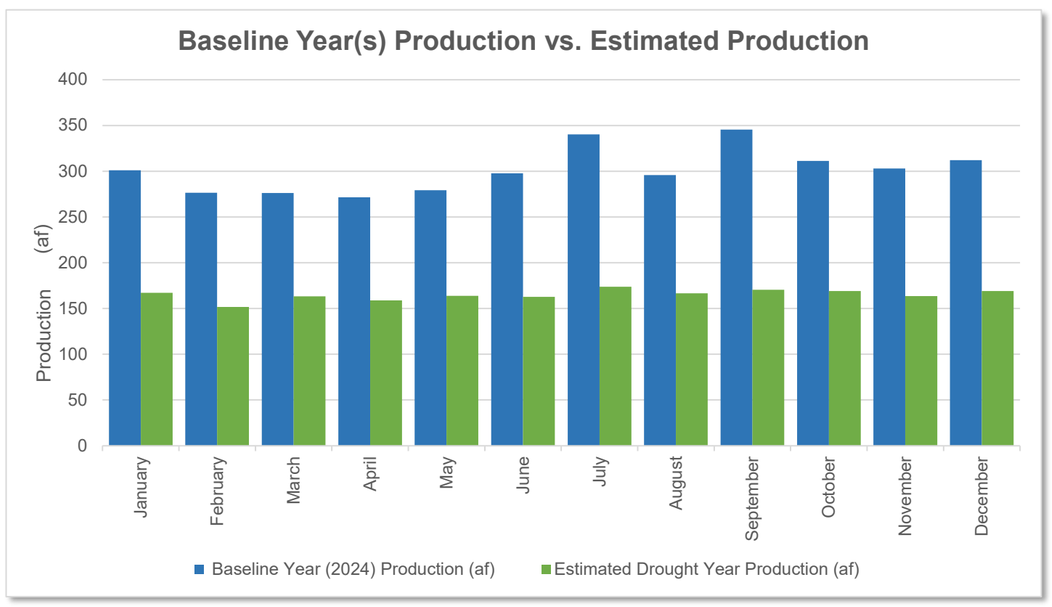
Hawthorne

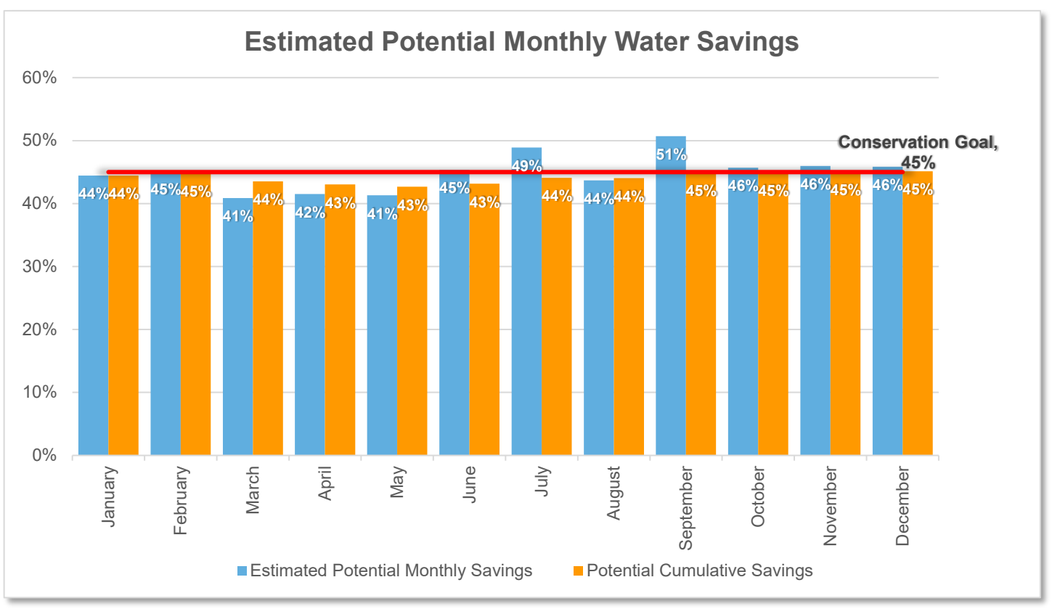
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	167	44%	44%	45%	
February	277	152	45%	45%	45%	
March	276	163	41%	44%	45%	
April	272	159	42%	43%	45%	
May	279	164	41%	43%	45%	
June	298	163	45%	43%	45%	
July	340	174	49%	44%	45%	
August	296	167	44%	44%	45%	
September	346	170	51%	45%	45%	
October	311	169	46%	45%	45%	
November	303	164	46%	45%	45%	
December	312	169	46%	45%	45%	





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Drought Response Tool

1 - Home

City of Hawthorne

Enter Agency Information	
Agency Name	City of Hawthorne
Total Population Served	46,392
Conservation Goal (%)	50%
Drought Shortage Level	Shortage Level 6
Number of Residential Accounts	5,556
Number of Commercial, Industrial, and Institutional (CII) Accounts	649
Number of Dedicated Irrigation Accounts	0
Baseline Year(s)	2024
Percentage of Residential Indoor Use During Minimum Month (%)	98%
Percentage of CII Indoor Use During Minimum Month (%)	87%
Comments	

Navigation	
USER'S GUIDE	Download and read the guide before using this Tool
1 - HOME	Enter agency information
2 - INPUT BASELINE YEAR WATER USE	Enter Baseline Year production and use
3 - BASELINE YEAR WATER USE	Review and confirm entered information
4 - DROUGHT RESPONSE ACTIONS	Select Drought Response Actions and input estimated water savings and implementation rates.
5 - ESTIMATED WATER SAVINGS	Review estimated water production and compare estimated savings to conservation target.
6 - DROUGHT RESPONSE TRACKING	Track production and water savings against the conservation target.

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5 - Estimated Water Savings - Shortage Level 6

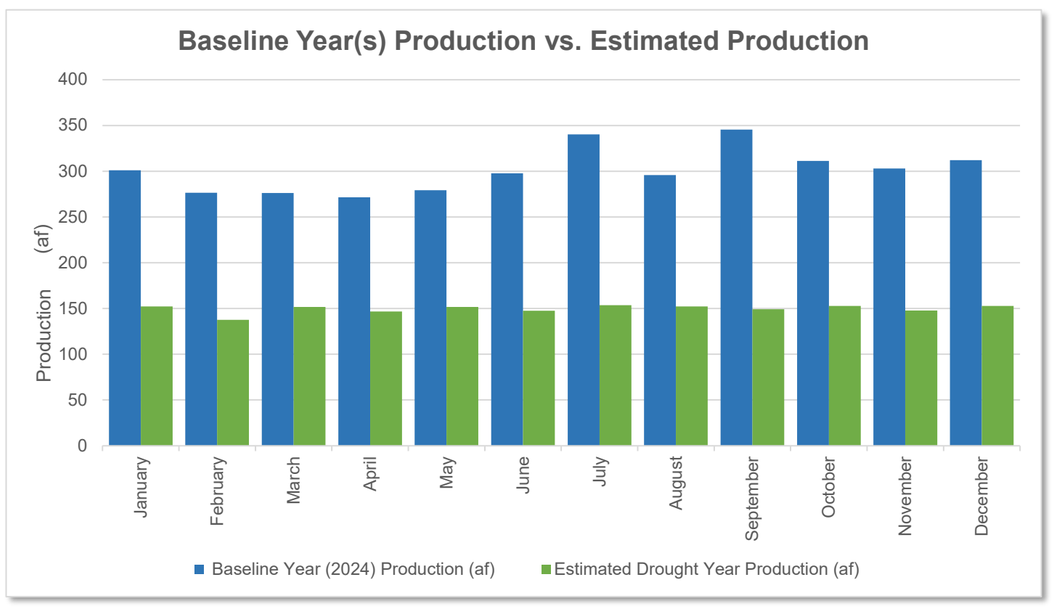
City of Hawthorne

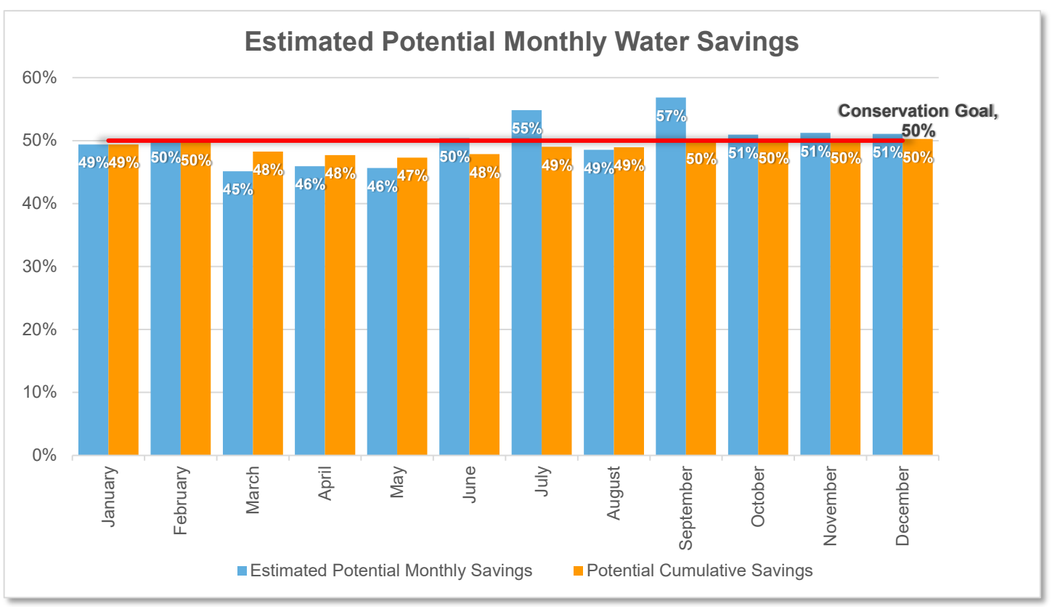
Estimated Monthly Water Use and Savings Summary

Units: (af)

This provides a summary of the estimated production relative to Baseline Year production and potential water savings, assuming implementation of selected actions at the water savings and implementation rates indicated in the Drought Response Actions worksheet. Select the units that your production data are displayed in.

Month	Baseline Year (2024) Production (af)	Estimated Drought Year Production (af)	Estimated Potential Monthly Savings	Potential Cumulative Savings	Conservation Goal	Comments
January	301	152	49%	49%	50%	
February	277	138	50%	50%	50%	
March	276	152	45%	48%	50%	
April	272	147	46%	48%	50%	
May	279	152	46%	47%	50%	
June	298	148	50%	48%	50%	
July	340	154	55%	49%	50%	
August	296	152	49%	49%	50%	
September	346	149	57%	50%	50%	
October	311	153	51%	50%	50%	
November	303	148	51%	50%	50%	
December	312	153	51%	50%	50%	





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Attachment B

CPUC Rule and Schedule 14.1

Rule No. 14.1 Page 1

NON-ESSENTIAL, WASTEFUL USES OF POTABLE WATER (C)

A) APPLICABILITY

1. This rule applies to all of California Water Service's regulated ratemaking areas in California, as well as Grand Oaks Water. (C) (L)

B) GENERAL INFORMATION

1. All expenses incurred by California Water Service to implement Rule 14.1, and Schedule 14.1, that have not been considered in a General Rate Case or other proceeding shall be accumulated by Cal Water in a separate memorandum account, authorized by the Commission, for disposition as directed or authorized from time to time by the Commission. (T) (T) (D)

C) DEFINITIONS

For the purposes of this Rule, the following terms have the meanings set forth in this section.

1. "Commercial nursery" means the use of land, buildings or structures for the growing and/or storing of flowers, fruit, trees, ornamental trees, vegetable plants, shrubs, trees and similar vegetation for the purpose of transplanting, for use as stock or grafting, and includes the retail sale or wholesale distribution of such items directly from the premises/lot.

2. "Drip irrigation system" means a non-spray, low-pressure, and low volume irrigation system utilizing emission devices with a precipitation or flow rate measured in gallons per hour (GPH), designed to slowly apply small volumes of water at or near the root zone of plants or other landscaping.

3. "Flow rate" means the rate at which water flows through pipes, valves, and emission devices, measured in gallons per minute (GPM), gallons per hour (GPH), inches per hour (IPH), hundred cubic feet (Ccf), or cubic feet per second (CFS).

4. "Flow-restricting device" means valves, orifices, or other devices that reduce the flow of potable water through a service line, which are capable of providing the premise with a minimum flow rate of 0.5 gallons per minute. (C) (C)

5. "High-efficiency sprinkler systems" means an irrigation system with emission devices, such as sprinkler heads or nozzles, with a precipitation or flow rate no greater than on IPH.

6. "Irrigation" means the application of potable water by artificial means to landscape. (L)

(Continued)

C) DEFINITIONS (continued) (L)

7. "Irrigation system" means the components of a system meant to apply water to an area for the purpose of irrigation, including, but not limited to, piping, fittings, sprinkler heads or nozzles, drip tubing, valves, and control wiring.

8. "Landscape" means all of the outdoor planting areas, turf areas, and water features at a particular location.

9. "Measurable rainfall" means any amount of precipitation of more than one-quarter of an inch (0.25"). (C) (C)

10. "Micro spray irrigation system" means a low-pressure, low-volume irrigation system utilizing emission devices that spray, mist, sprinkle, or drip with a precipitation or flow rate measured in GPH, designed to slowly apply small volumes of water to a specific area.

11. "Ornamental landscape" means shrubs, bushes, flowers, ground cover, turf, lawns, and grass planted for the purpose of improving the aesthetic appearance of property, but does not include crops or other agricultural products or special landscape areas.

12. "Ornamental turf" means a ground cover surface of grass that can be mowed and is planted for the purpose of improving the aesthetic appearance of the property, but does not include crops or other agricultural products or special landscape areas.

13. "Plumbing fixture" means a receptacle or device that is connected to a water supply system, including, but not limited to, pipes, toilets, urinals, showerheads, faucets, washing machines, water heaters, tubs, and dishwashers.

14. "Potable water" means water supplied by Cal Water which conforms to the federal and state standards for human consumption.

15. "Properly programmed" means a smart irrigation controller that has been programmed according to the manufacturer's instructions and site-specific conditions.

16. "Real-time water measurement device" means a device or system that provides regularly updated electronic information regarding the customer's water use.

17. "Runoff" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape onto other areas.

18. "Smart irrigation controller" means an automatic device used to remotely control valves that operate an irrigation that has been tested by an American National Standards Institute accredited third-party certifying body or laboratory in accordance with the Environmental Protection Agency's WaterSense program (or an analogous successor program), and certified by such body or laboratory as meetings the performance and efficiency requirements of such program, or the more stringent performance and efficiency requirements of another similar program. (L)

(Continued)

C) DEFINITIONS (continued) (L)

19. "Special landscape area" means an area of landscape dedicated solely to edible plants and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
20. "Turf" means a ground cover surface of grass that can be mowed.
21. "Water feature" means a design element where open, artificially supplied water performs an aesthetic or recreation feature, including, but not limited to, ponds, lakes, waterfalls, fountains, and streams.
22. "Water use evaluation" means an evaluation of the efficiency of indoor water-using devices, including, but not limited to, measurement of flow rates for all existing showerheads, faucets, and toilets, inspection for leaks, and providing written recommendations to improve the efficiency of the indoor water-using fixtures and devices and/or an evaluation of the performance of an irrigation system, including, but not limited to, inspection for leaks, reporting of overspray or runoff, and providing written recommendations to improve the performance of the irrigation system.

D) ENFORCEMENT

This Rule establishes certain restrictions on the use of potable water. Violating the restrictions set forth is declared a non-essential, wasteful use of potable water. Cal Water is authorized to take the following actions when its personnel verify a customer is using potable water for non-essential, wasteful uses. No person shall have any right or claim in law or in equity against Cal Water because of, or as a result of, any matter or thing done or threatened to be done pursuant to the restrictions on using potable water for non-essential, wasteful uses. (T) (T) (C)

1. FIRST VIOLATION

Cal Water shall provide the customer with a written notice of violation. In addition, Cal Water is authorized to take the following actions: (N)

a) If the customer currently receives service through a metered connection, install a real-time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and on-going operating costs, may be billed to the customer, and nonpayment may result in discontinuation of service.

b) (L)(N)

(Continued)

D) ENFORCEMENT (continued) (L)

1. FIRST VIOLATION (continued)

b) If the customer does not currently receive service through a metered connection, install a water meter on the customer's service line, charge the customer for water use pursuant to Cal Water's metered service tariffs and rules, and install a real-time water measurement device on the customer's service line and provide the customer with access to information from the device. The cost of the device, including installation and ongoing operating costs, may be billed to the customer, and nonpayment may result in discontinuance of service. (N) (N)

2. SECOND VIOLATION

If Cal Water verifies that the customer has used potable water for non-essential, wasteful uses after having been notified of the first violation, Cal Water shall provide the customer with a second written notice of violation and is authorized to install a flow-restricting device on the customer's service line. Cal Water shall not be held liable for any injuries, damages, and/or consequences arising from the installation of a flow-restricting device.

3. NOTICES OF VIOLATION:

a) Unless otherwise specified, written notices of violation provided to customers pursuant to this Rule shall document the verified violation and alert the customer to the fact that future violations of the restricted uses of potable water may result in a real-time water measurement device being installed on the customer's service line at the customers expense, the installation of a flow-restricting device on the customer's service line, or the discontinuation of the customer's service. (T) (T) (T)

b) If Cal Water elects to install a flow-restricting device on a customer's service line, the written notice shall document the steps the customer must take in order for the flow-restricting device to be removed, and shall explain that after the flow-restricting device is removed, it may be reinstalled, without further notice, if the customer is again verified by Cal Water to be using potable water for non-essential, wasteful uses. (T) (T) (T) (T)

4. FLOW RESTRICTING DEVICE CONDITIONS

The installation of a flow-restricting device on a customer's service line is subject to the following conditions: (L)

(Continued)

Rule No. 14.1 Page 5

NON-ESSENTIAL, WASTEFUL USES OF POTABLE WATER (C)

D) ENFORCEMENT (continued) (L)

4. FLOW RESTRICTING DEVICE CONDITIONS (continued)

a) The device shall be capable of providing the premise with a minimum flow rate of 0.5 gallons per minute. (C) (C)

b) The device may only be removed by Cal Water, and only after a minimum three-day period has elapsed.

c) Any tampering with the device may result in the discontinuation of the customer's water service and the customer being charged for any damage to Cal Water's equipment or facilities and any required service visits.

d) After the removal of the device, if Cal Water's personnel verify that the customer is using potable water for non-essential, wasteful uses, Cal Water may install another flow-restricting device without prior notice. This device shall remain in place until water supply conditions warrant its removal. If, despite the installation of the device, Cal Water's personnel verifies that the customer is using potable water for non-essential, wasteful uses, then Cal Water may discontinue the customer's water service, as provided in its Rule No. 11. (T) (T) (T) (T)

5. FLOW RESTRICTING DEVICE REMOVAL CHARGES

The charge to customers for removal of a flow-restricting device installed pursuant to this Rule is $100 during normal business hours, and $150 for the device to be removed outside of normal business hours.

E) WASTEFUL USES OF WATER

Except where necessary to address an immediate health or safety need or to comply with a term or condition in a permit issued by a state or federal agency, customers are prohibited, at all times, from using potable water for the following actions, as each is declared a non-essential, wasteful use of water:

a) Outdoor Irrigation Restrictions (C)

(i) Irrigating ornamental landscape with potable water is prohibited during the hours between 8:00 a.m. and 6:00 p.m.

(ii) The foregoing irrigation restriction does not apply to:

(1) Landscape irrigation zones that exclusively use drip irrigation systems and/or micro spray irrigation systems;

(L) (C)

(Continued)

Rule No. 14.1 Page 6

NON-ESSENTIAL, WASTEFUL USES OF POTABLE WATER (C)

E) WASTEFUL USES OF WATER (continued) (L)

a) Outdoor Irrigation Restrictions (continued)

(ii) The foregoing irrigation restriction does not apply to: (continued)

. . .

(2) Irrigating ornamental landscapes with the use of a hand-held bucket or similar container, with a continuously monitored hose which is fitted with an automatic shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not it use or monitored, or for the express purpose of adjusting or repairing an irrigation system. (C)

b) Obligation to Fix Leaks, Breaks, or Malfunctions: All leaks, breaks, or other malfunctions in the customer's plumbing fixtures and/or irrigation system must be repaired within five (5) business days of written notification by Cal Water, unless other arrangements are made with Cal Water.

c) Prohibited Uses of Water: Customers are prohibited from using potable water for the following actions:

(i) The application of potable water to landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;

(ii) The use of a hose that dispenses potable water to wash vehicles, including cars, trucks, buses, boats, aircraft, and trailers, whether motorized or not, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;

(iii) The application of potable water to driveways and sidewalks;

(iv) The use of potable water in a water feature, except where the water is part of a recirculating system;

(v) The application of potable water to outdoor landscapes during and within forty-eight (48) hours after measurable rainfall (see Definitions);

(vi) Irrigation outside of newly constructed homes and buildings with potable water in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission, the Department of Housing and Community Development, or other state agency.

(vii) The serving or drinking water other than upon request in eating and drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased; (L) (C)

(Continued)

E) WASTEFUL USES OF WATER (continued) (L)

d) Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guest room using clear and easily understood language. (C)

e) Other duly adopted restrictions on the use of potable water as prescribed from time to time by the Commission or other authorized government agencies are incorporated herein by reference. (C)

(D)

F) ADOPTION OF SCHEDULE NO. 14.1 - STAGED MANDATORY REDUCTIONS AND DROUGHT SURCHARGES (T) (T)

1. Addition of Schedule No. 14.1
If, in the opinion of Cal Water, more stringent water conservation measures are required due to supply conditions or government directive, Cal Water may request the addition of Schedule No. 14.1 – Staged Mandatory Reductions and Drought Surcharges, via a Tier 2 advice letter. (T)

a) Cal Water may not activate Schedule No. 14.1 until it has been authorized to do so by the California Public Utilities Commission, as delegated to its Division of Water and Audits.

b) A Schedule No. 14.1 that has been authorized by the California Public Utilities Commission shall remain dormant until triggered by specific conditions detailed in the Schedule No. 14.1 tariff and Cal Water has requested and received authorization for activating a stage by the California Public Utilities Commission.

c) Notice of the Tier 2 advice letter and associated public participation hearing, if required, shall be provided to customers through a bill insert or a direct mailing, as set forth in Subsection 5 (Public Notice) below.

d) Cal Water shall comply with all requirements of Sections 350-358 of the California Water Code.

e) The Tier 2 advice letter requesting the addition of a Schedule No. 14.1 shall include, but not be limited to:

(i) A proposed Schedule No. 14.1 tariff, which shall include but not be limited to:

(1) Applicability;

(2) Territory applicable to; (L)

(Continued)

F) ADOPTION OF SCHEDULE NO. 14.1 - STAGED MANDATORY REDUCTIONS AND DROUGHT SURCHARGES (continued) (L)

1. Addition of Schedule No. 14.1 (continued)

e) The Tier 2 advice letter requesting the addition of a Schedule No. 14.1 shall include, but not be limited to: (continued)

(i) A proposed Schedule No. 14.1 tariff, which shall include but not be limited to: (continued)

. . .

(3) A detailed description of each stage (the number of stages requested for a ratemaking area may vary depending on the specifics of the water shortage event); (T) (T)

(4) A detailed description of the trigger(s) that activates each stage; (T)

(5) A detailed description of each water use restriction for each stage of water budgets;

(6) Water use violation levels, written warning levels, associated penalties, if applicable, and exception procedures; (T)

(7) Conditions for the installation of a flow-restricting device; (T)

(8) Charges for the removal of a flow-restricting device; and (T)

(9) Special conditions.

(ii) Justification for, and documentation and calculations in support of the water budgets.

2. Conditions for Activating Schedule No. 14.1

Cal Water may file a Tier 1 advice letter to request activation of a particular stage of Schedule No. 14.1 tariff if:

a) Cal Water, the California Public Utilities Commission, wholesale water supplier, or other government agency declares an emergency requiring mandatory water budgets, mandatory water rationing, or mandatory water allocations; or

b) A government agency declares a state of emergency in response to severe drought conditions, earthquake or other catastrophic event that severely reduces Cal Water's water supply; or

c) Water supplies are projected to be insufficient to meet normal customer demand by Cal Water; or (C)

d) A water supply shortage or threatened shortage exists; or

e) Cal Water is unable to achieve water conservation targets set by itself or a governing agency; or (L)(C)

(Continued)

F) ADOPTION OF SCHEDULE NO. 14.1 - STAGED MANDATORY REDUCTIONS AND DROUGHT SURCHARGES (continued) (L)

2. Conditions for Activating Schedule No. 14.1 (continued)

. . .

f) Water conservation targets set by itself or a governing agency are insufficient; or (C)

g) Cal Water chooses to subsequently activate a different stage of the Schedule No. 14.1 tariff.

3. Activating Schedule No. 14.1

The Tier 1 advice letter requesting activation of a stage of the Schedule No. 14.1 tariff shall:

a) Include, but not be limited to, a justification for activating the particular stage of Staged Mandatory Reductions and Drought Surcharges, as well as the period during which the particular stage will be in effect. (C)

b) Be accompanied by the customer notification measures detailed in sub-section 5 (Public Notice) below.

4. De-Activating Schedule No. 14.1

When Schedule No. 14.1 is activated and Cal Water determines that water supplies are again sufficient to meet normal demands, and mandatory water use reductions are no longer necessary, Cal Water shall seek the approval of the California Public Utilities Commission, via a Tier 1 advice letter, to de-activate the particular stage of mandatory water use reductions that had been authorized.

5. Public Notice

a) When Cal Water requests the addition of Schedule No. 14.1 via a Tier 2 advice (T)
letter, it shall provide notice of the Tier 2 advice letter and associated public hearing (T)
to customers through bill inserts or direct mailing, and it shall comply with all (T)
requirements of Sections 350-358 of the California Water Code (CWC), including but not limited to the following:

(i) In order to be in compliance with both General Order 96-B and CWC, notice shall be provided via both newspaper and bill insert or direct mailing; (T)

(ii) One notice shall be provided for each advice letter filed that includes both notice of the filing of the Tier 2 advice letter as well as the details of the public hearing (date, time, place, etc.); (L)

(Continued)

F) ADOPTION OF SCHEDULE NO. 14.1 - STAGED MANDATORY REDUCTIONS AND DROUGHT SURCHARGES (continued) (L)

5. Public Notice (continued)

a) When Cal Water requests the addition of Schedule No. 14.1 via a Tier 2 advice letter, it shall provide notice of the Tier 2 advice letter and associated public hearing to customers through bill inserts or direct mailing, and it shall comply with all requirements of Sections 350-358 of the California Water Code (CWC), including but not limited to the following: (continued)

. . .

(iii) The public meeting shall be held after the Tier 2 advice letter is filed, and before the Commission authorizes the addition of Schedule No. 14.1 to the tariff, except in cases of emergency water shortages approved by the Commission; (C)

(iv) Cal Water shall consult with Division of Water and Audits staff prior to filing advice letter, in order to determine details of the public meeting.

b) In the event that Schedule No. 14.1 is triggered, and Cal Water requests activation through the filing of a Tier 1 advice letter, Cal Water shall notify its customers and provide each customer with a summary of Schedule No. 14.1 by means of bill insert or direct mailing. Notification shall take place prior to imposing any penalties associated with this plan. If activation of Schedule No. 14.1 occurs one year or more since the public hearing associated with adding Schedule No. 14.1 to its tariffs, then Cal Water shall conduct a public hearing pursuant to California Water Code Section 351 prior to activating a stage of the tariff. (T) (T)

c) During the period that a stage of Schedule No. 14.1 is activated, Cal Water shall provide customers with updates in at least every other bill regarding its water supply status and the results of customers' conservation efforts. (L)

Appendix G: City of Hawthorne Water Waste Prevention Ordinance

ORDINANCE NO. 2080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE ADDING CHAPTER 8.60 TO TITLE 8 HEALTH AND SAFETY OF THE HAWTHORNE MUNICIPAL CODE ADOPTING A WATER CONSERVATION PROGRAM

WHEREAS, article X, section 2 of the California Constitution declares that waters of the State are to be put to beneficial use, that waste, unreasonable use, or unreasonable method of use of water be prevented, and that water be conserved for the public welfare; and

WHEREAS, conservation of current water supplies and minimization of the effects of water supply shortages that are the result of drought are essential to the public health, safety and welfare; and

WHEREAS, regulation of the time of certain water use, manner of certain water use, design of rates, method of application of water for certain uses, installation and use of water-saving devices, provide an effective and immediately available means of conserving water; and

WHEREAS, California Water Code sections 375 et seq. empower any public entity which supplies water at retail or wholesale to adopt and enforce a water conservation program to reduce the quantity of water used by those within its service area after holding a public hearing and making appropriate findings of necessity for the adoption of a water conservation program; and

WHEREAS, Water Code section 375, subdivision (c) defines "public entity" to include a city, county, special district, water authority, or any other municipal public corporation or district; and

WHEREAS, pursuant to Water Code section 376 and Government Code 6061, the City of Hawthorne must publish in a newspaper of general circulation any ordinance or resolution adopting a water conservation program within 10 days after its adoption; and

WHEREAS, Water Code section 377 establishes that, from the publication of an ordinance or resolution pursuant to section 376 until the repeal of the ordinance or end of the emergency, it is a misdemeanor punishable by up to 30 days in county jail and/or a fine of up to $500 for any person to violate a requirement of the water conservation program; and

WHEREAS, the adoption and enforcement of a comprehensive water conservation program will allow the City of Hawthorne to delay or avoid declaring a water shortage emergency pursuant to Water Code section 350; and

WHEREAS, after Ordinance is adopted, the City Council may thereafter adopt a resolution proclaiming or declaring a drought emergency; and

WHEREAS, on September 23, 2014, the City of Hawthorne held a public hearing and made appropriate findings of necessity for the adoption of a water conservation program

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hawthorne, as follows:

Section 1. The Hawthorne Municipal Code is amended by adding Chapter 8.60 to Title 8 as follows:

Chapter 8.60 Water Conservation Program

8.60.010 Short Title.

This chapter shall be known as the "Water Conservation Ordinance" of the City.

8.60.020 Purpose

This chapter is enacted for the purpose of conservation of current water supplies and minimization of the effects of water supply shortages that are the result of drought in order to protect and preserve public health, safety and welfare.

8.60.021 Contingent Enforcement

These regulations are to be implemented upon resolution proclaiming or declaring a local drought emergency and shall remain in effect for the duration of the emergency or until repeal of this ordinance.

8.60.022 Water Use Restrictions

a. Stop washing down paved surfaces, including but not limited to sidewalks, driveways, parking lots, tennis courts, or patios, except when it is necessary to alleviate safety or sanitation hazards.

b. Stop water waste resulting from inefficient landscape irrigation, such as runoff, low head drainage, or overspray, etc. Similarly, stop water flows onto non- targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

c. Irrigate residential and commercial landscape before 10 a.m. and after 6 p.m. only.

d. Use a hand-held hose equipped with a positive shut-off nozzle or bucket to water landscaped areas, including trees and shrubs located on residential and commercial properties that are not irrigated by a landscape irrigation system.

e. Irrigate nursery and commercial grower's products before 10 a.m. and after 6 p.m. only. Watering is permitted at any time with a hand-held hose equipped with a positive shut-off nozzle, a bucket, or when a drip/micro-irrigation system/equipment is used. Irrigation of nursery propagation beds is permitted at any time. Watering of livestock is permitted at any time.

f. Use re-circulated water to operate ornamental fountains.

g. Wash vehicles using a bucket and a hand-held hose with positive shut-off nozzle, mobile high pressure/low volume wash system, or at a commercial site that re- circulates (reclaims) water on-site. Avoid washing during hot conditions when additional water is required due to evaporation.

h. Serve and refill water in restaurants and other food service establishments only upon request.

i. Offer guests in hotels, motels, and other commercial lodging establishments the option of not laundering towels and linens daily.

j. Repair all water leaks within five (5) days of notification by the City of Hawthorne unless other arrangements are made with the Code Enforcement Department.

k. Use recycled or non-potable water for construction purposes when available.

8.60.023 Penalties

Pursuant to Water Code section 377 it is unlawful for any person to violate any provision or to fail to comply with any of the requirements of the Water Conservation Program. Any person who shall violate or fail to comply with any provision or requirement of this chapter shall be guilty of a misdemeanor punishable by up to 30 days in county jail and/or a fine of up to $500.

SECTION 2. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provision of this Ordinance are declared to be severable.

SECTION 3. The City Attorney is authorized to make any non-substantive or clerical changes to this ordinance.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in a newspaper of general circulation, published and circulated in the City of Hawthorne, or if there is none, she shall cause it to be posted in at least three public places in the City of Hawthorne, California. The City Clerk is also directed to

Appendix H: Resolution To Adopt

RESOLUTION NO. 8610

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF HAWTHORNE, STATE OF CALIFORNIA, ADOPTING THE CITY OF HAWTHORNE'S 2025 URBAN WATER MANAGEMENT PLAN (UWMP) AND AUTHORIZING ITS FILING WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

WHEREAS, the Urban Water Management Planning Act (the Act, California Water Code Section 10610 et. seq.) requires that every urban water supplier that supplies water for municipal purposes to more than 3,000 customers prepare an Urban Water Management Plan (UWMP) every five years, the primary objective of which are to plan for the efficient management and use of the water supply; and

WHEREAS, the City of Hawthorne is an urban water supplier within the meaning of the Act; and

WHEREAS, the California Water Service Company has prepared the 2025 Urban Water Management Plan to meet the requirements of the Act in accordance with the guidelines published by the California Department of Water Resources and is made available for public review; and

WHEREAS, the 2009 Act requires that the State of California reduce daily per capita water use by twenty percent by the year 2020, and that urban water suppliers identify baseline water usage and set community water use target in the UWMP; and

WHEREAS, the Act requires Plans to be reviewed at least once every five years, and requires cities to make any amendments or changes to the UWMP which are indicated by the review; and

WHEREAS, the City of Hawthorne adopted its last UWMP on June 22, 2021; and

WHEREAS, a new UWMP must be adopted by the Council, after public review and hearing, and filed with the California Department of Water Resources within thirty days of adoption; and

WHEREAS, the City of Hawthorne has prepared and circulated for public review a draft 2025 UWMP, and a properly noticed public hearing regarding UWMP was held by the City Council on June 9,2026; and

WHEREAS, the California Water Service published notice of the public hearing of its intent to adopt an urban water management plan. The City also posted notice of the public hearing on June 9,2026. The draft Urban Water Management Plan (attached as Exhibit "A") has been made available in both the City Clerk's Department and Engineering Department since June 1, 2026.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Hawthorne, California:

Section 1. All the recitals in Resolution No. 8610 are true and correct.

Section 2. The City Council of the City of Hawthorne finds that the City is in conformance with all applicable requirements of the Urban Water Management Planning Act.

Section 3. The City Council of the City of Hawthorne hereby adopts the City's 2025 Urban Water Management Plan and orders it to be kept on file in the office of the City Clerk.

Section 4. The City Manager is hereby authorized and directed to file the 2025 Urban Water Management Plan with the California Department of Water Resources within thirty days after the date this Resolution is adopted.

Section 5. The City Clerk shall certify to the adoption of this Resolution of the City Council of the City of Hawthorne and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City.

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

Section 7. The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026.

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

California Water Service

2020 Urban Water Management Plan

CALIFORNIA NEWSPAPER SERVICE BUREAU

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Karlee Kaylor
CALIFORNIA WATER SERVICE CO
1720 NORTH FIRST STREET
SAN JOSE, CA 95112

COPY OF NOTICE

Notice Type: GOV2 Government Legal Notice (2Pub)
Ad Description: UWMP HAW 2026

To the right is a copy of the notice you sent to us for publication in the THE DAILY BREEZE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/06/2026 , 05/13/2026

An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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CNS 4037543

NOTICE OF INTENT TO ADOPT AN URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN AND HOLD A PUBLIC MEETING TO RECEIVE COMMENTS ON THE PROPOSED PLANS CALIFORNIA WATER SERVICE – CITY OF HAWTHORNE PUBLIC WATER SYSTEM

California Water Code (CWC) sections 10610 through 10656, known as the "Urban Water Management Planning Act" (Act), require all urban water suppliers that provide water for municipal purposes either directly or indirectly to more than 3,000 customers or supply more than 3,000 acre-feet of water annually to prepare an Urban Water Management Plan (UWMP) at least once every five years.

UWMPs support a water supplier's long-term resource planning to ensure that adequate water supplies are available to meet existing and future water demands under defined conditions. The UWMP must describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation, and demand management activities. The components of the plan may vary according to an individual community or area's characteristics and its capabilities to efficiently use and conserve water. The UWMP must also address measures for residential, commercial, governmental, and industrial water demand management.

Further, Section 10632 of the CWC requires that every urban water supplier shall prepare and adopt a Water Shortage Contingency Plan (WSCP) as part of its plan (UWMP). Section 10632.2 provides that,

"An urban water supplier shall follow, where feasible and appropriate, the prescribed procedures and implement determined shortage response actions in its water shortage contingency plan...or reasonable alternative actions, provided that descriptions of the alternative actions are submitted with the annual water shortage assessment report pursuant to Section 10632.1." The WSCP will be incorporated as an appendix of the UWMP.

California Water Service (Cal Water) currently operates the Hawthorne system, which is located in Los Angeles County and serves the City of Hawthorne. The City of Hawthorne is defined urban water supplier. As the System Operator, Cal Water is preparing an update to its UWMP that will address water service conditions in the Hawthorne

system. Cal Water intends to adopt and file that UWMP plan, and the incorporated WSCP, as required with the Department of Water Resources, the California State Library, and any applicable city or county within which Cal Water provides service no later than 30 days after adoption.

Schedule of upcoming actions:

On or about May 10, 2026, an electronic copy of the draft 2025 UWMP and WSCP will be available for review. After a public review period, a public meeting to receive comments on the draft UWMP and WSCP for the Hawthorne system will be held on June 9, 2026, at 6:00 p.m., in the Hawthorne City Hall, which is located at 4455 W. 126th Street, Hawthorne, CA 90250. Interested parties wishing to provide comment on the plans can access the public meeting at:

www.youtube.com/hawthornecommunitytelevision

The UWMP, WSCP, and additional information on the public meeting are available at:

www.calwater.com/conservation/uwmp2025

If you are unable to attend the scheduled public meeting but want to provide comments regarding the proposed UWMP or WSCP, you may send your comments through the inquiry form, located at the Cal Water website URL above. Cal Water will receive comments on the draft 2025 UWMP and WSCP through June 12, 2026.

Please share this notice with others who may have interest in this matter.

5/6, 5/13/26

CNS-4037543#

THE DAILY BREEZE

AGENDA ITEM NO. 19.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

PUBLIC HEARING AND RESOLUTION NO. 8611 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING DEVELOPMENT IMPACT FEES, APPROVING THE DEVELOPMENT IMPACT FEE NEXUS STUDY, AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO THE MITIGATION FEE ACT (GOVERNMENT CODE SECTION 66000, ET SEQ.)

RECOMMENDED MOTION:

Staff recommends that the City Council open and close the public hearing and approve Resolution No. 8611.

DISCUSSION:

Development Impact Fees are one-time fees imposed on new development to ensure that growth contributes its fair share toward the cost of public facilities and infrastructure needed to serve new residents, businesses, and visitors. These fees help fund capital improvements such as transportation facilities, parks, public safety facilities, public buildings, and other infrastructure required to accommodate future development.

The City's existing Development Impact Fees were last reevaluated and updated in 2010 through Ordinance No. 1972. Since that time, construction costs, land values, infrastructure needs, and development projections have changed significantly. To ensure compliance with California law and maintain an equitable fee structure, the City retained DTA Finance to prepare an updated Development Impact Fee Nexus Study.

The Nexus Study evaluates the relationship between future development and the demand for public facilities and infrastructure improvements. The study identifies the proportional share of infrastructure costs attributable to new development and establishes a legally supportable basis for the proposed fee updates. The updated study analyzed projected growth within the City and evaluated future capital improvement needs associated with that growth. The study calculated development impact fees based on current construction costs, planned infrastructure investments, and anticipated development activity. The study proposes to increase the following fees: Police, Parks, Transportation and Sewer; and add two additional fees: Storm Drain and City Administration.

The proposed fee updates are intended to:

- Ensure new development contributes its fair share toward infrastructure improvements.
- Maintain compliance with the requirements of the California Mitigation Fee Act (Government Code Section 66000, et seq.).
- Provide funding for transportation, public facilities, parks, public safety, and other capital improvements necessitated by growth.
- Reduce the financial burden on existing residents and businesses by allocating growth-related

costs to new development.

The proposed fees are supported by the findings contained in the Nexus Study and are reasonably related to the impacts generated by new development.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This is part of Objective 2.1 in the City's Economic Development Strategic Plan to re-evaluate and update the City's Development Impact Fees.

FISCAL IMPACT:

None. Revenue generated from the updated fees will be deposited into separate Development Impact Fee accounts and extended in those types of expenditures (i.e. parks fees are spent on park improvements). The updated fees are expected to help offset the cost of growth-related infrastructure improvements and reduce reliance on existing City funding sources.

NOTICING PROCEDURE:

Notice of the June 9, 2026 public hearing was posted on the Hawthorne city website on May 4, 2026, and published in the Herald Tribute on May 7, 2026, and May 14, 2026, pursuant to the manner in Government Code Sections 66018 and 66019 of the Mitigation Fee Act. Further, 72 hours posted notice pursuant to the Ralph M. Brown Act was also provided.

ATTACHMENTS

Resolution 8611
Development Impact Fee Justification Study

RESOLUTION NO. 8611

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING DEVELOPMENT IMPACT FEES, APPROVING THE DEVELOPMENT IMPACT FEE NEXUS STUDY, AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO THE MITIGATION FEE ACT (GOVERNMENT CODE SECTION 66000 ET SEQ)

WHEREAS, the City of Hawthorne is authorized under Government Code Section 66000 et seq. ("Mitigation Fee Act") to impose development impact fees on new development to finance public facilities and infrastructure needed to serve such development; and

WHEREAS, the City desires to ensure that new development pays its proportional share of the cost of public facilities and infrastructure necessary to serve growth and maintain acceptable service levels; and

WHEREAS, Ordinance No. 1972 was approved on June 8, 2010, adopting a revised schedule of Development Impact Fees to be charged to developers in connections with new developments; and

WHEREAS, the City wishes to revise the Development Impact Fee Schedule to reflect changes signed into law by Assembly Bill No. 602, and so hired a consultant, DTA ("DTA") on March 11, 2025 to prepare the "City of Hawthorne Development Impact Fee Justification Study" and recommend updated and amended Development Impact Fees; and

WHEREAS, the City has obtained a "City of Hawthorne Development Impact Fee Justification Study" dated March 28, 2026, prepared by DTA ("Nexus Study"), which identifies the public facilities and infrastructure needs attributable to new development and establishes a reasonable relationship between the need for the facilities and the type of development project on which the fees will be imposed; and

WHEREAS, the Nexus Study provides documentation to support the City's compliance with the Mitigation Fee Act, including identification of the purpose of the fees, the use to which the fees will be put, the reasonable relationship between the fee and the type of development, the reasonable relationship between the need for the public facility and the development, and the reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development; and

WHEREAS, Government Code Section 66001 requires the City to identify the purpose of the fee, the use to which the fee will be put, the reasonable relationship between the fee's use and the type of development project, the reasonable relationship between the need for the public facility and the development, and the reasonable relationship between

the amount of the fee and the cost of the public facility attributable to the development project; and

WHEREAS, Government Code Section 66016.5(a)(7) requires that all studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing; and

WHEREAS, the City duly published notice of the Nexus Study as described above on May 4, 2026 and conducted a public hearing on June 9, 2026, at which time the public was invited to make oral and written presentations as part of the regularly scheduled meeting before the adoption of this resolution; and

WHEREAS, Government Code Sections 6062(a), and 66018, require two publications of notice for 10 days in a newspaper regularly published once a week or oftener, with at least five days intervening between the dates of the first and last publication; and

WHEREAS, the City published such notices as required by Government Code Sections 6062(a), and 66018, on May 7, 2026, and May 21, 2026; and

WHEREAS, pursuant to Government Code Section 66018, this Resolution shall take effect no sooner than sixty (60) days following its adoption.

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 receives, accepts, and approves the City of Hawthorne Development Impact Fee Justification Study dated March 28, 2026, prepared by DTA, attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3. The City Council hereby adopts the development impact fees as set forth in Exhibit "A", attached hereto and incorporated herein by reference. The Development Impact Fees shall be imposed on new development within the City of Hawthorne as authorized under the Mitigation Fee Act.

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. Effective Date. The development impact fees established by this Resolution shall be effective on the sixtieth (60th) day following the adoption of this Resolution, consistent with Government Code Section 66017 and 66018.

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

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026.

_____
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

www.FinanceDTA.com

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF HAWTHORNE

Report Date: May 16, 2026

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CITY OF HAWTHORNE

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

City of Hawthorne

4455 W, 126th Street

Hawthorne, CA 90250

Attention: Akbar Farokhi

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APPENDIX C PROPERTY INVENTORY FOR LAND ACQUISITION COSTS

I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of Hawthorne, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in 2010. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined in this Fee Study include City Administration, Police, Parks, Transportation, Sewer, and Storm Drain fees at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study is to ensure that all new development pays its "fair share" of the cost of new infrastructure through the development fee program by establishing a nexus between anticipated development and the City's public facilities needs through 2040. This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the Fee Study's appendix. A description of the methodology used to calculate the fees is included in Section V.

A Organization of the Fee Study

This Fee Study will be presented in the following eight (8) sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Also included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development, such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2040.
- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

- Section VIII presents recommendations for the adoption and administration of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the fees generated in this Fee Study, as noted below

- **Appendix A** includes the calculations used to determine the various Fee levels;
- **Appendix B** includes the Facilities Inventory List and Needs List used to determine the various Fee levels; and
- **Appendix C** includes the Property Inventory for Land Acquisition Costs.

B DIF Summary

Per the results of this Fee Study, the total DIF amounts required to finance new development's share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that the City may charge under the statutory requirements of Government Code Section 66000 et seq. Residential fees are listed on a per-square-foot basis and are defined as living space, excluding non-living spaces such as garages and patios. Non-residential fees are listed per room for hotels and per square foot for other non-residential development.

Table ES-1: DIF Summary

Land Use [1,2,3]	City Admin.	Police	Sewer	Parks	Storm Drain	Trans.
Residential (per sq. ft.)	$0.89	$2.58	$0.73	$0.47	$0.55	$1.14
Hotel (per room)	$222.16	$643.00	$81.29	$0.00	$111.74	$591.83
Commercial/Retail (per 1,000 sq. ft.)	$208.91	$1,786.94	$81.29	$0.00	$974.80	$3,585.52
Office (per 1,000 sq. ft.)	$392.97	$1,568.40	$81.29	$0.00	$820.88	$1,571.69
Industrial (per 1,000 sq. Ft)	$87.00	$471.17	$81.29	$0.00	$923.49	$705.59
Institutional/Other (per 1,000 sq. ft.)	$759.12	$2,140.46	$81.29	$0.00	$872.19	$470.39

Notes:

1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602. The square footage for the residential units refers to living space and excludes garages and patios.
2. Hotel Fees are per room.
3. Other Non-Residential fees are per square foot.

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars. It is appropriate for the City to apply an annual cost escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current California Construction Cost Index ("CCCI"). This construction cost index is based on the Building Cost Index ("BCI") average for Los Angeles, as produced by Engineering News-Record ("ENR").

II INTRODUCTION

Located in southwestern Los Angeles County, Hawthorne is approximately 5 miles from the Los Angeles International Airport and approximately 15 miles south of downtown Los Angeles. Lennox and Inglewood border it to the north, Gardena and Athens to the east, Lawndale and Redondo Beach to the south, and Manhattan Beach and El Segundo to the west. It encompasses approximately 6.1 square miles and is home to an estimated population of over 85,653 people.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of Hawthorne, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in 2010. The purpose of this Fee Study is to ensure that all new development pays its "fair share" of the cost of new infrastructure through the development fee program. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined by this Fee Study include City Administration, Police, Parks, Transportation, Sewer and Storm Drain fees at levels identified by the various City departments as being necessary to meet the needs of new development and to establish a nexus between the anticipated development and public facilities needs for the City through 2040.

This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the Fee Study's appendix. A description of the methodology used to calculate the fees is included in Section V.

Fees generated in this Fee Study are one-time fees typically paid prior to the issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These fee amounts, to be determined, will be set at levels deemed necessary to meet the needs of new development through 2040.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. **Many of the calculations and totals presented in this Fee Study are rounded to several decimal places and may not sum due to rounding in the tables provided throughout the Fee Study.**

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for Facilities;
2. **Facility Needs and Costs**: Identify current and planned facilities inventory to determine Level of Service ("LOS") requirements and determine the Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation**: Allocate costs of Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule**: Calculate the Fee amount per square foot for residential development, per room for lodging, and per square foot for non-residential development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The City has identified the need to impose DIFs to pay for City Administration, Police, Parks, Transportation, Sewer, and Storm Drain fees. The Fees will finance eligible facilities on the current Inventory and Needs Lists at levels identified by the City as appropriate for new development or based on current LOS. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of eligible facilities through these Fees. The Fees are established pursuant to AB 1600, as described below.

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional General Funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of DIFs grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local governments to impose fees on developers for public improvements not located on project sites. With the passage of Proposition 13, limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use of and the levels of DIFs have grown substantially. Higher fee levels were undoubtedly driven, in part, by the need to offset the decline in funding for infrastructure development from other sources.

The imposition of DIFs is an authorized method of financing the public facilities necessary to mitigate the impacts of new development, as these fees provide funding to maintain an agency's existing LOS for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project…" (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with payment of the fee due prior to the start of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often due at final map recordation, issuance of a Certificate of Occupancy, or, more commonly, at the time a building permit is issued.

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the State of California in 1987. This Fee Study is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between the fees imposed, the use of the fees, and the development projects on which the fees are imposed.

A Government Code Section 66001

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but may fund costs to maintain the existing LOS or to

meet an adopted LOS consistent with the General Plan. Section 66000 *et seq.* of the Government Code requires all public agencies to satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Identify the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The sections below present each of the five requirements listed above as they relate to the imposition of the proposed fees.

A.1 Purpose of the Fee [Government Code Section 66001(A)(1)]

New residential and non-residential development within the City will generate additional residents, employees, and visitors who will require additional public facilities. Land for these facilities will have to be acquired, and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulative effects of future development. Each new development will contribute to the need for new public facilities. Without future development, none of the new public facilities on the Needs Lists would be necessary, as the existing facilities are adequate for the City's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed DIF will be charged to all future development in the City, irrespective of location. Even future "infill" development projects contribute to impacts on public facilities because they are an integral component of a much larger network of development throughout the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, the availability of residents, employees, and customers throughout the City has a growth-inducing impact, without which some of the "infill" development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development.

The DIF will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists, as well as for appropriate administrative costs to mitigate the direct and cumulative impacts of new development in the City. In addition, the fee will be used for the expansion, enhancement, or improvement of existing facilities to mitigate the direct and cumulative impacts of new development.

A.2 The Use to Which the Fee is to be Put [Government Code Section 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified in the Needs Lists, included in Appendix B of the Fee Study, as well as other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will maintain the current standard of service, preserve the quality of life in the City, and protect the health, safety, and welfare of the existing and future residents, visitors, and employees.

A.3 Determine That There is a Reasonable Relationship Between the Fee's Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) [Government Code Section 66001(A)(3)]

The reasonable relationship findings required by Government Code section 66001 are satisfied through category-specific demand metrics selected to reflect the manner in which different forms of development consume public facility capacity. Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel rooms, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts. Although no single metric is appropriate for all public facility systems, each metric used in this Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

A.4 Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project Upon Which the Fee is Imposed (Impact Relationship) [Government Code Section 66001(A)(4)]

The reasonable relationship findings required by Government Code section 66001 are satisfied through category-specific demand metrics selected to reflect the manner in which different forms of development consume public facility capacity. Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel rooms, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts. Although no single metric is appropriate for all public facility systems, each metric used in this Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

A.5 The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed ("Rough Proportionality" Relationship) [Government Code Section 66001(A)]

The reasonable relationship findings required by Government Code section 66001 are satisfied through category-specific demand metrics selected to reflect the manner in which different forms of development consume public facility capacity. Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel rooms, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts. Although no single metric is appropriate for all public facility systems, each metric used in this Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

B AB 602

The impact fees included herein were defined by the requirements of AB 602, which was approved by the California State Legislature and signed into law by Governor Newsom in 2021. Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the

development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a "local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development." This would also apply to multi-family residences.

- The bill also requires the Department of Housing and Community Development ("HCD"), on or before January 1, 2024, to create a Nexus Study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template includes a method to calculate the feasibility of building housing at a given fee level. The template must be completed by 2024. Local jurisdictions will have the option (not required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a Capital Improvement Plan ("CIP") as part of the Nexus Study.
- Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, and (iii) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information about future land use development within the City through 2040. For the purposes of this Fee Study, DTA assumed a single category for all residential land uses (e.g., single-family, multi-family, and mobile homes). For non-residential land uses within the City, DTA categorized these as hotel, commercial/retail, office, industrial, and institutional/other, and are summarized in detail in the following section.

Elements from the City's General Plan Update (the "General Plan"), demographics and numbers from the California Department of Finance, the US Census, and total square footage generated by the CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units, hotel rooms and non-residential building square feet to be built within the City. The City's land use decisions will also affect properties within its sphere of influence ("SOI"). California law requires that a General Plan "cover the territory within the boundaries of an adopted City, as well as any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

Additionally, information from the General Plan and estimates produced by DTA were utilized to project the additional land uses resulting from new development in the City. Notably, DTA attempted to use metrics (e.g., average household size, square footage) to standardize existing demographics against the projections in the General Plan. Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately serve. To accommodate new development in an orderly manner while maintaining the current quality of life in the City, the facilities on the Facility Needs List (presented in the Appendix), as reviewed and approved by City staff, will need to be constructed.

For facilities needed to mitigate demand from new development, costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") and Equivalent Benefit Unit ("EBU") discussion in Section V.

Table 1, presented below, summarizes the land uses covered in this Fee Study. As indicated, the Fee Study will determine Fees for six (6) specific land use categories, specifically residential, hotel, commercial/retail, office, industrial, and institutional/other. Notably, the table below illustrates typical land uses for each category and is not a comprehensive list of all the City's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	**Single-Family** ▪ **One unit detached**: Single-family homes that are not attached to any other housing unit; and ▪ **One unit attached:** Single-family homes that are attached to other housing units by a wall (aka firewall) extending from the ground to the roof, such as duplexes, row houses, or townhouses. **Multi-Family** ▪ **Two or more units attached**: Residential buildings containing units built one on top of another and those built side-by-side, which do not have a ground-to-roof wall (e.g., firewall) and or have common facilities (i.e., attic, basement, heating plant, plumbing, etc. **Mobile Homes** ▪ A movable dwelling that is 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and does not require a permanent foundation. (US Census Definition). **Accessory Dwelling Units ("ADUs")** ▪ ADUs or JADUs, shall be subject to the fee consistent with State Law.
Hotel	Includes hotels, motels, spas, and resorts
Commercial/Retail	Includes, but is not limited to, buildings used for the following: ▪ Retail; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers, and shopping centers; ▪ Entertainment centers; and ▪ Grocery stores and storage facilities.
Office	Includes, but is not limited to, buildings used for the following: ▪ Business/professional offices; ▪ Medical/dental offices; ▪ Office parks, research parks, and business parks; and ▪ General Office Buildings.
Industrial	Includes. but is not limited to. buildings used for the following: ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Wholesale and warehouse retail; ▪ Food processing; ▪ Industrial park; and ▪ Industrial/light industrial.
Institutional/Other	Includes, but is not limited to. buildings used for the following: ▪ Professional urgent care and private hospitals, and rehabilitation centers; ▪ Private schools, trade and vocational schools, and veterans' organizations; and ▪ Rehabilitation centers, assisted living, and memory care facilities, houses of worship.

Demographic data from the US Census Bureau, The Nielsen Company ("Nielsen," a leading information, measurement, and data analytics company), and the California Department of Finance were used to estimate the existing number of housing units and the population in the City. DTA attempted to use metrics (e.g., average household size, square footage) to standardize existing demographics against DTA's projections.

A Existing Residential Land Uses

According to information from the 2025 California Department of Finance, the US Census Bureau, and Nielsen, the City currently has 85,653 residents in 31,746 housing units. The residential persons-per-unit figure of 2.70 listed was derived from data published by the California Department of Finance in 2025. Specifically, the 2.70 residents-per unit estimate for the City includes units that are currently vacant. As a result, this figure is lower than the California Department of Finance's calculated figure of 2.77 residents per unit, which includes only occupied housing units. **Table 2,** presented below, summarizes the existing demographics for the City's residential land uses.

Table 2: Existing Residential Development [1]

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Residential	85,653	31,746	2.70
Total	**85,653**	**31,746**	**2.70**

Note:

1. Numbers may not sum due to rounding.

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land use was based on information published in Nielsen's *Employment Profiles* by North American Industrial Classification System ("NAICS") Codes 2025. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in **Table 3** is considered "existing non-residential development."

As shown in the table below, the City has approximately 16,619,773 total square feet of existing non-residential development and 1,720 hotel rooms. Per Nielsen's *Employment Profiles* (2025), the City has 18,633 employees in these non-residential sectors, specifically 222 in hotels, 6,889 in commercial/retail, 4,660 in office, 4,476 in industrial, and 2,386 in institutional/other employees. These numbers were based on existing employee data and existing square footage data, generating employee-per-thousand-square-foot factors ("EPSFs") of 0.13 for hotels, 1.25 for commercial/retail, 2.35 for offices, 0.52 for industrial, and 4.54 for the institutional/other sectors. These EPSF numbers are presented in detail in **Appendix A**.

Table 3: Existing Non-Residential Development [1]

Non-Residential Land Use	Existing Employees [2]	Existing Building Square Feet	Existing Hotel Rooms	Employees per Square Feet
Hotel	222		1,720	0.13
Commercial/Retail	6,889	5,512,000		1.25
Office	4,660	1,982,168		2.35
Industrial	4,476	8,600,224		0.52
Institutional/Other	2,386	525,381		4.54
Total	**18,633**	**16,619,773**	**1,720**	**N/A**

Notes:

1. Numbers may not sum due to rounding.
2. This excludes public sector employees

C Future Residential Land Uses (2040)

Using population projections based on the Los Angeles County Association of Governments ("SBCAG") Regional Growth Forecast 2050, Los Angeles County, DTA determined that the City is expected to grow by 1,374 residential units by the end of the 2040 build-out period in this Fee Study. According to the Regional Housing Needs Allocation ("RHNA") guidelines, the City has a total allocation of 1,374 units for the 2023 to 2031 planning period. The projected residential growth used over the build-out period to generate the number of residents and future housing units is shown below. As indicated in **Table 4**, over the 15-year build-out period, this is a compounded residential unit annual growth rate (CAGR) of 1.44%

Table 4: Projected Residential Development over Build-Out Period [1]

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential	3,707	1,374	2.70
Total	**3,707**	**1,374**	**2.70**

Note:

1. Numbers may not sum due to rounding.

To comply with AB 602, DTA worked with City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2020 to 2025 provided by the City, DTA calculated that the combined average residential square footage per unit was 1,011 square feet across single-family and multi-family residences. This includes living space and excludes non-living spaces such as garages and patios. Based on the total anticipated future residential development of 1,374 units, this results in a total of 1,389,501 sq. ft. of future residential development, as shown in the table below.

Table 5: Future Residential Development sq. ft.

Category	Total
Projected Residential Units	1,374
Average sq. ft. per Unit	1,011
Total Residential sq. ft.	**1,389,501**

D Future Non-Residential Land Uses (2040)

To generate the 2040 non-residential build-out square footage totals presented in this Fee Study, DTA used a normalized growth rate of 0.37% for each non-residential sector. Based on the EPSF derived above, this translates to approximately 954,313 square feet of non-residential development and 99 hotel rooms over the build-out period. This is presented in Table 6 for each of the non-residential categories below.

Table 6: Projected Non-Residential Development over Build-Out Period [1]

Non-Residential Land Use	Future Employees	Future Building Square Feet	Future Hotel Rooms	Employees per Room/Square Foot
Hotel	13		99	0.13
Commercial Retail	396	316,501		1.25
Office	268	113,817		2.35
Industrial	257	493,828		0.52
Institutional/Other	137	30,168		4.54
Total	**1,057**	**954,313**	**99**	**N/A**

Note:

1. Numbers may not sum due to rounding.

V METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies for calculating fees, but they all rely on determining the cost of needed improvements and assigning those costs equitably across various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for City Administration, Police, Parks, and Sewer facilities is based on "standards," with costs derived from the existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity, which is then applied to each land use in accordance with the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space, acres of land, or residents per facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not reduce LOS by unduly burdening the infrastructure system, which could lead to decay and deterioration. This methodology offers several advantages, including not requiring knowledge of the cost of a specific facility, the capacity or service level provided by the current system, or a commitment to a specific facility size.

B Plan-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for Transportation and Storm Drain fees is based on a "plan," such as a Master Plan of Facilities, CIP, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed based on assessments of facility needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this plan-based approach, specific costs can be projected and assigned to all planned land uses, often with a time period in mind that reflects projected new development. Using population, units, and residential and non-residential square footage, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facility costs attributable to future development can then be allocated to each land-use class in proportion to the demand generated by each type of development.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land-use type be measurable or estimable and that the information be available. Capacity-based Fees are

assessed based on the demand rate per unit. Although this methodology is not used to calculate any fees in this Fee Study, the description is provided to help the City understand the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology, based on a City facilities inventory, is used to generate fees for City Administration, Police, and Parks, and a Plan-based methodology is used to generate fees for Transportation and Storm Drain. This is summarized in **Table 7** below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
City Administration	Standards-Based Fee	Existing Standard
Police	Standards-Based Fee	Existing Standard
Parks	Standards-Based Fee	Target Standard
Transportation	Plan-Based	Needs List
Sewer	Standards-Based Fee	Existing Standard
Storm Drain	Plan-Based	Needs List

For Fee calculations using the Plan-Based approach, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). For the purposes of the City's DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in **Table 8** below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility value, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues.	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost is allocated to new development based on its share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City is multiplied by the allocated cost percentage for new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided by the City and reflect either the City's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, CIP, or other official policy or document, etc. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable developments to determine the required facilities needed to serve new development, using this information as a starting point for its fee calculations.

E Allocation of Benefit

E.1 EDUs and EBUs

The methodologies employed in this Fee Study use EDUs and EBUs to identify and quantify the benefits of certain facilities and to ensure that an equitable portion of the total facilities costs is allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic section of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses by their equivalence to a residential dwelling unit, with equivalence measured by the potential infrastructure use or benefit for each type of public facility. In this Fee Study, EDUs are used as the basis for allocating funds to City Administration, Police, and Parks. In contrast, for Transportation, Sewer, Storm Drain, EBUs are used to allocate costs to future growth and generate fees.

Table 9: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of Benefit (EDU/EBU) Factor
City Administration	Persons Served (Residents, Employees)
Police	Modified Persons Served (Residents, Employees, Visitors)
Parks	Acres per 1,000 Residents
Transportation	Peak Hour Trips
Sewer	Sewer Generation Rates (Gallons per Day)
Storm Drain	Runoff Coefficient (Stormwater Impervious Acres)

Finally, a summary of the EDUs/EBUs applied in the Fee Study is presented in the table below.

Table 10: EBUs/EBUs [1]

Facility Type	EBU/EDU	Existing	Projected	Total
City Administration	EDU	35,582	1,594	37,176
Police	EDU	39,116	1,797	40,914
Parks	EDU	31,746	1,374	33,120
Transportation	EBU	5,155,638	227,506	5,383,143
Sewer	EBU	1,491	74	1,566
Storm Drain	EBU	478,033	23,750	501,783

Note:

1. Sewer usage rates per gallon and storm drains used runoff coefficients to determine fee calculations, so this methodology differs from the projected EDU/EBUs presented in the other categories.

E.2 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and the number of employees per 1,000 Sq. Ft. generated by each land use class. Notably, the Persons Served (or service population) is:

- Based on residents, plus 50% of employees.
- This service population estimate accounts for the fact that residents generally have access to facilities for 16 hours per day, while employees have access for 8 hours per day.
- Notably for Parks, the calculation of the number of Persons Served is based on residents only.

E.3 Peak Hour Trips

Transportation Impact Fees were calculated for each of the six (6) land use categories: residential, hotel, commercial/retail, office, industrial, and institutional/other, based on the number of ADTs generated by each land use. ADTs are published by the Institute of Transportation Engineers' ("ITE's") Publication Trips Generation, 10th Edition. The ADT generation rates are per dwelling unit (for residential units), per 1,000 building square feet for each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip ends is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development.

E.4 Sewer Generation (Gallons per Day)

The methodology used to allocate sewer facilities costs to future development is relative wastewater generation. Sewer Fees were calculated for each of the six (6) land use categories based on the wastewater rates provided by the City.

E.5 Stormwater Runoff Coefficients

The methodology used to allocate drainage costs to future development is relative runoff contribution. Storm Drain Fees were calculated for each of the land use categories based on the runoff rates, measured in terms of the relative contribution of runoff (i.e., the EBU factor - see Section V) generated by each land use. Specifically, the reasonable relationship used to allocate storm drain costs between existing, converted use, and future development is relative runoff contribution. The Rational Method of computing runoff rates was used in the form of Q = C x I x A, where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the study area. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as runoff. However, it can be shown that only the relative contribution of runoff needs to be considered when computing a unit of runoff (Q/A), where only the runoff factor and acreage are taken into account. This is the assumption used in this calculation.

The following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., City Administration facilities, Police facilities, Parks facilities, Transportation facilities, Sewer facilities, and Storm Drain facilities, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each facility type are included in **Appendix A**.

VI CALCULATION OF FEES

A City Administration DIFs

A.1 City Administration (Nexus Requirement AB 1600)

The City element includes the facilities necessary to provide basic City Administration services and facilities services throughout the City. The facilities in this section are defined as buildings, land, vehicles, property, and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for City Administration purposes. All new development within the City contributes to the direct and cumulative impacts on City Administration facilities, necessitating new facilities to accommodate growth.

Table 11 below illustrates how the City Administration Facilities Fee meets the requirements of AB 1600 regarding the use of the fee, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and proportionality requirements.

Table 11: City Administration Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct or enhance City Administration facilities that will mitigate the impacts of new residential and non-residential development on the City's Administration facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction and expansion of city hall buildings, supporting City Administration facilities, public works office, libraries, garage facilities, vehicles, equipment, and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for City Administration facilities. The equipment, vehicles, buildings, and parking used to provide these services will have to be enhanced, expanded, constructed, or purchased to meet this increased demand and maintain the current LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact the demand for general administration facilities. Expanded or enhanced city hall buildings, supporting government administration facilities, public works offices, garages, vehicles, equipment, and parking facilities are needed to mitigate the impacts of additional residents and employees. If City Administration facilities are not constructed, expanded, or enhanced, overall general services provided to City residents and employees will suffer.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	The City Administration fee is based on the cost of providing new city hall buildings, supporting government administration facilities, public works offices, libraries, garage facilities, equipment, vehicles, field operations buildings, and parking facilities. The fee is based on the cost of providing new materials at the same level as those provided to existing residents and employees.

Table 12 below identifies the current inventory for City Administration Facilities. As noted previously, all furniture, fixtures, and equipment have been consolidated into a single (1) integrated unit, including departmental equipment such as furniture modules and other equipment, to simplify data representation.

Table 12: City Administration Inventory as of 2025

Facility	Quantity
Buildings (Square Feet)	16,500
Land (Acres)	2.10
Vehicles (Number)	5.00
Equipment (Integrated Unit)	1.00

A.2 Calculation Methodology

The City Administration Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City's growth through 2040, the City will need to acquire or construct additional infrastructure to maintain the existing LOS.

A.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. The LOS used to calculate the City Administration Fees in this section is the existing LOS as defined as the relationship between the replacement cost of City Administration facilities (as described in this section) and the City's existing EDUs as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 464 square feet of building space. The same LOS methodology applies to land, vehicles, and integrated equipment, as presented in Table 13 below.

Table 13: City Administration Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	464
Land (Acres)	0.06
Vehicles (Number)	0.14
Equipment (Integrated Unit)	**0.02**

The facility units generated in the table above are used to determine future City Administration buildings, land, vehicles, etc., funded by new development in 2040, and are presented in Table 14 below. The mathematics behind these calculations is presented in detail in **Appendix A**.

Table 14: Future City Administration Facility Units in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	739
Land (Acres)	0.09
Vehicles (Number)	0.22
Equipment (Integrated Unit)	0.05

Notably, construction and acquisition costs depend on the real estate market at the time of development. Location, land demand, encumbrances, comparable acquisitions, and construction costs are among the many variables that influence appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per-square-foot basis, for City Administration facilities based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 15: City Administration Total Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	739	$863	$637,648
Land (Acres)	0.09	$0.00	$0.00
Vehicles (Number)	0.22	$62,027	$13,896
Equipment (Integrated Unit)	0.05	$17,552,356	$786,437
		Less: Offsetting Revenue	$0.00
		Equals: Total Facilities Cost	**$1,437,981**
		Total Future EDUs	**1,594**
		Cost per EDU	$902

Note:

1. Numbers may not sum due to rounding.

A.4 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the City Administration facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the City, there are no current offsetting revenues.

A.5 City Administration Fee Calculations

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be determined. This is done by dividing the total future facility cost by the projected City Administration EDUs, yielding a per-EDU rate of $902, as shown above. As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Residential Fee per Sq. Ft. was determined by multiplying the cost per EDU ($902) by the total number of residential EDUs (1,374), resulting in a total amount funded from residential property of $1,239,330. This result was then divided by the total anticipated residential square footage of 1,389,501, yielding a fee per square foot of $0.89. Details of this calculation are shown in the table below.

Table 16: Residential City Administration Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	1,374		**1,374**
		Total EDUs	*[a]*	1,374
		Total Cost per EDU	*[b]*	$902
		Total Fees	*[c] = [a] x [b]*	$1,239,330
		Total Residential Sq. Ft.	*[d]*	1,389,501
		Total Cost per Residential Sq. Ft.	*[e] = [c]/[d]*	**$0.89**

Note:

1. Numbers may not sum due to rounding.

Similarly, the Non-residential Fee per 1,000 Sq. Ft. was determined by multiplying the cost per EDU of $902 by the total number of non-residential EDUs applicable to each land use type. The table below summarizes the fee amounts per 1,000 Sq. Ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 17: Non-Residential City Administration Costs Financed by Fee Summary per Land Use Category [1]

Land Use Type	EDUs per 1,000 Non-Res. Sq. Ft.[1]	Fee per 1,000 Non-Res. Sq. Ft.	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x [$/EDU]	[c]	[d] = [c] x [b]
Hotel	0.25	$222	99	$21,941
Commercial/Retail	0.23	$209	316,501	$66,121
Office	0.44	$393	113,817	$44,727
Industrial	0.10	$87	493,828	$42,961
Institutional/Other	0.84	$759	30,168	$22,901
			Total	**$198,651**

Note:

1. Numbers may not sum due to rounding.

A.6 Proposed Fees

A summary of the proposed City Administration Fees is presented in **Table 18** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq*.

Table 18: City Administration Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft., and Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.89	1,389,501	$1,239,330
Hotel	$222	99	$21,941
Commercial/Retail	$209	316,501	$66,121
Office	$393	113,817	$44,727
Industrial	$87	493,828	$42,961
Institutional/Other	$759	30,168	$22,901
		Total	**$1,437,981**

A.7 Administrative Fee

There is also an administrative portion of the DIF, which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is

calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard. The calculated DIFs, including the 2% administrative fee, are presented in **Table 19** below.

Table 19: City Administration Fee Summary (Includes 2.0% Administration Cost)

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$0.89
Hotel	$222
Commercial/Retail (Per Sq. Ft.)	$209
Office (Per Sq. Ft.)	$393
Industrial (Per Sq. Ft.)	$87
Institutional/Other (Per Sq. Ft.)	$759

A.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based on the BCI indices produced by the ENR.

B Police DIFs

B.1 Police Facilities (Nexus Requirement AB 1600)

The Police Facilities element includes those facilities used by the City Police Department to maintain police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributes to the direct and cumulative impacts on Police Department facilities and necessitates new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and the impact of residential and non-residential development.

Table 20 below illustrates how the police fee will meet the requirements of AB 1600 regarding the use of the fee, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 20: Police Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire vehicles, property, and equipment, and additional facilities that will mitigate the impacts of new residential and non-residential development on the City's Police facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Expansion or enhancement of police headquarters or substations, purchase of additional police vehicles, property, and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential developments in the City will generate additional residents and employees, thereby increasing the need for trained police personnel. Buildings, vehicles, property, and equipment used to provide these services will have to be purchased or enhanced to meet this increased demand and maintain the same LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact the demand for police vehicles, property, and equipment. Expanded or enhanced police stations, vehicles, and equipment would be needed to mitigate the impacts of the additional residents and employees. If additional buildings, vehicles, and equipment are not acquired, then the overall public safety LOS in the City would suffer.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	The police fee is based on the cost of providing expanded/enhanced buildings and purchasing additional vehicles, property, and equipment at the same levels as provided to existing residents.

The table below identifies the current inventory for Police facilities. Notably, all furniture, fixtures, and equipment have been consolidated into a single integrated unit, including departmental equipment such as furniture modules and other equipment, to simplify data representation.

Table 21: Police Facilities Inventory as of 2025

Facility	Quantity
Buildings (Square Feet)	12,919
Land (Acres)	1.30
Vehicles, Furniture, Fixtures, & Equipment (One Integrated Unit)	1.00

B.2 Calculation Methodology

The Police Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Police facilities and purchase new vehicles and equipment. Assuming the City's growth over the next 16 years, the City will need to acquire or construct additional infrastructure to maintain the existing LOS.

B.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. The LOS used to calculate the Police Fee in this section is the existing LOS as defined as the relationship between the replacement cost of Police Facilities (as described in this section) and the City's existing EDUs as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 330 square feet of building space. The same LOS methodology applies to land, vehicles, and integrated equipment, as presented in Table 22 below.

Table 22: Police Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	330
Land (Acres)	0.03
Vehicles, Furniture, Fixtures, & Equipment (One Integrated Unit)	0.03

The facility units generated in the table above are used to determine future Police Facility Units (buildings, land, vehicles, and equipment) funded by new development by 2040. This is presented in Table 23 below. The mathematics behind these calculations is presented in detail in **Appendix A**.

Table 23: Police Future Facilities Required to Maintain the Current LOS by 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	594
Land (Acres)	0.06
Vehicles, Furniture, Fixtures, & Equipment (One Integrated Unit)	0.05

Notably, construction and acquisition costs depend on the real estate market at the time of development. Location, land demand, encumbrances, comparable acquisitions, and construction costs are among the many variables that influence appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per-square-foot basis, for Police facilities based on available historical and current data. It's also important to note that building costs for public safety facilities are somewhat higher than those for conventional structures, as they must be built to a higher standard and are expected to see higher levels of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 24** below for additional details regarding the costs for Police facilities.

Table 24: Police Total Facilities Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	594	$7,025	$4,169,524
Land (Acres)	0.06	$0.00	$0.00
Vehicles, Furniture, Fixtures, & Equipment (One Integrated Unit)	0.05	$23,937,437	$1,099,810
		Less: Offsetting Revenue	$321
		Equals: Total Facilities Cost	$4,691,833
		Total Future EDUs	1,797
		Cost per EDU	**$2,611**

Note:

1. Numbers may not sum due to rounding.

B.4 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Police Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the City, there are no current offsetting revenues.

B.5 Police Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be determined. This is done by dividing the total future facility cost by the projected Police Facilities EDUs, yielding a per-EDU rate of $2,611, as shown above. As discussed in Section II, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

Again, the Residential Fee per sq. ft. was determined by multiplying the cost per EDU ($2,611) by the total number of residential EDUs (1,374), resulting in a total amount funded from residential property of $3,587,002. This result was then divided by the total anticipated residential square footage of 1,389,501 to yield a per-square-foot fee of $2.58. Details of this calculation are shown in the table below.

Table 25: Residential Police Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	1,374		1,374
		Total EDUs	[a]	**1,374**
		Total Cost per EDU	[b]	$2,611
		Total Fees	[c] = [a] x [b]	**$3,587,002**
		Total Residential sq. ft.	[d]	1,389,501
		Total Cost per Residential sq. ft.	[e] = [c]/[d]	**$2.58**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of $2.661 by the total number of non-residential EDUs applicable to each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 26: Non-Residential Police Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per 1,000 Non-Res. Sq. Ft. [1]	Fee per 1,000 Non-Res. Sq. Ft	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b]= [a] x [$/EDU]	[c]	[d] = [c] x [b]
Hotel	0.25	$643	99	$63,504
Commercial/Retail	0.23	$1,787	316,501	$565,568
Office	0.44	$1,568	113,817	$178,510
Industrial	0.10	$471	493,828	$232,677
Institutional/Other	0.84	$2,140	30,168	$64,573
			Total	**$1,104,832**

Note:

1. Numbers may not sum due to rounding.

B.6 Proposed Fees

A summary of the proposed Police Fees is presented in **Table 27** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq*.

Table 27: Police Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./ Non- Residential Fee per Room/per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./ Rooms / Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$2.58	1,389,501	$3,587,002
Hotel	$1,787	99	$63,504
Commercial/Retail	$1,568	316,501	$565,568
Office	$471	113,817	$178,510
Industrial	$2,140	493,828	$232,677
Institutional/Other	$1,787	30,168	$64,573
		Total	**$4,161,833**

Note:

1. Numbers may not sum due to rounding.

B.7 Administrative Fee

There is also an administrative portion of the DIF, which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but

not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard. The calculated DIFs, including the 2% administrative fee, are presented in **Table 28** below.

Table 28: Police Fee Summary (Includes 2.0% Administration Cost)

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$2.58
Hotel	$643
Commercial/Retail (Per Sq. Ft.)	$1,787
Office (Per Sq. Ft.)	$1,568
Industrial (Per Sq. Ft.)	$471
Institutional/Other (per Sq. Ft.)	$2,140

B.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based on the BCI indices produced by the ENR.

C Parks Development DIFs

C.1 Parks Development Facilities Fees (Nexus Requirement AB 1600)

The Parks Development Facilities element will serve Hawthorne residents by providing facilities and enhancing the community's appeal and quality of life. The types of facilities described in this section include Neighborhood Parks and Community Parks, which are covered in this fee category. The fee covers the construction of park improvements and enhancements to park facilities. It is important to note that AB 1600 Park Fees are intended to expand, enhance, and improve existing facilities to meet the demands of new growth. The Fee Study includes a component for developing new park facilities to serve new residential development in the City through 2040.

Improving the overall quality of life for residents and providing excellent parks are important for a city's well-being. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's fiscal base by attracting commercial and industrial businesses.

Table 29 below illustrates how the Parks facilities Fee meets the requirements of AB 1600 with regard to the use of the Fee, the type of development funded or partially funded by the Fee revenue, the reasonable relationship to the need for facilities, and proportionality requirements.

Table 29: Park Land Facilities

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds for parks and expand/enhance facilities, trail facilities, natural areas, trail corridors, vehicles, and equipment that will mitigate the impact of new residential development on the City's Parks facilities.
Identify the use to which the Fee is to be put.	Acquisition/enhancement/expansion of land for park facilities, and the further development of existing parkland.
Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will increase the population, thereby increasing the need for park facilities. Park facilities and equipment used to provide these services will have to be expanded or enhanced to meet this increased demand and maintain the same LOS to the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from the new development will impact the demand for park facilities. New enhanced park facilities are needed to mitigate the impact of the additional residents. If additional park facilities are not constructed, the LOS will decline, and the overall quality of life for City residents will suffer.
Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	The park facilities fee (which can also include land costs) is based on the cost of providing park facilities. The fee is based on the cost of providing new park facilities at the same levels as provided to existing residents.

The table below identifies the current inventory for Parks facilities. Notably, using information provided by the City, DTA has determined that the City has a total of 48.24 acres of usable parkland, as shown in Table 30 below.

Table 30: Current Park Facilities Inventory

Park Inventory	Acres
118th Street Mini Park	0.15
Betty Ainsworth Sports Park	4.33
Eucalyptus Park	4.00
Hawthorne Memorial	1.90
Holly Glen Park	2.00
Jim Thorpe Park	8.90
Ramona Park	1.80
Bicentennial Park	0.91
Glasgow Park	4.65
Hawthorne Pool	1.00
Holly Park	10.30
Memorial Park and Dog Park	6.80
Zela Davis Park	0.50
New Build (105 Fwy, El Segundo Blvd., Kornblue and Inglewood Ave.)	1.00
Total	**48.24**

C.2 Calculation Methodology

The Parks Fee was calculated using the standards-based methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to construct or enhance park facilities and equipment. Assuming the City's growth over the next 16 years, the City will need to acquire or construct additional infrastructure to maintain the existing LOS. Additionally, this fee was only allocated to residential development and excluded non-residential development.

C.3 LOS

As stated in Section III, in September of 2021, the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. The LOS used to calculate the Parks Fee in this section is the existing LOS, defined as the relationship between the cost of park facilities (as described in this section) and the City's existing EDUs, as discussed in Section V.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not reduce the LOS by unduly burdening the infrastructure system, leading to decay and deterioration. This methodology offers several advantages, including the ability to operate without knowing the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns

100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

As stated, the City currently has 48.24 acres of parks, and to maintain consistency with the City's objective, the proposed park fees are calculated at 1.52. Notably, despite the identified standard, the City intends to maintain the targeted standard (per the General Plan) of 3.0 acres per 1,000 residents. This standard, based on 2.70 residents per EDU, equates to 8,094 acres per 1,000 EDUs and is used to determine future Parks Facility Units (i.e., acres of parks) funded by new development in 2040. This is achieved by multiplying the target standard of 3.0 acres per 1,000 EDUs by the projected EDU count of 1,374, resulting in 11.12 acres to be funded by new development. This is presented in Table 31 below.

Table 31: Park Future Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Parks (Acres)	11.12

Based on the cost per unit of $104,903 (this amount excludes the value of land because the City is built out and does not expect to purchase additional land for parks) and the required acreage of Parks from new development of 11.12, the total costs of new park land acquisition and park development are approximately $1,166,973 to maintain the existing LOS. Details of this calculation are shown in **Table 32** below.

Table 32: Park Total Facilities Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit [2]	Total Facility Cost for Future Development
Parks (Acres)	11.12	$104,903	$1,166,973
		Offsetting Revenue	$520,290
		Total Facilities Cost	$646,683
		Total Future EDUs	1,374
		Cost per EDU	**$471**

Notes:

1. May not sum due to rounding.
2. The Cost per Unit is the total Property/Equipment and Vehicle amount of $5,061,819 divided by the total land acreage of 48.24.

C.4 Offsetting Revenues

According to information obtained by DTA, there are offsetting revenues that need to be considered in the total park facilities calculation. As of the end of June 2025, the City had a negative balance of $520,290 in its current Park account, which is counted as offsetting revenue in the DIF calculation.

C.5 Park Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated Fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Park Facilities EDUs, yielding a per-EDU rate of $646,683, as shown below. As discussed in Section II, per the directive of AB 602, for housing development projects, Nexus Studies adopted after July 1, 2022, will no longer be on a per-unit basis and will instead be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by multiplying the cost per EDU ($471) by the total number of residential EDUs (1,374), resulting in a total amount funded from residential property of $646,683. This result was then divided by the total anticipated residential square footage, 1,389,501, to yield a fee per square foot of $0.47. Details of this calculation are shown in **Table 33** below.

Table 33: Park Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	1,374		1,374
		Total EDUs	[a]	1,374
		Total Cost per EDU	[b]	$471
		Total Costs Financed by Residential Fees	**[c] = [a] x [b]**	$646,683
		Total Residential sq. ft.	[d]	1,389,501
		Total Fee per Residential sq. ft.	**[e] = [c]/[d]**	**$0.47**

Note:

1. May not sum due to rounding.

C.6 Proposed Fees

A summary of the proposed Park Fees is presented in **Table 34** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 34: Park Facilities Costs Financed by Fees Summary per Land Use Category

Residential	Res. Fee per Sq. Ft.	Projected Res. Sq. Ft.	Costs Financed by Fees
Residential	$0.47	1,389,501	$646,683
		Total	**$646,683**

Note:

1. Residential Fees are per square foot.

C.7 Administration Fee

There is also an administrative portion of the DIF, which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard. The calculated DIFs, including the 2% administrative fee, are presented in **Table 35** below.

Table 35: Park Facilities Fee Summary (Includes 2.0% Administration Costs).

Land Use	Calculated Fees
Residential (per sq. ft.)	$0.47

C.8 DIF Annual Cost Escalation Recommendations

The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these Fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed annually and include a provision for an annual adjustment based on the current CCCI. This CCI is based on the average of ENR's BCI cost indices.

D Transportation DIFs

D.1 Transportation Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the City's streets over the build-out horizon. Improvements for each street will focus on roadway and interchange improvements, signal installation, multi-model projects, and additional miscellaneous projects. This additional infrastructure support is necessary to provide safe and efficient vehicular access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2040. The City identified the need for the transportation infrastructure and equipment, as described in **Table 36** below.

The DIF will provide revenue to the City to fund the acquisition, installation, and construction of needed transportation facilities, which, in turn, will both preserve the quality of life in the City and protect the health, safety, and welfare of existing and future residents and employees.

The table below illustrates how the transportation fee meets the requirements of AB 1600 regarding the use of fees, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 36: Transportation Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to expand/enhance various transportation projects, including interchange improvements, on/off ramps, traffic signals, and other infrastructure that will mitigate the impact of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of interchange improvements, on/off ramps, traffic signals, and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to expand/enhance transportation projects that new residents and employees will use. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plans approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional traffic volumes generated by new development will impact current levels of congestion. New interchange improvements, on- and off-ramps, traffic signals, and other infrastructure are needed to mitigate the impact of increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes and increase the level of congestion to a condition well below City standards.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the percentage of traffic volume generated by new development to the total traffic volume at build-out. The specific fee imposed on the various land uses are based on the relative trip generation rate as compared to a residential unit (baseline rate or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. It's important to note that, for Transportation Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 37 below summarizes the Transportation Needs List. The facilities cost presented below is based on estimates provided by the City.

Table 37: Transportation Facilities Costs

Transportation Services Facilities	Facility Cost
Traffic Project	$50,950,000
Traffic Signal Projects	$19,090,000
Total	**$70,040,000**

D.2 Calculation Methodology

The Transportation Facilities Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Transportation Facilities and equipment. Assuming the City's growth over the next 15 years, the City will need to acquire or construct additional infrastructure to maintain the existing LOS. The LOS ensures that City facilities are appropriately developed and sized so that future residents and employees do not reduce the LOS by unduly burdening the infrastructure system, leading to decay and deterioration.

Table 38: Transportation Facilities Cost Allocation Summary

Development Type	ADT (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	478,033	95.27%	$66,724,900
New Development	23,750	4.73%	$3,315,100
Total	501,783	100.00%	$70,040,000
		Cost per Unit of Runoff [1]	**$140**

Note:

1. Some figures may not sum due to rounding.

D.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the LOS for each public facility, propose a new LOS, and explain why the new LOS is necessary. The LOS used to calculate the Transportation DIFs in this section is the existing LOS, as defined by the relationship between the replacement cost of Transportation Facilities (as described in this section) and the City's existing water usage, as discussed in Section IV.

D.4 Offsetting Revenues

Currently, there are no offsetting revenues in the City's Sewer Facilities account to subtract from the total facilities cost.

D.5 Transportation Facilities Fee Calculation

For purposes of this Study, the LOS is estimated as (i) the replacement cost of the City's existing Transportation Facilities (identified above), divided by (ii total daily trips in the City. In other words, the LOS is the current replacement cost of transportation facilities per cost per trip. This is presented below and presented in detail in **Appendix A**.

Table 39: Current Transportation Inventory as of 2025

Inventory	Quantity
Total Existing Facilities	$66,724,900
Total Daily Trips	478,033
Cost per Trip	$140

D.6 Transportation Facilities Fee Calculation

The residential Fee per Sq. The fee was determined by first multiplying the cost per trip of $140 by the average residential daily trips of 8.24, resulting in a fee per unit of $11,322. The per-unit fee is multiplied by the 1,374 units projected over the build-out period, resulting in a total cost of $1,580,316. This result was divided by the total anticipated residential square footage of 1,389,501 to generate a residential Fee per square foot of $1.14. Details of this calculation are shown in **Table 40** below.

Table 40: Residential Transportation Fee Calculation

Non-Residential Land Use Category	Conversion	Fee Calculation
ADTs	[a]	8.24
Cost per Trip	[b]	$140
Fee per Unit	[c] = [a] x [b]	$1,150
Projected Units	[d]	1,374
Total Costs	[e] = [c] x [d]	$1,580,316
Projected Square Feet	[f]	1,389,501
Residential Fee per sq. ft.	[g]	$1.14

Similarly, the non-residential Fee per room and per 1,000 sq. ft. was determined by multiplying the cost per trip by $140 by the total number of ADTs applicable to each land use type as presented in **Table 41**. For commercial/retail, office, industrial, and institutional/other, the total generated was divided by 1,000 to

calculate the fee per 1,000 square feet. The table below summarizes the Fee amounts per hotel room and other non-residential development per 1,000 sq. ft.

Table 41: Non-Residential Transportation Fee Calculation

Non-Residential Land Use Category	ADTs	Fee per Unit/Rooms	Fee per Unit/1,000 Sq. Ft	Cost Financed by Fees
	[a]	[b]=[a]x$140	[c]	[d] = [b] x [c]/ 1,000
Hotel (Per Room)	4.24	$592	99	$58,451
Commercia/ Retail (Per sq. ft.)	25.69	$3,586	316,501	$1,134,819
Office (Per sq. ft.)	11.26	$1,572	113,817	$178,885
Industrial (Per sq. ft.)	5.06	$706	493,828	$348,439
Institutional/Other (Per sq. ft.)	3.37	$470	30,168	$14,191

D.7 Proposed Fees

A summary of the proposed Transportation Fees is presented in **Table 42** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq*.

Table 42: Non-Residential Transportation Fee Calculation (Maximum Allowable Fees)

Land Category	Transportation Fee
Residential (Per Sq. Ft.)	$1.14
Hotel (Per Room)	$592
Commercial Retail (Per Sq. Ft)	$3,586
Office (Per Sq. Ft)	$1,572
Industrial (Per Sq. Ft)	$706
Institutional/Other (Per Sq. Ft.)	$470

D.8 DIF Annual Cost Escalation Recommendations

The DIFs proposed in this section are based on facility costs in 2025 dollars. It is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed annually and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI average as produced by ENR.

E Sewer DIFs

E.1 Sewer Facilities (Nexus Requirement AB 1600)

The Sewer Facilities element includes the facilities necessary to ensure adequate wastewater distribution and treatment throughout the City. The proposed DIFs discussed in this section, if adopted, would be imposed, collected, and spent on the construction of new facilities, or expansion/enhancement of existing City facilities to accommodate new growth, and the fees collected from the new development will be used exclusively for such purposes. All new development within the City contributes to the direct and cumulative impacts on sewer facilities and necessitates new facilities to accommodate growth. The Sewer element includes the facilities necessary to provide basic wastewater collection and treatment throughout the City.

Table 43 below illustrates how the Sewer DIF will meet the requirements of AB 1600 with regard to the use of the Fee, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 43: Sewer Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for the construction/expansion of sewer facilities such as trunk mains, basins, and equipment that will mitigate the impacts of new development on the City's Sewer facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Revenue from this fee will be used to construct and expand/enhance new sewer facilities, such as landfill flare modifications, trunk mains, basins, and equipment to provide general sewer collection and treatment services.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development will generate additional residents and employees, increasing demand for Sewer facilities. Sewer Fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development are a reasonable means of mitigating the impacts of new development and any resulting increase in LOS beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City's Sewer Service Area will generate additional residents and employees, who will increase the need to collect and treat sewage generated by such new development. New sewer infrastructure, such as trunk mains, basins, and equipment, is needed to collect and treat sewer generated from new developments in the City's Sewer Service Area.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	The cost of the proposed facilities is based on projected sewer generation from the various land uses. The fee amount for each land use is calculated based on the relative contribution of the Citywide sewer flow from that land use.

It's important to note that for Sewer Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 44** summarizes the Needs List below. The facilities presented below are based on estimates provided by the City.

Table 44: Sewer Facilities Needs List

Transportation Services Facilities	Facility Cost
Sewer Pipe Replacement, Broadway from Ramona Ave. to Hawthorne Way	$7,000,000
Sewer Pipe replacement, Marine Ave. from Cordary Ave. to Yukon Ave.	$3,800,000
Sewer Pipe replacement, Isis Ave. from 135th St to 137th St.	$2,000,000
Sewer Pipe replacement, 120th St. from Kornblum Ave. to Yukon Ave.	$4,000,000
Sewer Pipe replacement, Doty Ave. from 139th St. to Rosecrans Ave.	$2,000,000
Sewer Pipe replacement, Prairie Ave. from 120th St. to Alley (N. of Broadway).	$3,200,000
Sewer Pipe CIPP rehabilitation	$4,000,000
Total	**$26,000,000**

E.2 Calculation Methodology

Sewer Fees were calculated for each of the six (6) land use categories based on the generation rate, measured in terms of the number of gallons per day ("GDP"), (i.e., the EBU factor - see Section V) generated by each land use. Total GPDs were calculated by applying these generation rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, flow generation rates (i.e., gallons per day per acre) for residential units and non-residential development are published in the City's Sewer System Master Plan.

All proposed sewer facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 45 below**, 95.77% of the costs will be allocated to existing development, and 4.23% to new development. Based on this allocation between new and existing development, $1,098,827 of the $26,000,000 in sewer facilities costs would be funded by the Fee imposed on new development. The remaining $24,901,173 must be funded through other sources to be determined by the City.

Table 45: Sewer Facilities Cost Allocation Summary

Development Type	Gallons Per Day (GPD)	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	5,155,638	95.77%	$24,901,173
New Development	227,506	4.23%	$1,098,827
Total	5,383,143	100.00%	$26,000,000
		Cost per Unit of GDP	**$4.83**

Sewer generation is directly related to water demand. Interior water usage (excluding landscape irrigation, which is considered a component of water demand) generally constitutes half (and often more) of the total water demand for a residential unit. To determine the Sewer Fees, DTA calculated the number of GPDs expected through 2040 based on the expected residential and non-residential growth in the City. As shown in **Table 46** below, the analysis estimates that up to 227,506 additional GPDs would be generated by land use growth. This is explained in detail in **Appendix A**.

Table 46: Sewer Generation by Land Use [1]

Land Use Type	Projected GPD	Fees per Generation Rate [1]	Cost Financed
Residential	209,782	$737	$1,013,226
Hotel	1,662	$81.00	$8,028
Commercial/Retail	5,327	$81.00	$25,727
Office	1,916	$81.00	$9,252
Industrial	8,311	$81.00	$40,142
Institutional/Other	508	$81.00	$2,452
		Total	**$1,098,827**

Notes:

1. Projected GPDs per unit for residential and per 1,000 Square Feet for non-residential.
2. Total may not sum due to rounding

E.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. The LOS used to calculate the Sewer DIFs in this section is the existing LOS, as defined by the relationship between the replacement cost of Sewer Facilities (as described in this section) and the City's existing usage, as discussed in Section IV.

E.4 Offsetting Revenues

Currently, there are no offsetting revenues in the City's Sewer Facilities account to subtract from the total facilities cost.

E.5 Sewer Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by first multiplying the cost per EBU of $0.39 by the total number of residential EBUs (683,746), resulting in the total amount funded from residential property of $264,212. This result was then divided by the total anticipated residential square feet (5,842,858) to generate the Fee per square foot of $0.05. Details of this calculation are shown in the table below.

Table 47: Residential Sewer Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	GPDs per Unit	Number of Projected Units	Calculation	Total GPDs
Residential	153	1,374		209,782
Total Residential			[a]	209,782
		Total Cost per EBU	*[b]*	*$4.83*
		Total Fees	[c] = [a] x [b]	$1,013,226
		Total Residential Sq. Ft.	[d]	1,389,501
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.73**

Note:

1. Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was calculated by multiplying the cost per EBU ($0.73) by the total number of non-residential EBUs for each land use type. The table below summarizes the Fee amounts per 1,000 Sq. Ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 48: Non-Residential Sewer Facilities Costs Financed by Fee Summary per Land Use Category [1]

Land Use Type	EBUs per 1,000 Non-Res. Sq. Ft.[1]	Fee per 1,000 Non-Res. Sq. Ft.	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x EBU	[c]	[e] = [c] x [b]
Hotel	1,662	$81.00	99	$8,028
Commercial/Retail	5,327	$81.00	316,501	$25,727
Office	1,916	$81.00	113,817	$9,252
Industrial	8,311	$81.00	493,828	$40,142
Institutional/Other	508	$81.00	30,168	$2,452
			Total	**$85,601**

Note:

1. Numbers may not sum due to rounding.

E.6 Proposed Fees

The proposed Sewer Fee amounts are summarized in **Table 49** below.

Table 49: Sewer Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. ft.	Number of Projected Res Sq. Ft./ Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.73	1,389,501	$1,013,226
Hotel	$81.00	99	$8,028
Commercial Retail	$81.00	316,501	$25,727
Office	$81.00	113,817	$9,252
Industrial	$81.00	493,828	$40,142
Institutional/Other	$81.00	30,168	$2,452
		Total	**$1,098,827**

Note:

1. Numbers may not sum due to rounding.

E.7 Administrative Fee

There is also an administrative portion of the DIF, which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard.

Table 50: Sewer Fee Summary with 2.0% Administrative Fee

Land Use	Fee Schedule
Residential	$0.73
Hotel	$81.00
Commercial Retail	$81.00
Office	$81.00
Industrial	$81.00
Institutional/Other	$81.00

E.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based on the ENR-compiled average BCI for Los Angeles.

F Storm Drain Fees

F.1 Storm Drain Facilities (Nexus Requirement AB 1600)

The Storm Drain Facilities element will serve the residents of the City by providing facilities that ensure proper water drainage in those areas susceptible to stormwater runoff. Storm Drain Facilities include those used by the City to provide storm drainage services to residents and employees within the City's boundaries. The Storm Drain Fee will include facilities and expansions necessary to handle storm drain runoff from new development through build-out by the year 2040.

Table 51 below illustrates how the Storm Drain Facilities Fee meets the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for the facilities, and proportionality requirements.

Table 51: Storm Drain Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct and expand/enhance storm drain improvements that will mitigate the impacts of new development on the City's storm drain system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction and expansion of storm basins, laterals, tributary drains, and related projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional storm drain needs in the City. The Fee revenue will be used to construct and expand storm drain basins, laterals, tributary drains, and related improvements. Storm drain fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development are a reasonable means of mitigating the impacts of such development and any resulting increase in LOS beyond the current LOS required to meet the City-approved plans.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	Storm Drain Fee revenue will go towards new facilities and improvements necessary to mitigate storm drain runoff from new development. The construction and expansion of storm drain basins, laterals, tributary drains, and related improvements are needed to ensure proper drainage of stormwater runoff and protect the City from flooding.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	Project costs are allocated to new development based on the stormwater and impervious runoff generated per acre. The specific Fee imposed on various land uses is based on stormwater runoff coefficients relative to a residential unit (the baseline rate, or EDU factor).

For Storm Drain Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 52** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 52: Storm Drain Facilities Costs

Storm Drain Facilities	Facility Cost
Holly Park Infiltration System	$6,900,000
132nd St from Hawthorne Blvd. to Prairie Ave.	$2,300,000
J Northrop Ave from Prairie Ave to Crenshaw Blvd.	$1,150,000
Citywide Stormwater Catch Basin Trash TMDL compliance	$2,300,000
Citywide MS4 permit-related Project - Green Street LID	$23,000,000
Storm Drain Facilities Subtotal	**$35,650,000**
Offsetting Revenues	**$657,194**
Storm Drain Facilities Total	**$34,992,806**

F.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the City Storm Drain calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. Currently, $657,194 is in the Storm Drain Facilities account and must be subtracted from the total facilities cost, as indicated in **Table 52** above.

F.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section examines the LOS for Storm Drain facilities to ensure sufficient system-wide capacity to direct storm drain runoff at storm recurrence intervals as dictated by City policy, from both new and existing developments.

The list of projects to be built by the City (and presented in detail in **Appendix B** of this study) details the planned facilities needed to provide the required services to the City and outlines the criteria for designing a system to serve both existing and future development. The portion of the fee associated with existing Storm Drain facilities reflects the current LOS and would be applied to new development. Notably, the future facilities have been identified by the City (in its CIP) as those required to serve both new and existing development; therefore, any increase in LOS above the current LOS would be required to meet the plan approved by the City.

F.4 Calculation Methodology

Storm Drain Fees were calculated for each of the six (6) land use categories based on the runoff rates, measured in terms of the relative contribution of runoff (i.e., the EBU factor - see Section V) generated by each land use. Specifically, the reasonable relationship used to allocate storm drain costs between existing, converted use, and future development is relative runoff contribution. A rational method of computing runoff rates was used in the form of Q = C x I x A, where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the study area. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as runoff. However, it can be shown that only the relative contribution of runoff needs to be considered when computing a unit of runoff (Q/I), in which only the runoff factor and acreage are taken into account. This is the assumption used in this calculation.

Total Runoff was calculated by applying these runoff factors to the estimated acreage attributable to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, runoff factors per acre for residential units and non-residential development are based on numbers provided by the City Staff and from the 2020 Cal Trans Design Highway Design Manual Chapter 810 Hydrology, and reviewed with the City.

All proposed Storm Drain facilities were sized to meet the needs of both existing and future residents and employees. To determine the Storm Drain Fees, DTA calculated the total runoff expected through 2040 based on the anticipated residential and non-residential growth in the City. The current total runoff for all land uses was determined to be 1,491 EBUs, with 74 projected EBUs. These calculations are presented in detail in Appendix A. The costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 53 below**, 95.25% of the costs will be allocated to existing development, and 4.75% to new development. Based on this allocation between new and existing development, $1,663,020 of the planned Storm Drain facilities costs would be funded by the Fee imposed on new development. The remaining $33,329,786 must be funded through other sources to be determined by the City.

Table 53: Storm Drain Facilities Cost Allocation Summary

Development Type	Stormwater Runoff (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	1,491	95.25%	$33,329,786
New Development	74	4.75%	$1,663,020
Total	1,566	**100.00%**	**$34,992,806**
		Cost per Unit of Runoff [1]	**$22,349**

Note:

1. Some figures may not sum due to rounding.

F.5 Floor Area Ratios ("FARs") and Runoff Coefficients

To generate the Storm Drain Fees, DTA calculated the total runoff expected through 2040 based on the anticipated residential and non-residential growth in the City. To do this, residential development was calculated using dwelling units per acre, and non-residential development was calculated using floor area ratios (FAR) listed in the City's General Plan, with information reviewed and provided by the City.

In addition, runoff coefficients were estimated for each land use. Runoff coefficients are used to calculate the volume of water that will flow from the surface during a storm event. They represent the fraction of rainfall that becomes surface runoff and are used to estimate peak flow rates for drainage systems. A coefficient of 0 means all rainfall is absorbed or lost, while a coefficient of 1 signifies all rainfall becomes runoff. Essentially, runoff coefficients help determine how much water a drainage system needs to handle. Runoff coefficients generally vary by project, but in this Study, they are based on current Municipal Separate Storm Sewer System ("MS4") guidelines and Caltrans Highway Design Manual Hydrology numbers. The calculations explaining this in detail are presented in Appendix A at the end of this study.

F.6 Storm Drain Facilities Fee Calculation

The Storm Drain fees are calculated based on the amount of impervious surface area on a property. Impervious surfaces are hard surfaces, such as buildings, driveways, patios, and parking lots, that prevent rainwater from soaking into the ground, leading to increased stormwater runoff. This runoff needs to be managed to prevent flooding and protect water quality. In this analysis, storm drain fees are based on impervious surface area (square feet).

Table 54: Projected Storm Drain Usage by Land Use

Land Use Category	Runoff Rate Coefficient "C"	Cost per Unit Runoff Allocation Rate (Cost per Acre)	Total Acres	Cost Financed
	[a]	[b] = [a] x $22,349	[c]	[d] = [b] x [c]
Residential	0.50	$11,174	68.7	$767,672
Hotel	0.75	$16,761	0.70	$11,036
Commercial Retail	0.95	$21,231	14.50	$308,524
Office	0.80	$17,879	5.20	$93,430
Industrial	0.90	$20,114	22.70	$456,046
Institutional/Other	0.85	$18,996	1.40	$26,312
			Total New Development	**$1,663,020**

The Storm Drain Fee per acre was determined by first multiplying the runoff coefficient of each land use by the cost per unit runoff of $22,349 from **Table 53** and generating a fee per acre as indicated in **Table 54** above. This calculation is repeated for each of the six land uses listed above. The residential fee calculations per square foot, hotel fee calculations per room, and additional non-residential fees per square foot are presented in **Table 55** below.

Table 55: Storm Drain Fee Calculation

Land Use Category	Per sq. ft.for Res / per 1000 Sq. Ft for Non Res	Square Feet	Cost Financed
	[a] = Cost per Acre/43,560 or [a] = Cost per Acres/43,560 x 1,000	[b] = Total Acres x 43,560 or [b] = Total acres x 43,560 / 1000	[c] = [a] x [b] or [c] = [a] x [b]/1,000
Residential (per sq. ft.)	$0.55	1,389,501	$767,672
Hotel (per room)	$111.74	98,763	$11,036
Commercial Retail (per sq. ft.)	$974.80	316,501	$308,524
Office (per sq. ft.)	$820.88	113,817	$93,430
Industrial (per sq. ft.)	$923.49	493,828	$456,046
Institutional/Other (per sq. ft.)	$872.19	30,168	$26,312
		Total New Development	**$1,663,020**

F.7 Proposed Fees

A summary of the proposed Storm Drain Fees is presented in **Table 56** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq.*

Table 56: Storm Drain Fee Summary

Land Use	Fee per Sq. Ft/Room
Residential (per sq. ft.)	$0.55
Hotel (per room)	$111.74
Commercial Retail (per sq. ft.)	$974.80
Office (per sq. ft.)	$820.88
Industrial (per sq. ft.)	$923.49
Institutional/Other (per sq. ft.)	$872.19

F.8 DIF Annual Cost Escalation Recommendations

The DIFs proposed in this section are based on facility costs in 2025 dollars. It is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed annually and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI average as produced by ENR.

VII SUMMARY OF FEES

The total proposed fee is to finance the new development's share of the costs of new facilities, summarized below.

Table 57: Proposed DIF Summary

Land Use [1,2,3]	City Admin.	Police	Sewer	Parks	Storm Drain	Trans.
Residential (per Sq. Ft.)	$0.89	$2.58	$0.73	$0.47	$0.55	$1.14
Hotel (per room)	$222.16	$643.00	$81.29	$0.00	$111.74	$591.83
Commercial/Retail (per 1,000 Sq. Ft.)	$208.91	$1,786.94	$81.29	$0.00	$974.80	$3,585.52
Office (per 1,000 sq. ft.)	$392.97	$1,568.40	$81.29	$0.00	$820.88	$1,571.69
Industrial (per 1,000 sq. ft)	$87.00	$471.17	$81.29	$0.00	$923.49	$705.59
Institutional/Other (per 1,000 sq. ft.)	$759.12	$2,140.46	$81.29	$0.00	$872.19	$470.39

Notes:

1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602. The square footage for the residential units refers to living space and excludes garages.
2. Hotel Fees are per Room.
3. Other Non-Residential fees are per square foot.

At the time of permit issuance, new development shall pay the appropriate fee for each facility category, and the City shall deposit the funds in a separate account dedicated to the construction of the proposed facilities in accordance with Government Code Section 66006(a).

Future development may result from intensification and/or redevelopment of existing land uses. **Each such redevelopment project will be evaluated to calculate the applicable fees for the proposed development, taking into account previously mitigated development**.

As stated in Section VI, fees recommended within this Fee Study reflect the maximum justifiable level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI average for Los Angeles as produced by ENR.

VIII IMPLEMENTATION OF FEE SCHEDULE

In addition to the legal requirements outlined in Section III, this Fee Study presents several recommendations for adopting and administering the DIFs. All recommendations presented in this section are based on the Mitigation Fee Act (Government Code §66000 *et seq.*), also referred to as the "Act," which provides specific requirements for establishing and administering DIF programs. The Act also mandates procedures for administering impact fee programs, including the collection and accounting of impact fees, the issuance of refunds, mandatory updates, and reporting requirements.

At the time the City imposes an impact fee, Government Code 66020 requires a written statement of the fee amount and a written notice of a 90-day period during which the fee can be protested. Prior to the enactment of Section 66020, a developer could not challenge the validity of fees imposed on a residential development without refusing to pay them. Under these circumstances, developers were required to pay disputed fees before they could be challenged. Section 66020 was drafted to correct that problem.

The various subparts of Section 66020 permit a procedure that allows a developer to pay the fees under protest, obtain the relevant building permit, and then proceed with the project while pursuing an action to challenge the fees. If the action is successful, the fees will be refunded with interest. However, failure to protest the imposition of the fee during the allowed period may deprive the fee payer of the right to any subsequent legal challenges. Any challenges must be filed within 90 days of enactment. The subsequent sections provide specific guidelines for implementing DIFs.

A The Collection of DIFs

According to Government Code Section 66007, any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the Certificate of Occupancy is issued, whichever occurs first.

However, utility service fees may be collected upon receipt of a utility service application. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when (i) it receives its final inspection or Certificate of Occupancy, (ii) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or (iii) on a lump sum basis when the first dwelling in the development receives its final inspection or Certificate of Occupancy, whichever of the three occur first.

An exception allows DIFs to be collected earlier if they are used to reimburse the agency for expenditures already incurred or for public improvements or facilities for which funds have already been appropriated. If any fee or charge specified is not fully paid prior to the issuance of a building permit for construction, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion.

Statutory restrictions in place for residential development at the time at which fees may be collected do not apply to non-residential development. In cases where the fees are not collected upon the issuance of building permits, Sections 6607(c)(1) and (2) provide that the City may require the property owner of a non-residential development to execute a contract to pay the fee and subsequently record that contract as a lien against the property owner.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, the water capital improvement fee, water supply fee, and sewer capital improvement fee shall not apply to any ADU created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure. Please note that for the purpose of this Fee Study, future ADUs are included in the build-out projections, but some of these units may not be required to pay an impact fee. As a result, the City may not be able to collect the full amount of costs as shown in the Needs Lists included herein.

B The Assignment and Expenditure of Fee Revenue

According to Section 66006, if a local agency requires the payment of a fee specified in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement to be funded in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.

Any interest income earned in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (e.g., streets, park improvements), but not for individual projects. DTA recommends continuing that approach.

DIF revenue should not be spent on any infrastructure, property, or equipment needed to mitigate an existing deficiency.

C Exemptions, Reductions, and Waivers

If a project has characteristics that indicate its impact on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly. The City may voluntarily waive or reduce fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. However, implementing this policy may not increase costs for other development projects and is permitted only if other revenue sources offset any such costs.

D Developer Improvement Credits

If the City maintains a policy that requires a developer, as a condition of project approval, to construct facilities for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction. Furthermore, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of the facilities or improvements constructed by the developer. If circumstances allow a developer to dedicate land, buildings, or other valuable considerations in lieu of paying fees, the City maintains the discretion to accept or reject such offers. It may negotiate the terms under which an offer would be accepted.

E Existing Development Credit

If a project involves replacement, redevelopment, or intensification of existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant facilities, using the demand measure used in this study to calculate that fee. Since residential service demand is typically estimated per dwelling unit, an addition to a single-family dwelling unit would not normally be subject to an impact fee if it does not increase the number of dwelling units in the structure. In any project that results in a net increase in the number of dwelling units, the added units would normally be subjected to impact fees. A similar analysis can be applied to non-residential development using a demand measure on which impact fees are based.

F Annual Reporting and Accounting of Fees

AB 1600 requires that both general law and charter cities account for every fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in separate accounts and not commingled with any other funds for other impact fees. While funds are accrued for individual capital facilities, the City must keep track of each fund and provide an annual report. Section 66006 requires that for each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;

3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected, and the interest earned;
5. An identification of each public improvement on which fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Paragraph (2) of Subdivision (a) of Section 66001, and the public improvement remains incomplete;
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and
8. The amount of refunds made pursuant to Subdivision (e) of Section 66001 and any allocations pursuant to Subdivision (f) of Section 66001.

The City must review the information made available at the next regularly scheduled public meeting, no less than 15 days after it is made available. Notice of the time and place of the meeting, including the address where this information may be reviewed, should be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting.

G Refunding Policy

Under the Mitigation Fee Act, the Government Code §66000 *et seq.*, each DIF must be deposited in a separate capital facilities account and may be expended only for the purposes for which it was collected. For all unexpended fees, the agency must make findings every 5 years that:

1. Identify the purpose to which the fee will be put;
2. Demonstrate a reasonable relationship between the unexpended balance and the purpose for which the fee was charged;
3. Ascertain the sources and funding for any as-yet-incomplete public improvements; and
4. Designate the approximate date the agency expects the funding for uncompleted improvements to be deposited in the account [§66001(d)(1)]. The Act provides that "if the findings are not made as required by [the Act], the local agency shall refund the money in the account" to the current owners of the properties for which the fees were paid [§66001(d)(2)].

Failure to make the findings specified in the Mitigation Fee Act requires a refund of all unexpended DIFs. When sufficient funds have been collected to complete financing of the public improvements contained in the CIP, the public agency shall identify "an approximate date by which the construction of the public improvement will be commenced" within 180 days of collecting the required funds (Gov. Code §66001(e)]. Failure to comply with this requirement also mandates the return of the collected funds, as stated above.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, as mentioned earlier, the water improvement fee, water supply fee, and sewer fee shall not apply to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure.

This report does not address, nor has DTA been asked to determine, whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In *Sheetz v. County of El Dorado* (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in *Nollan v. California Coastal Comm'n* (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land use permits. However, the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue and to determine how to apply Nollan/Dolan in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

H Annual Update of the CIP

It is common for jurisdictions to prepare a CIP in conjunction with a fee program. In fact, AB 1600 encourages the use of the CIP to assist in scheduling and implementing services and improvements funded through impact fees (Gov. Code §66002). A good CIP establishes a schedule of improvements necessary to accommodate the projected growth. The CIP must indicate the approximate size, location, availability time, and estimated costs of all improvements to be financed through fees [Gov. Code §66002(a)]. To create a usable CIP, a municipality must have an accurate understanding of its current service baseline and projected growth. This requires an understanding of when, where, and how growth may occur within the area. The more information collected about future growth, the more comprehensive and accurate the CIP will be. A CIP can also help a municipality determine when new public improvements or the expansion of existing ones are needed relative to the timing of new development.

If the public agency adopts a CIP, it must be updated annually [Govt. Code §66002(b)]. A 10-day published notice is provided pursuant to Government Code §65090 and is also provided to any city or county that may be significantly affected by the CIP. If a CIP is used as the basis for identifying the use of impact fees, it must be adopted and updated annually by a governing body resolution at a public hearing. In the absence of a CIP, an alternative approach is to identify improvements in other public documents, such as General Plans, land use studies, and other relevant documents.

I Administration Costs of Fee Implementation

The cost of implementing the DIFs is not included in the fees themselves and must be determined by the City. To recover the periodic costs of updating the fee studies, implementing the program, ongoing staff costs, managing the updates, and preparing annual and 5-year updates required by the Mitigation Fee Act, an administration fee may be added to the Fees calculated in this Fee Study. DTA recommends that these expenses be handled administratively and passed on to applicants through user fees for processing. The calculation of the administrative cost for each fee in this study is presented in each respective fee section and in the Executive Summary.

J Indexing of DIFs

The DIFs presented in this report are based on current facility costs provided by the City and should be adjusted annually to account for inflation. The purpose of the adjustment is to account for future cost escalations for land, equipment, vehicles, and construction. DTA recommends that after adoption, the fee be reviewed annually and adjusted using a reliable index, such as the ENR BCI, which is generally used as the primary basis for indexing construction costs. Ordinarily, land costs make up a significant portion of the fees and do not lend themselves to traditional cost indexes. As such, land costs should be adjusted to changes in local land prices.

K Updating the Impact Fee Study

As stated in Section III, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements is that Nexus Studies shall be updated at least every 8 years, effective January 1, 2023. However, DTA concurs with the generally accepted policy that 5 years is a good rule of thumb for fee updates, particularly because the required 5-Year findings (see above) can be approved simultaneously. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A case in point is a municipality at or near full build-out capacity. However, a dynamic, growing municipality facing significant changes in land use would do itself a disservice if it maintained the current fee structure for too long without a fee study to update the current rates.

L Administering a Fee Program

Creating and administering an impact fee program can be a labor-intensive process that requires considerable preparation and training, and should not be undertaken more often than necessary. A well-planned fee program can generate sufficient funds to mitigate the impacts of future development. Conversely, a poorly planned fee can result in either collecting too little money and being forced to pay for public facilities required by future development through the City's General Fund, or collecting too much money based on an unsupported fee program, thereby exposing the City to a fee challenge or a requirement to refund unexpected proceeds.

All personnel involved in the process, including those from accounting, capital budgeting, and project management, as well as any other relevant area, must be fully aware of the distinction between impact fees and other fees, such as user fees, and of the guidelines and restrictions governing the expenditure of Fee revenues. The building Fees generated in this report are related to specific facility improvements and cost estimates provided by the City. The fees must be expended accordingly and withstand any challenges, demonstrating that the funds have been properly directed in accordance with the AB 1600 guidelines.

APPENDIX A

City of Hawthorne
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

APPENDIX A-1
CITY OF HAWTHORNE, CA
ADMINISTRATION FEE CALCULATION

I. Inventory of Existing Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	16,500
Land	Acres	2.06
Vehicles	Vehicle	5
Equipment & Property	Integrated Unit	1

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs*	Facility Units per 1,000 EDUs
Buildings	Square Feet	16,500	35,582	464
Land	Acres	2.1	35,582	0.058
Vehicles	Vehicle	5	35,582	0.141
Equipment & Property	Integrated Unit	1	35,582	0.028

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	464	1,594	739
Land	Acres	0.058	1,594	0.092
Vehicles	Vehicle	0.141	1,594	0.22
Equipment & Property	Integrated Unit	0.028	1,594	0.045

IV. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 1594
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	739	$863	$637,648	$399.97
Land	Acres	0.092	$0	$0	$0.00
Vehicles	Vehicle	0.224	$62,027	$13,896	$8.72
Equipment & Property	Integrated Unit	0.045	$17,552,356	$786,437	$493.30
Offsetting Revenue				$0	$0.00
Total		**NA**	**NA**	**$1,437,981**	**$902**

V. Residential Fee Calculation				
Land Use Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	1,374		**1,374**
		Total Residential EDUs	**[a]**	**1,374**
		Total cost per EDU	[b]	$902
		Total Fees	**[c] = [a] x [b]**	**$1,239,330**
		Total Residential Sq. Ft.	[d]	1,389,501
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$0.89**

VI. Non-Residential Fee Calculation				
Land Type	EDUs per Room/ 1,000 Non-Res. Sq. Ft.	Fee per Room / per 1,000 Non-Res Sq. Ft.	Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 902*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	0.25	$222	99	**$21,941**
Commercial Retail	0.23	$209	316,501	**$66,121**
Office	0.44	$393	113,817	**$44,727**
Industrial	0.10	$87	493,828	**$42,961**
Institutional / Other	0.84	$759	30,168	**$22,901**
Total	**NA**	**NA**	**NA**	**$198,651**

VII. Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$0.89	1,389,501	$1,239,330
Hotel	$222	99	$21,941
Commercial Retail	$209	316,501	$66,121
Office	$393	113,817	$44,727
Industrial	$87	493,828	$42,961
Institutional / Other	$759	30,168	$22,901
Total	**NA**	**NA**	**$1,437,981**

Land Use	Fees
Residential	$0.89
Hotel	$222
Commercial Retail	$209
Office	$393
Industrial	$87
Institutional / Other	$759

APPENDIX A-1
CITY OF HAWTHORNE, CA
POLICE FEE CALCULATION

I. Inventory of Existing Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	12,919
Land	Acres	1.29
Vehicles, Equip & Property	Integrated Unit	1
-	-	-

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs*	Facility Units per 1,000 EDUs
Buildings	Square Feet	12,919	39,116	330
Land	Acres	1.3	39,116	0.033
Vehicles, Equip & Property	Integrated Unit	1	39,116	0.026
-	-	0	39,116	0.000

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	330	1,797	594
Land	Acres	0.033	1,797	0.059
Vehicles, Equip & Property	Integrated Unit	0.026	1,797	0.05
-	-	0.000	1,797	-

IV. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 1797
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	594	$7,025	$4,169,524	$2,320.00
Land	Acres	0.059	$0	$0	$0.00
Vehicles, Prop & Equip	Integrated Unit	0.046	$23,937,437	$1,099,810	$611.96
-	-	-	$0	$0	$0.00
Offsetting Revenue				$577,501	$321.33
Total		**NA**	**NA**	**$4,691,833**	**$2,611**

V. Residential Fee Calculation				
Land Use Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	1,374		**1,374**
		Total Residential EDUs	**[a]**	**1,374**
		Total cost per EDU	[b]	$2,611
		Total Fees	**[c] = [a] x [b]**	**$3,587,002**
		Total Residential Sq. Ft.	[d]	1,389,501
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$2.58**

VI. Non-Residential Fee Calculation				
Land Type	EDUs per Room/ 1,000 Non-Res. Sq. Ft.	Fee per Room / per 1,000 Non-Res Sq. Ft.	Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 2611*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	0.25	$643	99	**$63,504**
Commercial Retail	0.68	$1,787	316,501	**$565,568**
Office	0.60	$1,568	113,817	**$178,510**
Industrial	0.18	$471	493,828	**$232,677**
Institutional / Other	0.82	$2,140	30,168	**$64,573**
Total	**NA**	**NA**	**NA**	**$1,104,832**

VII. Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$2.58	1,389,501	$3,587,002
Hotel	$643	99	$63,504
Commercial Retail	$1,787	316,501	$565,568
Office	$1,568	113,817	$178,510
Industrial	$471	493,828	$232,677
Institutional / Other	$2,140	30,168	$64,573
Total	**NA**	**NA**	**$4,691,833**

Land Use	Fees
Residential	$2.58
Hotel	$643
Commercial Retail	$1,787
Office	$1,568
Industrial	$471
Institutional / Other	$2,140

APPENDIX A-1
HAWTHORNE, CALIFORNIA
PARKS FEE CALCULATION

I. Inventory of Existing Park Facilities		
Facility	Facility Units	Quantity
Parks	Acres	48.24

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Parks	Acres	48.24	31,746	1.520

III. Targeted Standard	[a]	[b]	[c] = [a] x [b]
Facility Type	Acres per 1,000 Residents	Residents per EDU	Facility Units per 1,000 EDUs
Parks	3.00	2.70	8.094

IV. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs *	Future EDUs	Facilities Units Funded by New Development
Parks	Acres	8.094	1,374	11.121

* Utilizing Targeted Standard per City's General Plan.

V. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 1374
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Parks	Acres	11.121	$104,930	$1,166,973	$849
Offsetting Revenue				$520,290	$379
Total				**$646,683**	**$471**

VI. Residential Fee Calculation				
Land Type	EDUs per Unit	No. of Projected Units		TOTAL EDUs
Residential	1.00	1,374		1,374
		Total Residential	**[a]**	**1,374**
		Total cost per EDU	[b]	**$471**
		Total Fees	**[c] = [a] x [b]**	**$646,683**
		Total Residential Sq. Ft.	[d]	**1,389,501**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$0.47**

VII. Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$0.47	1,389,501	$646,683
Total	NA	**NA**	**$646,683**

Land Use	Fees
Residential (per SF)	$0.47

APPENDIX A-1
HAWTHORNE, CA
TRANSPORTATION FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	8.24	31,746		261,587
Hotel	4.24	1,720		7,293
Commercial Retail	25.69		5,512,000	141,590
Office	11.26		1,982,168	22,319
Industrial	5.06		8,600,224	43,474
Institutional / Other	3.37		525,381	1,771
Total	**NA**	**NA**	**NA**	**478,033**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Future Units	Future Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	8.24	1,374		11,322
Hotel	4.24	99		419
Commercial Retail	25.69		316,501	8,130
Office	11.26		113,817	1,282
Industrial	5.06		493,828	2,496
Institutional / Other	3.37		30,168	102
``	**NA**	**NA**	**NA**	**23,750**

III. Proposed Facilities Cost

Facility	Facility Cost
Regional Traffic Facilities Cost	$70,040,000
Offsetting Revenues	**$0**
Total Facilities Cost	**$70,040,000**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	478,033	95.27%	$66,724,900
New Development	23,750	4.73%	$3,315,100
Total Facilities Cost	**501,783**	**100.00%**	**$70,040,000**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips	Facility Cost Allocated to New Development	Facilities Cost Per Daily Trip
Multi Model Facilities Cost	23,750	$3,315,100	$140
Total Facilities Cost per Daily Trip	**23,750**	**3,315,100**	**$140**

VI. Transportation Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Projected Daily Trips	Fee per Unit / per Room	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	8.24	$1,150		$1,580,316
Hotel	4.24	$592		$58,451
Commercial Retail	25.69		$3,586	$1,134,819
Office	11.26		$1,572	$178,885
Industrial	5.06		$706	$348,439
Institutional / Other	3.37		$470	$14,191
Initial Allocation to New Development				**$3,315,100**
Total Allocated to Existing Development				$66,724,900
Total Facilities Costs				**$70,040,000**

VII. Transportation Residential Fee Calculation

Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	8.24	1,374		**11,322**
		Total Residential	**[a]**	**11,322**
		Total cost per EDU	[b]	**$140**
		Total Fees	**[c] = [a] x [b]**	**$1,580,316**
		Total Residential Sq. Ft.	[d]	**1,389,501**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$1.14**

VIII. Transportation Non-Residential Fee Calculation

Land Type	Projected Daily Trips	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 140*	*[c]*	*[d] = ((c) / 1,000) x [b]*
Hotel	4.24	$592	99	**$58,451**
Commercial Retail	25.69	$3,586	316,501	**$1,134,819**
Office	11.26	$1,572	113,817	**$178,885**
Industrial	5.06	$706	493,828	**$348,439**
Institutional / Other	3.37	$470	30,168	**$14,191**
Total				**$1,734,784**

IX. Transportation Fee Calculation Summary

Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.14	1,389,501	$1,580,316
Hotel	$592	99	$58,451
Commercial Retail	$3,586	316,501	$1,134,819
Office	$1,572	113,817	$178,885
Industrial	$706	493,828	$348,439
Institutional / Other	$470	30,168	$14,191
Total	**NA**	**NA**	**$3,315,100**

Land Use	Fees
Residential	$1.14
Hotel	$592
Commercial Retail	$3,586
Office	$1,572
Industrial	$706
Institutional / Other	$470

APPENDIX A-1
HAWTHORNE, CA
SEWER FEE CALCULATION

III. Proposed Facilities Cost	
Facility	Facility Cost
Sewer Facilities Cost	$26,000,000
Offsetting Revenues	**$0**
Total Facilities Cost	**$26,000,000**

IV. Allocation of Facilities to Existing and New Development (based on Wastewater Generation)			
Development	Wastewater Generation (GPDs)	Percentage of Cost Allocated	Facility Cost
Existing Development	5,155,638	95.77%	$24,901,173
New Development	227,506	4.23%	$1,098,827
Total Facilities Cost	**5,383,143**	**100.00%**	**$26,000,000**

V. Allocation of Facilities to New Development (based on New EDUs)			
Facility	Projected GDPs	Facility Cost Allocated to New Development	Facilities Cost Per GDP
Sewer Facilities Cost	227,506	$1,098,827	$4.83
Total Facilities Cost per GDP	**227,506**	**1,098,827**	**$4.83**

VI. Sewer Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.				
Land Use Type	Projected GDPs	Fee per Unit / per Room	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	209,782.32	$737.43		$1,013,226
Hotel	1,662.18	$81		$8,028
Commercial Retail	5,326.71		$81	$25,727
Office	1,915.54		$81	$9,252
Industrial	8,311.12		$81	$40,142
Institutional / Other	507.72		$81	$2,452
Initial Allocation to New Development				**$1,098,827**
Total Allocated to Existing Development				$24,901,173
Total Facilities Costs				**$26,000,000**

VII. Sewer Residential Fee Calculation				
Land Type	GPDs per Unit	No. of Projected Units		Total GPDs
Residential	152.68	1,374		**209,782**
		Total Residential	**[a]**	**209,782**
		Total cost per EDU	[b]	**$4.83**
		Total Fees	**[c] = [a] x [b]**	**$1,013,226**
		Total Residential Sq. Ft.	[d]	**1,389,501**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$0.73**

VIII. Sewer Non-Residential Fee Calculation				
Land Type	Projected GDPs	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x $4.83*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	1,662.18	$81	99	**$8,028**
Commercial Retail	5,326.71	$81	316,501	**$25,727**
Office	1,915.54	$81	113,817	**$9,252**
Industrial	8,311.12	$81	493,828	**$40,142**
Institutional / Other	507.72	$81	30,168	**$2,452**
Total				**$85,601**

IX. Sewer Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$0.73	1,389,501	$1,013,226
Hotel	$81	99	$8,028
Commercial Retail	$81	316,501	$25,727
Office	$81	113,817	$9,252
Industrial	$81	493,828	$40,142
Institutional / Other	$81	30,168	$2,452
Total	**NA**	**NA**	**$1,098,827**

Land Use	Fees
Residential	$0.73
Hotel	$81
Commercial Retail	$81
Office	$81
Industrial	$81
Institutional / Other	$81

APPENDIX A-1
CITY OF HAWTHORNE, CA
STORM DRAIN FEE CALCULATION

Table 1

Existing	Units/SQ ft.	Units per Acre / FAR	Developed Acreage
Single Family Residential	31,746	20.0	1,587
Hotel	1,720	150.00	0.0
Commercial Retail	5,512,000	0.50	253.1
Office	1,982,168	0.50	91.0
Industrial	8,600,224	0.50	394.9
Institutional / Other	525,381	0.50	24.1

Table 2

I Run off Rate Coeffificiant Calculation Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Current Total Unit Runoff
Single Family Residential	0.50	1,587	794
Hotel	0.75	11	9
Commercial Retail	0.95	253	240
Office	0.80	91	73
Industrial	0.90	395	355
Institutional / Other	0.85	24	21
		2,362	**1,491**

Table 3

Build out thru 2040	Units/SQ ft.	Units per Acre / FAR	Future Developed Acreage
Single Family Residential	1,374	20.00	69
Hotel	98,763	150.00	0.0
Commercial Retail	316,501	0.50	15
Office	113,817	0.50	5
Industrial	493,828	0.50	23
Institutional / Other	30,168	0.50	1

Table 4

I Run off Rate Coeffificiant Calculation Land Use Category	Runoff Rate Coefficient "C"	Future Developed Acreage	Future Total Unit Runoff
Single Family Residential	0.50	69	34
Hotel	0.75	1	0
Commercial Retail	0.95	15	14
Office	0.80	5	4
Industrial	0.90	23	20
Institutional / Other	0.85	1	1
		113	**74**

Table 5

Land Use Category	Allocation by Total Unit Runoff (EBUs)	Percentage	New Development Costs
Existing Development	1,491	95.25%	$33,329,786
New Development	74	4.75%	$1,663,020
Total	**1,566**	**100.00%**	**$34,992,806**
		Cost per Unit of Runoff	**$22,349**

Table 6

Land Use Category	Ruinnoff Rate Coefficient "C"	Cost per Unit Runoff Allocation Rate per Acre	Total Acres	Cost Financed
	[a]	[b] = [a] x Cost per Unit Runoff	[c]	[d] = [b] x [c]
Single Family Residential	0.50	$11,174	69	$767,672
Hotel	0.75	$16,761	1	$11,036
Commercial Retail	0.95	$21,231	15	$308,524
Office	0.80	$17,879	5	$93,430
Industrial	0.90	$20,114	23	$456,046
Institutional / Other	0.85	$18,996	1	$26,312
			Total New Development	**$1,663,020**

Table 7

Land Use Category	Fee per Acre
Single Family Residential	$11,174
Hotel	$16,761
Commercial Retail	$21,231
Office	$17,879
Industrial	$20,114
Institutional / Other	$18,996

`	Per SF for Res / per 1000 Sq. Ft for Non Res	Square Feet	Cost Financed
	[a] = Acres / 43,560 or [a] = Acres/43,560 x 1,000	[b] = Total Acres x 43,560 or [b] = Total acres x 43,560 / 1000	[c] = [a] x [b] or [c] = [a] x [b] / 1,000
Single Family Residential	$0.55	1,389,501	$767,672
Hotel (per Sq. Ft.)	$111.74	98,763	$11,036
Commercial Retail (Per Sq. Ft.)	$974.80	316,501	$308,524
Office (Per Sq. Ft.)	$820.88	113,817	$93,430
Industrial (Per Sq. Ft.)	$923.49	493,828	$456,046
Institutional / Other (Per Sq. Ft.)	$872.19	30,168	$26,312
			$1,663,020

Land Use	Fees
Single Family Residential	$0.55
Hotel (per Sq. Ft.)	$111.74
Commercial Retail (Per Sq. Ft.)	$974.80
Office (Per Sq. Ft.)	$820.88
Industrial (Per Sq. Ft.)	$923.49
Institutional / Other (Per Sq. Ft.)	$872.19

APPENDIX B

City of Hawthorne
Development Impact Fee Justification Study

INVENTORY AND FACILITIES NEEDS LIST

APPENDIX B-1
CITY OF HAWTHORNE, CA
ADMINISTRATION FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Buildings	$14,231,573.21	Square Feet	16,500	$862.52
Land	$0.00	Acres	2.06	$0.00
Vehicles	$310,133.82	Vehicle	5.00	$62,026.76
Equipment & Property	$17,552,356.24	Integrated Unit	1	$17,552,356.24

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Administration	Buildings	NA	City Hall	Square Feet	16,500.00		$862.52	$14,231,573.21
Administration	Land	NA	City Hall	Acres	2.06		$0.00	$0.00
Administration	Equipment & Property	NA	HP ProDesk 600 G1 SFF	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	ProLiant DL120 Gen9	Integrated Unit	0.00007			$1,283.00
Administration	Equipment & Property	NA	ProLiant DL360p Gen8	Integrated Unit	0.00018			$3,085.00
Administration	Equipment & Property	NA	HP Z420 Workstation	Integrated Unit	0.00016			$2,768.00
Administration	Equipment & Property	NA	System x3550 M5 -[5463AC1]-	Integrated Unit	0.00044			$7,699.00
Administration	Equipment & Property	NA	Aruba JL325A Switch	Integrated Unit	0.00015			$2,599.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G2 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProDesk 400 G6 Desktop Mini PC	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	HP ProDesk 400 G6 Desktop Mini PC	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	Latitude 5540	Integrated Unit	0.00009			$1,628.06
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G9 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G9 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	Microsoft Surface Pro 6 Tablet	Integrated Unit	0.00007			$1,298.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	Latitude 5540	Integrated Unit	0.00009			$1,628.06
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	Latitude 5540	Integrated Unit	0.00009			$1,628.06
Administration	Equipment & Property	NA	Latitude 5540	Integrated Unit	0.00009			$1,628.06
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	Microsoft Surface Pro 6 Tablet	Integrated Unit	0.00007			$1,298.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00

APPENDIX B-1
CITY OF HAWTHORNE, CA
ADMINISTRATION FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Buildings	$14,231,573.21	Square Feet	16,500	$862.52
Land	$0.00	Acres	2.06	$0.00
Vehicles	$310,133.82	Vehicle	5.00	$62,026.76
Equipment & Property	$17,552,356.24	Integrated Unit	1	$17,552,356.24

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProDesk 400 G6 Desktop Mini PC	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	Generator (City Hall)	Integrated Unit	0.00855			$150,000.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G2 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G9 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G4 DM 65W (TAA)	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G2 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G9 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G2 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G10 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	HP ProBook 440 14 inch G9 Notebook PC	Integrated Unit	0.00006			$1,121.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G2 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G6 Desktop Mini PC	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00

APPENDIX B-1
CITY OF HAWTHORNE, CA
ADMINISTRATION FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Buildings	$14,231,573.21	Square Feet	16,500	$862.52
Land	$0.00	Acres	2.06	$0.00
Vehicles	$310,133.82	Vehicle	5.00	$62,026.76
Equipment & Property	$17,552,356.24	Integrated Unit	1	$17,552,356.24

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G4 DM 35W (TAA)	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G5 Desktop Mini	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	Surface Pro 7	Integrated Unit	0.00007			$1,298.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G4 DM 35W (TAA)	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Elite Mini 800 G9 Desktop PC	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP Compaq Pro 6305 SFF	Integrated Unit	0.00006			$1,124.00
Administration	Equipment & Property	NA	HP EliteDesk 800 G3 DM 35W	Integrated Unit	0.00007			$1,200.00
Administration	Equipment & Property	NA	HP ProDesk 400 G6 Desktop Mini PC	Integrated Unit	0.00007			$1,211.00
Administration	Equipment & Property	NA	City Yard Equipment Costs	Integrated Unit	0.40678			$7,140,000.00
Administration	Equipment & Property	NA	Community Center Equipment Costs	Integrated Unit	0.20396			$3,580,000.00
Administration	Equipment & Property	NA	Oak Mesa Preschool Equipment Costs	Integrated Unit	0.03675			$645,000.00
Administration	Equipment & Property	NA	Veterans Hall Equipment Costs	Integrated Unit	0.12221			$2,145,000.00
Administration	Equipment & Property	NA	City Hall Equipment Costs	Integrated Unit	0.21507			$3,775,000.00
Administration	Vehicles	2018	18 ESCAPE SE	Vehicle	1	$36,582.00		$46,671.35
Administration	Vehicles	2011	11-F150 PICKUP	Vehicle	1	$51,420.00		$77,723.49
Administration	Vehicles	2023	23 F-150	Vehicle	1	$65,230.00		$67,513.05
Administration	Vehicles	2019	19 RANGER PICK-UP	Vehicle	1	$40,716.00		$50,712.88
Administration	Vehicles	2023	23 F-150	Vehicle	1	$65,230.00		$67,513.05

APPENDIX B-1
CITY OF HAWTHORNE, CA
POLICE FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Buildings	$90,750,000.00	Square Feet	12,919	$7,024.54
Land	$0.00	Acres	1.29	$0.00
Vehicles, Equip & Property	$23,937,437.00	Integrated Unit	1.00	$23,937,437.00
-				
	$114,687,437.00			

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Police	Buildings	NA	Public Safety Building	Square Feet	12,919.00		$1,211.01	$90,750,000.00
Police	Land	NA	Public Safety Building	Acres	1.29		$0.00	$0.00
Police	Vehicles, Equip & Property	NA	Law Enforcement Vehicle Fleet	Integrated Unit	0.35781			$8,565,000.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.15			$3,518,900.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.000797704			$19,095.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.000608085			$14,556.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.006721898			$160,905.00
Police	Vehicles, Equip & Property	NA	Forensic Specialist Assign Equip	Integrated Unit	0.00067			$16,094.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00073			$17,380.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00067			$16,013.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00368			$88,071.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00187			$44,798.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00427			$102,240.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00335			$80,280.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.01410			$337,521.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00061			$14,487.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.01333			$319,127.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00087			$20,887.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00097			$23,124.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00249			$59,608.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.04738			$1,134,081.00
Police	Vehicles, Equip & Property	NA	Tactical Medicine Program	Integrated Unit	0.00915			$219,056.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00160			$38,399.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00682			$163,152.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.03237			$774,790.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.00512			$122,603.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.13368			$3,200,000.00
Police	Vehicles, Equip & Property	NA	Speciality Equipment	Integrated Unit	0.12209			$2,922,500.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.00208			$49,710.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.03346			$800,880.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.03340			$799,580.00
Police	Vehicles, Equip & Property	NA	Sworn Officer Assigned Equip	Integrated Unit	0.01231			$294,600.00
								$114,687,437.00

APPENDIX B-1
CITY OF HAWTHORNE, CA
PARKS FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Property/Equipment	$4,486,279	Integrated Unit	1	$4,486,278.56
Land	$0	Acres	48.24	$0.00
Vehicle	$575,540	Vehicle	11	$52,321.84
	$5,061,819			$4,538,600.39
	$104,929.91	per kuda this is correct to use in calculation E32		

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Parks	Property/Equipment	2002	E-825	Integrated Unit		4,727		$11,472
Parks	Property/Equipment	2002	E-825	Integrated Unit		4,727		$11,472.49
Parks	Property/Equipment	2019	LOADER/BACK HOE	Integrated Unit		126,000		$176,544.04
Parks	Property/Equipment	2021	BC1000XL CHIPPER	Integrated Unit		41,852		$49,262.33
Parks	Property/Equipment		Aerator	Integrated Unit		4,500		$4,500
Parks	Property/Equipment		425 Tractor & Snow Blower	Integrated Unit		9,227		$9,227
Parks	Property/Equipment		TB-45	Integrated Unit		619		$619
Parks	Property/Equipment		Vacuum Sweeper	Integrated Unit		900		$900
Parks	Property/Equipment	2023	SC802 STUMP CUTTER	Integrated Unit		88,672.46		$88,672.46
Parks	Property/Equipment		Log Splitter	Integrated Unit				
Parks	Property/Equipment		Leaf Blower	Integrated Unit		955		$955
Parks	Property/Equipment		Pro Traffic Controller	Integrated Unit		4,000		$4,000
Parks	Property/Equipment		250 G Portable Welder	Integrated Unit		3,471		$3,471
Parks	Property/Equipment	2022	GS-3246	Integrated Unit		28,472.20		$31,182.75
Parks	Property/Equipment	NA	118th Street Mini Park	Integrated Unit	0.15			$410,000
Parks	Property/Equipment	NA	Eucalyptus Park	Integrated Unit	4.13			
Parks	Property/Equipment	NA	Hawthorne Memorial	Integrated Unit	1.21			$250,000
Parks	Property/Equipment	NA	Holly Glen Park	Integrated Unit	2.07			$528,000
Parks	Property/Equipment	NA	Jim Thorpe Park	Integrated Unit	8.71			
Parks	Property/Equipment	NA	Ramona Park	Integrated Unit	1.69			$528,000
Parks	Property/Equipment	NA	Bicentennial Park	Integrated Unit	0.91			
Parks	Property/Equipment	NA	Glasgow Park	Integrated Unit	4.65			
Parks	Property/Equipment	NA	Hawthorne Pool	Integrated Unit	1.26			
Parks	Property/Equipment	NA	Holly Park	Integrated Unit	10.59			$528,000
Parks	Property/Equipment	NA	Marine Sports Park	Integrated Unit	7.11			
Parks	Property/Equipment	NA	Zela Davis Park	Integrated Unit	0.74			
Parks	Property/Equipment		New Build between 105 Fwy, El Sugundo Blvd., Kornblue and Inglewood Ave.	Integrated Unit	1.00			$1,850,000
Parks	Land	NA	118th Street Mini Park	Acres	0.15		$0	$0.00
Parks	Land	NA	Betty Ainsworth Sports Park	Acres	4.33		$0	$0.00
Parks	Land	NA	Eucalyptus Park	Acres	4.00		$0	$0.00
Parks	Land	NA	Hawthorne Memorial	Acres	1.90		$0	$0.00
Parks	Land	NA	Holly Glen Park	Acres	2.00		$0	$0.00
Parks	Land	NA	Jim Thorpe Park	Acres	8.90		$0	$0.00
Parks	Land	NA	Ramona Park	Acres	1.80		$0	$0.00
Parks	Land	NA	Bicentennial Park	Acres	0.91		$0	$0.00
Parks	Land	NA	Glasgow Park	Acres	4.65		$0	$0.00

APPENDIX B-1
CITY OF HAWTHORNE, CA
PARKS FACILITIES INVENTORY

Inventory Type	Replacement Value	Basis	Total Basis	Cost per Basis
Property/Equipment	$4,486,279	Integrated Unit	1	$4,486,278.56
Land	$0	Acres	48.24	$0.00
Vehicle	$575,540	Vehicle	11	$52,321.84
	$5,061,819			$4,538,600.39
	$104,929.91	per kuda this is correct to use in calculation E32		

Fee Category	Inventory Type	Year Constructed/ Acquired	Description	Basis	Amount (Basis)	Original Cost	Current Replacement Value per Basis	Estimated Replacement Value
Parks	Land	NA	Hawthorne Pool	Acres	1.00		$0	$0.00
Parks	Land	NA	Holly Park	Acres	10.30		$0	$0.00
Parks	Land	NA	Memorial Park and Dog Park	Acres	6.80		$0	$0.00
Parks	Land	NA	Zela Davis Park	Acres	0.50		$0	$0.00
Parks	Land		New Build between 105 Fwy, El Sugundo Blvd., Kornblue and Inglewood Ave.	Acres	1.00			$1,349,948
Parks	Vehicle	2008	F-350	Vehicle		29,200		$31,980
Parks	Vehicle	2000	Boom Truck	Vehicle		124,731		$200,105
Parks	Vehicle	2002	F-150 XLT	Vehicle		23,097		$35,363
Parks	Vehicle	2002	F-350 Util. Dump	Vehicle		34,753		$53,209
Parks	Vehicle	2002	F-350 Util. Dump	Vehicle		34,753		$53,209
Parks	Vehicle	2002	F-150 XL	Vehicle		20,219		$30,957
Parks	Vehicle		Trailer #20-006	Vehicle		2,000		$2,000
Parks	Vehicle	1998	Trailer	Vehicle		3,919		$10,020
Parks	Vehicle	2015	F550 landscape truck	Vehicle		72,300.00		$110,696
Parks	Vehicle	2015	fusion	Vehicle				
Parks	Vehicle	2023	RANGER FX4	Vehicle		48,000.00		$48,000
								$6,411,766.78

APPENDIX B-1
CITY OF HAWTHORNE, CA
TRANSPORTATION FACILITIES NEEDS LIST

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City
TRANSPORTATION (Projects over next 20 years)	Costs per City		
Projects			
El Segundo Blvd Project Phase II	$7,000,000		
Imperial Highway Project (Inglewood to Prairie)	$3,800,000		
El Segundo Blvd Project Phase I	$2,000,000		
Rosecrans Ave Project (Inglewood to Aviation)	$4,000,000		
Rosecrans Ave Signal and Intersection Capacity Enhancement Project (Prairie to Crenshaw)	$2,000,000		
120th (Crenshaw to Felton)	$3,200,000		
Crenshaw Blvd Project	$4,000,000		
North East Hawthorne Project	$4,300,000		
120th Street	$3,200,000		
Moneta Gardens	$4,600,000		
Hawthorne Mobility	$2,350,000		
Jack Northrop Project	$3,000,000		
Van Ness Avenue Project	$1,500,000		
135th Street Mobility Project	$2,000,000		
Inglewood Ave Project	$4,000,000		
Total	$50,950,000		
Traffic Signal Projects			
Imperial Hwy @ Freeman Ave/I-105	$1,725,000		
Imperial Hwy @ Ramona Ave	$345,000		
Imperial Hwy @ Inglewood Ave	$230,000		
135th St @ Yukon Ave	$460,000		
135th St @ Doty Ave	$460,000		
135th St @ Lemoli Ave	$345,000		
Crenshaw Blvd @ 120th St	$345,000		
Crenshaw Blvd @ Rocket Road	$345,000		
Crenshaw Blvd @ Jack Northrop Ave	$345,000		
Crenshaw Blvd @ Innovative Way	$345,000		
Crenshaw Blvd @ El Segundo Blvd	$345,000		
Crenshaw Blvd @ Rosecrans Ave	$345,000		
Rosecrans Ave @ Prairie Ave	$1,150,000		
Rosecrans Ave @ Doty Ave	$460,000		
Rosecrans Ave @ Yukon Ave	$460,000		
Rosecrans Ave @ Cerise Ave:	$460,000		
Rosecrans Ave @ Lemoli Ave	$460,000		
Rosecrans Ave @ Crenshaw Blvd	$460,000		
Rosecrans Ave @ Hawthorne Blvd	$460,000		
Rosecrans Ave @ Inglewood Ave	$1,150,000		
Rosecrans Ave @ Ocean Gate Ave	$460,000		
Rosecrans Ave @ Hindry Ave	$460,000		
Rosecrans Ave @ Isis Ave	$460,000		
Rosecrans Ave @ Aviation Blvd	$460,000		
El Segundo Blvd @ Ramona Ave	$230,000		
El Segundo Blvd @ Van Ness Ave	$460,000		
135th St @ Isis Ave	$345,000		
Inglewood Ave @ El Segundo Blvd	$460,000		
Inglewood Ave @ 130th St	$460,000		
Inglewood Ave @ 132nd St	$460,000		
Inglewood Ave @ 135th St	$460,000		
Inglewood Ave @ 138th St	$460,000		
Inglewood Ave @ Rosecrans Ave	$460,000		
Van Ness Ave @ 116th St	$460,000		
Van Ness Ave @ 120th St	$460,000		
Van Ness Ave @ El Segundo Blvd	$460,000		
Jack Northrop Ave @ Prairie Ave	$460,000		
Jack Northrop Ave @ Space X Driveway	$460,000		
Jack Northrop Ave @ Space X Driveway (2)	$460,000		
Total	$19,090,000		
GRAND TOTAL	$70,040,000		

APPENDIX B-1
CITY OF HAWTHORNE, CA
SEWER FACILITIES NEEDS LIST
(Planned Projects)

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City
SEWER (Projects over next 20 years)	Costs per City		
Projects			
Sewer Pipe Replacement, Broadway from Ramona Ave. to Hawthorne Way	$7,000,000		
Sewer Pipe replacmenet, Marine Ave. from Cordary Ave. to Yukon Ave.	$3,800,000		
Sewer Pipe replacmenet, Isis Ave. from 135th St to 137th St.	$2,000,000		
Sewer Pipe replacement, 120th St. from Kornblum Ave. to Yukon Ave.	$4,000,000		
Sewer Pipe replacement, Doty Ave. from 139th St. to Rosecrans Ave.	$2,000,000		
Sewer Pipe replacement, Prairie Ave. from 120th St. to Alley(N. of Broadway).	$3,200,000		
Sewer Pipe CIPP rehabilitation	$4,000,000		
GRAND TOTAL	$26,000,000		

APPENDIX B-1
CITY OF HAWTHORNE, CA
STORM DRAIN FACILITIES NEEDS LIST
(Planned Projects)

Facility Name	Total Cost	Policy Background
Holly Park Infilration System	$6,900,000	Per City CIP
132nd St from Hawthorne Blvd. to Prarie Ave.	$2,300,000	Per City CIP
J Northrop Ave from Prairie Ave to Crenshaw Blvs.	$1,150,000	Per City CIP
Citywide Stormwater Catch Basin Trash TMDL compliance	$2,300,000	Per City CIP
Citywide MS4 permit related Project - Green Street LID	$23,000,000	Per City CIP
Subtotel	$35,650,000	
Offsetting Revenue	$657,194	
Total	$34,992,806	

APPENDIX C

City of Hawthorne
Development Impact Fee Justification Study

PROPERTY INVENTORY FOR LAND ACQUISITION COSTS

APPENDIX C-1
City of Hawthorne, CA
LAND INVENTORY

3239 W Rosecrans Ave	11/15/2024	0.36	1,600,000	$4,444,333
13429 Kornblum	7/30/2024	0.44	1,070,000	$2,431,818
14150 Lemoli Ave	5/1/2024	0.18	750,000	$4,188,470
11605 Hawthorne Blvd	12/8/2023	0.45	3,750,000	$8,318,065
3555 W Rosecrans Ave	7/25/2019	0.52	1,125,000	$2,178,000
4979 W 147th St	11/8/2018	0.45	1,000,000	$2,207,506
3450 W El Segundo Blvd	10/11/2018	0.17	675,000	$3,915,313
4365 W Rosecrans Ave	8/22/2016	0.34	1,100,000	$3,282,602
13000 Weber Way	3/28/2016	0.20	249,500	$1,242,530
		3.11	11,319,500	$3,642,373

www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

AGENDA ITEM NO. 20.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Finance

City Manager: Department Head:

SUBJECT:
Receive and File Investment Activity Agreed-Upon Procedures Report.

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file the Agreed-Upon Procedures Report regarding the City's investment activity for the period November 1, 2022, through November 30, 2025.

DISCUSSION:
The City engaged an independent accounting firm to perform agreed-upon procedures related to the City's investment activity, including transactions involving the Local Agency Investment Fund (LAIF), MBS investment accounts, related bank account activity, and authorized account users.

The procedures included testing investment purchases, reinvestments, maturities, distributions, transfers of funds, City Council-authorized investment activity, accounting entries, and approval documentation. The engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA) and Government Auditing Standards.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
.

FISCAL IMPACT:
None.

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

ATTACHMENTS
Investment Activity AUP Report

Independent Accountant's Report

To the Honorable Mayor and Members of the City Council
City of Hawthorne, California

We have performed the procedures enumerated below on the investment activity review for the City of Hawthorne for the period November 1, 2022 through November 30, 2025. The City of Hawthorne's (the City) management is responsible for the data presented.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of reviewing the investment activity for the City for the period November 1, 2022 through November 30, 2025. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are attached.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the investment activity for the City for the period November 1, 2022 through November 30, 2025. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the use of the specified users listed above and is not intended to be and should not be used by anyone other than the specified parties.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
May 28, 2026

Tel. 909-889-0871 | www.ramscpa.net | 735 E. Carnegie Dr. Suite 100, San Bernardino, CA 92408

Procedures Performed and Findings

Obtain copy of monthly statements for MBS and LAIF investment accounts from November 1, 2022 through November 30, 2025 and perform the following:

For investment purchases: differentiate between reinvestment activity and new purchases.

1. For reinvestments and new purchases, make a selection of transactions: Ensure that Finance makes all entries in the accounting system.

   LAIF Reviewed the following months: January 2023, 2024, and 2025; April 2023, 2024, and 2025; July 2023, 2024, and 2025; and October 2023, 2024, and 2025.

   No new City deposits noted. Increase in those months are related to investment income not purchases/reinvested. All transactions reviewed agreed to the journal entries posted by the City.

   MBS Reviewed the following months: March 2023, August 2023, September 2023, December 2023, January 2024, March 2024, July 2024, September 2024, October 2024, November 2024, December 2024, January 2025, February 2025, March 2025, May 2025, June 2025, September 2025, and October 2025.

   For reinvestments and new purchases transactions selected, agreed monthly statement activities to the monthly MBS journal entries. Note: the City post's monthly activity.

   Findings:

   No exceptions were noted.

2. For reinvestments and new purchases in MBS, determine if MBS sends emails for approval, and obtain the emailed approvals.

   MBS Reviewed the following months: March 2023, August 2023, September 2023, December 2023, January 2024, March 2024, July 2024, September 2024, October 2024, November 2024, December 2024, January 2025, February 2025, March 2025, May 2025, June 2025, September 2025, and October 2025.

   For reinvestments and new purchases selected, reviewed the MBS submitted and MBS approval emails sent from MBS account representative to Finance Director and City Treasurer.

   Findings:

   No exceptions were noted.

3. For reinvestments and new purchases in LAIF, review transfer amount and entries posted. Agree from the checking account to the investment account.

   We reviewed transactions to LAIF from November 1, 2022 through November 30, 2025, no new investments noted.

   Findings:
   No exceptions were noted.

For maturing investments and distributions:

1. Make a selection of disbursements per the statements and agree distributions were deposited into the City checking account. (For example: any matured investments not reinvested or monthly investment income).

   LAIF Reviewed the following months: January 2023, 2024, and 2025; April 2023, 2024, and 2025; July 2023, 2024, and 2025; and October 2023, 2024, and 2025.

   Disbursements from the accounts made once the City reached the maximum investments into LAIF allowable. Distributions were traced to General bank account deposits.

   MBS Reviewed the following months: August 2023, November 2023, March 2024, April 2024, July 2024, September 2024, December 2024, February 2025, March 2025, April 2025, May 2025, June 2025, and July 2025.

   Selected income distributions selected were traced to General bank account deposits.

   Findings:

   No exceptions were noted.

For new funds transferred to investment accounts (deposits): On a test basis, agree approved amounts by City Council to MBS and LAIF investment activity.

1. Trace activity from checking accounts to investment accounts.

LAIF

Reviewed the following months: January 2023, 2024, and 2025; April 2023, 2024, and 2025; July 2023, 2024, and 2025; and October 2023, 2024, and 2025.

No new City deposits noted. Increase in those months are related to investment income not funds transferred.

MBS

Reviewed the following months: March 2023, August 2023, September 2023, December 2023, January 2024, March 2024, July 2024, September 2024, October 2024, November 2024, December 2024, January 2025, February 2025, March 2025, May 2025, June 2025, September 2025, October 2025.

Deposits in March 2024. City council approved increased investment up to $5.5 million per the March 26, 2024 meeting minutes.
Deposits in February 2025. City council approved increased investment up to $10 million per the February 25, 2025 meeting minutes.

Findings:

No exceptions were noted.

Obtain authorized users for City's cash accounts (BMO)

1. Review authorized signers and those with actual online sign in privileges at BMO.

Reviewed authorized users for BMO and previously Bank of the West.

Findings:

No exceptions were noted.

AGENDA ITEM NO. 21.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Housing

City Manager: Department Head:

SUBJECT:
Fiscal Year 2026/27 Blanket Purchase Orders for the Housing Department.

RECOMMENDED MOTION:
Staff recommends the Council approve fiscal year 2027/27 Blanket Purchase Orders (BPO's) for supplies and services in a total amount not to exceed $4,753,911.

DISCUSSION:
Fiscal Year 2026-2027

Request #1 - Vendor: LDM Associates, Inc
Purchase Order Amount Not to Exceed: $709,624.37
The City Council approved the Consultant Company hired to administer the CDBG and HOME programs and provide Construction Management. Costs include regular CDBG/HOME and HOME-ARP special program awards. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #2 - Vendor: Fair Housing Foundation (Fair Housing Services)
Purchase Order Amount Not to Exceed: $30,000
The CDBG Sub-recipient is under contract to actively promote fair housing in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #3 - Vendor: Family Promise of the South Bay
Purchase Order Amount Not to Exceed: $21,000
The CDBG Sub-recipient is under contract to provide shelter and case management in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #4 - Vendor: Catholic Charities (St. Margaret Center)
Purchase Order Amount Not to Exceed: $21,000
The CDBG Sub-recipient is under contract to actively offer emergency assistance in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #5 - Vendor: The Richstone Family Center
Purchase Order Amount Not to Exceed: $21,000
The CDBG Sub-recipient is under contract to actively provide behavioral health services in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #6 - Vendor: New Star Justice Center
Purchase Order Amount Not to Exceed: $21,000
The CDBG Sub-recipient is under contract to provide domestic violence services in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #7 - Vendor: South Bay Workforce Investment Board (SBWIB) Teen Center
Purchase Order Amount not to Exceed: $91,082
The CDBG Sub-recipient is under contract to provide tutoring, fitness and career guidance for teens and young adults within the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #8- Vendor: Alley Project
Purchase Order Amount not to Exceed: $237,175
Approved contractors are selected by the Public Works Department to repair alleyways in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #9- Vendor: Section 108 Loan (and Interest)
Purchase Order Amount not to Exceed: $555,000
Approved loan and interest repayment by the Housing Department for eligible projects within the City of Hawthorne. A corresponding BPO is required to pay for the loan and interest associated with this existing agreement.

Request #10 - Vendor: Contract Services for HOME Affordable Housing Development
Purchase Order Amount not to Exceed: $572,516.99
Approved contractors are selected by the Housing Department to build or rehab acquired residential property for Affordable Housing. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #11 - Vendor: Various contractors for the Housing Rehabilitation Program
Purchase Order Amount not to Exceed: $800,000
Approved contractors are selected by residents under the HRP to perform construction work on their homes. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #12 - Vendor: Various contractors for the Commercial Facade Program
Purchase Order Amount not to Exceed: $401,692
Approved contractors are selected by the City for building or business owners under the CRP to perform rehabilitation or design work on or for eligible businesses. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #13 - Vendor: Various contractors for the HOME CHDO Set-aside
Purchase Order Amount not to Exceed: $112,704
Funding available to non-profit agencies to purchase residential property to provide housing and resources to low-income families. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #14 - Vendor: Harris & Associates
Purchase Order Amount not to Exceed: $40,012
The vendor provides services related to state-required reporting for the Housing Department. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #15 - Vendor: LA CADA
Purchase Order Amount not to Exceed: $1,078,689.97

The vendor provides site management services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #16 - Vendor: MRI Software Inc.
Purchase Order Amount not to Exceed: $41,414
The vendor provides services related to data storage, scanning, and online services for the Housing Choice Voucher Program. A corresponding BPO is required to pay for the services associated with this existing agreement.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
Funds for each of the above requested BPOs, which total $4,753,911, are included in the approved 26/27 CDBG and HOME Annual Action Plan and approved budget.

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

ATTACHMENTS
Housing Blanket Purchase Order list 26-27

137 LDM

138 CDBG Subrecipient
139 CDBG Subrecipient
140 CDBG Subrecipient
141 CDBG Subrecipient
142 CDBG Subrecipient
143 CDBG Subrecipient
145 CDBG Public Facilities
146 CDBG - Public Services Programs
147
148 Home Affordable Housing Development
149 Various Contractors (HRP)-HOME
150 Commercial Façade Rehabilitation Grant/Loan - Various vendors CDBG
152 Home CHDO Set-aside
156 LA CADA
Harris & Associates
MRI

727-4801-000-40514
727-4842-000-45394
789-4801-000-40514
789-4842-712-0-0-45455
789-4862-725-0-0-40514
789-4802-710-40514
727-4830-717-0-0-47754
789-4801-125-40514
490-4720-000-40514
727-4801-000-44704
727-4850-711-44714
727-4850-711-44724
727-4850-711-44954
727-4850-711-44974
727-4850-711-44994
727-4830-717-0-0-47754
727-4860-722-0-0-48204
727-4860-722-0-0-48354
789-4862-725-0-0-40514
789-4842-712-0-0-45354
727-4842-000-45394
789-4802-710-40514
789-4861-125-0-0-44824
462-4601-113-0-0-40514
810-4401-000-0-0-40514

Contract Services - CDBG Administrative Services	$	203,443.00
Contract Services - Commercial Rehabilitation Program (CRP -CDBG)	$	100,000.00
Contract Services - HOME Administration	$	49,243.00
Contract Services - Housing Rehab Program (HRP-HOME)	$	200,000.00
Contract Services - HOME Affordable Housing Development	$	66,000.00
Contact Services - HOME CHDO	$	35,000.00
Contract Services - Alley Improvement LC	$	10,000.00
Contract Services - HOME ARP Administration	$	25,000.00
Contract Services - CPF Administration	$	20,938.37
Fair Housing Foundation	$	30,000.00
Family Promise	$	21,000.00
St, Margaret Emerg Asst	$	21,000.00
The Richstone Family Center	$	21,000.00
New Star Family Justice Center	$	21,000.00
SBWIB - Teen Center	$	91,082.00
Alley Project	$	237,175.00
Section 108 Loan	$	500,000.00
Interest	$	55,000.00
Contract Services - Contractors	$	572,516.99
Contract Services - Rehabilitation Loan - HRP Contractors, Lead Tech Environn	$	800,000.00
Contract Services	$	401,692.00
Contract Service - CHDO	$	112,704.00
Contract Services	$	1,078,689.97
Contract Services		$40,012
Contract Services		$41,414
Housing Total	**$**	**4,753,910.74**

AGENDA ITEM NO. 22.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Housing

City Manager: Department Head:

SUBJECT:
Harris and Associates Professional Services Agreement for Housing Services to the Housing Department.

RECOMMENDED MOTION:

1. Approve the Professional Services Agreement with Harris and Associates for the period of one year from 07/1/2026 to 06/30/2027 to provide professional services necessary for housing services.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2026-2027 Professional Services Agreement with Harris and Associates.

3. Authorize the Department of Finance to establish a blanket purchase order for Harris and Associates not to exceed $40,012 in administrative fees.

DISCUSSION:

Harris staff will assist City staff with the following activities on an as-needed basis:
Housing Compliance and Advisory Services

Harris will provide advisory services including project management, coordination and other services to staff on affordable housing compliance, as needed and as requested by staff.

Housing Authority and SB 341 Reports

Harris will prepare the Housing Authority Annual Report and the Senate Bill 341 Report on the Low- and Moderate-Income Housing Asset Fund ("LMIHAF"), for Fiscal Year 2025-26 as required by State law. The Senate Bill ("SB") 341 Report can be partially or fully funded by the LMIHAF as applicable, given administrative spending limits. The proposed budget does not include Harris' attendance at City Council meetings to approve the reports, in line with what has been done in past years. Harris will also submit these reports to the State of California Department of Housing and Community Development ("HCD").

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
Harris will provide services on a time-and-materials basis based on a not-to-exceed budget of $40,012 including meetings and coordination.

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

ATTACHMENTS
26-27 Harris and Associates Housing Services Agreement

AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND HARRIS & ASSOCIATES FOR HOUSING SERVICES TO THE CITY HOUSING DEPARTMENT

THIS AGREEMENT is made and effective as of July 1, 2026, between the City of Hawthorne ("City") and Harris & Associates ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on July 1, 2026, for various Housing Services to the City Housing Department as specified and set forth in Exhibit A, attached hereto and incorporated herein. This agreement shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2027, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full.

3. PERFORMANCE

Consultant shall at all times faithfully, competently, and to the best of its ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. CITY MANAGEMENT

The City Manager shall represent City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but not including the authority to enlarge the Tasks to Be Performed or change the compensation due to Consultant. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents, which enlarge the Tasks to Be Performed or change Consultant's compensation.

5. COMPENSATION

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon a time and materials or a flat fee, as detailed in Exhibit A.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement, which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing, by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within forty-five (45) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

6. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least fifteen (15) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates aportion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

(c) Consultant may terminate this Agreement for cause if the City fails to cure a material default in performance within a period of 30 days, or such longer period as Consultant may allow, after receipt from Consultant of a written termination notice specifying the default in performance. In the event of termination for cause by Consultant, the City will pay Consultant for all services performed up to and including the effective date of termination.

7. DEFAULT OF CONSULTANT

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's reasonable control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the City Manager or his/her delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

8. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, and provided that Consultant has been paid in full for services rendered hereunder, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City

without the permission of the Consultant. Any reuse without written verification or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

9. INDEMNIFICATION

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, and hold harmless City and any and all of its officials, employees ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including reasonable attorney's fees and costs to the extent same are caused by any negligent act, error or omission of Consultant, its officers, agents, employees or sub-consultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement. With respect to the design of public improvements, the Consultant shall not be liable for any injuries or property damage resulting from the reuse of the design at a location other than that specified in Exhibit A without the written consent of the Consultant.

To the extent that the Consultant's services are subject to California Civil Code 2782.8, the above indemnity, including the cost to defense, shall be limited to the extent required by Civil Code Section 2782.8.

10. INSURANCE

(a) Consultant shall maintain in-force: Commercial General Liability and Professional Liability Insurance. During the term of this Agreement, Consultant shall maintain in full force and effect a policy of public liability insurance with minimum coverage of $2,000,000 in accordance with the requirements provided by City to Consultant. Consultant shall also maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $2,000,000 per claim against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

(b) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

(c) Consultant shall maintain in-force: Automobile Liability in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage.

(d) Certificates of Insurance. Contractor shall furnish to City evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted or authorized to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, employees, and agents shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice to City or 10 day notice for non-payment of the premium; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

(e) To the extent permitted by law, Consultant's total aggregate liability arising out of or relating to this Agreement shall not exceed $4,000,000 or the total compensation received by Consultant under this Agreement, whichever is greater.

11. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents 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 it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

12. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of applicable State and Federal laws and regulations, which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations pursuant to sound professional practices. The City, and its officers and employees, shall not be liable at law or in equity occasioned by negligent failure ofthe Consultant to comply with this Section.

13. UNDUE INFLUENCE

Consultant declares that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

14. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the services associated with the project (“Project”) during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub- agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

15. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or sub-consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub-consultants be served with any summons, complaint, subpoena, notice of deposition, request

for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

16. NOTICES

The Parties shall submit in writing all notices and correspondence that this Agreement requires or permits, and shall deliver the notices and correspondence to the places set forth below. The parties may give notice by: (a) personal delivery; (b) U.S. mail, first class postage prepaid; (c) "Certified" U.S. mail, postage prepaid, return receipt requested; (d) facsimile or (e) email.

CITY: Vontray Norris, City Manager
City of Hawthorne
4455 West 126th Street
Hawthorne, CA 90250

CONSULTANT: Harris & Associates
Dima Galkin, Director
101 Progress, Suite 250
Irvine, CA 92618

17. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the services to be rendered pursuant to this Agreement, only Consultant staff shall perform the services described in this Agreement.

18. LICENSES

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

19. GOVERNING LAW

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City.

20. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

21. AUTHORITY TO EXECUTE THIS AGREEMENT

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE

_____

Vontray Norris, City Manager
City of Hawthorne

Approved as to Form:

_____

David Caceres, City Attorney
City of Hawthorne

CONSULTANT

_____

Dima Galkin, Director
Harris & Associates

EXHIBIT A

Harris & Associates Proposal for Fiscal Year 2026-27 Housing Services – Housing Department

May 21, 2026

Kimberly Pipkins, Housing Department Director
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

PROPOSAL: FISCAL YEAR 2026-27 HOUSING SERVICES – HOUSING DEPARTMENT

Dear Ms. Pipkins,

We are pleased to present this proposal for Harris and Associates ("Harris") to provide the City of Hawthorne ("City") Housing Department with various Housing Services.

This proposal is a continuation of work that Harris has been doing with the City for over five years. As requested by City staff, this proposal separates work into separate contracts to streamline invoicing.

Dima Galkin, Director, will serve as the Principal in Charge for the work. Dima has more than a decade of experience in providing affordable housing and municipal finance consulting services, including assistance with budgeting and accounting for City budgets, housing, and successor agency operations. Kyle Westra will serve as the Project Manager. Dima has managed housing services for the City for over five years.

The following outlines our proposed Scope of Work and Proposed Fees to provide these services.

SCOPE OF WORK

As State housing requirements and reporting obligations continue to evolve, the City's Housing Department faces increasing administrative and compliance responsibilities. Harris' ongoing support is intended to provide continuity, technical expertise, and responsive assistance to help the City efficiently manage these obligations.

Harris staff will assist City staff with the following activities on an as-needed basis:

Task 1: Housing Compliance and Advisory Services

Harris will provide advisory services to staff on affordable housing compliance, as needed and as requested by staff. Services may include guidance regarding affordable housing regulatory requirements, implementation considerations, reporting obligations, funding compliance, and other housing-related policy or programmatic matters as requested by City staff.

Task 2: Housing Authority and SB 341 Reports

Harris will prepare the Housing Authority Annual Report and the Senate Bill 341 Report on the Low- and Moderate-Income Housing Asset Fund ("LMIHAF"), for Fiscal Year 2025-26 as required by State law. The Senate Bill ("SB") 341 Report can be partially or fully funded by the LMIHAF as applicable, given administrative spending limits. The proposed budget does not include Harris' attendance at City Council meetings to approve the reports, in line with

what has been done in past years. Harris will also submit these reports to the State of California Department of Housing and Community Development ("HCD").

Deliverables:

- **One (1) draft and one (1) final Housing Authority Annual Report (due October 1, 2026)**
- **One (1) draft and one (1) final Senate Bill 341 Report (due April 1, 2027)**
- **Submission of both the Housing Authority Annual Report and the SB 341 Report to HCD on the City's behalf**

Task 3: Project Management and Coordination

This task reflects the effort spent on coordination with City staff via email and calls, monitoring task schedules, and other duties such as invoicing throughout the duration of the contract term. Harris will:

- Oversee and coordinate all aspects of the project, ensuring alignment, timely completion of deliverables, and efficient resource allocation;
- Manage project timelines, monitor progress, resolve any issues that arise, facilitate communication with the client, provide regular updates, and ensure that the project stays on track and within scope; and
- Implement best practices in project management to drive successful outcomes while adapting to any changes in project requirements or priorities.

Task 4: Other As-Needed Services

Harris will provide other housing services as needed and as requested by City staff.

SCHEDULE

The term of this contract will be from July 1, 2026 to June 30, 2027, unless otherwise extended by mutual agreement or terminated earlier, either by the City or by Harris. Individual assignments will be scheduled based on applicable considerations, such as timing for the City's budgeting process.

PROPOSED FEES

Harris will provide services on a time-and-materials basis based on a not-to-exceed budget of **$40,012.00**, including meetings and coordination.

		Director	Project Manager	Deputy Project Manager	Analyst	Total
Task	*Billing Rate*	$258	$221	$204	$156	
1	Housing Compliance Advisory Services	6	10	20	20	**$ 10,958.00**
2	Housing Authority and SB 341 Reports	4	0	20	62	**$ 14,784.00**
3	Project Management and Coordination	5	0	25	5	**$ 7,170.00**
4	Other As-Needed Services	5	10	10	10	**$ 7,100.00**
	Total:	**20**	**20**	**75**	**97**	**$ 40,012.00**

Time spent on tasks will be billed in accordance with Harris' 2026 billing rates:

City of Hawthorne SCHEDULE OF PROFESSIONAL FEES AND EXPENSES (2026)	
Job Title	**Hourly Rate for Services**
Vice President	$324
Senior Director	$280
Director	$258
Senior Project Manager	$239
Project Manager	$221
Deputy Project Manager	$204
Senior Analyst	$167
Analyst	$156
Out of pocket fees paid on behalf of the City for filing of required reports or to obtain data from the County or other sources will be invoiced at actual cost plus 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates.	

The hourly rates shown above adjust annually beginning January 1, 2027, not to exceed 4% per year. Out-of-pocket fees paid on behalf of the City for filing required reports or to obtain data from the County or other sources will be invoiced with a 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates and are not charged separately.

We appreciate the opportunity to continue working with the City of Hawthorne. Please feel free to contact us if you have any questions.

Sincerely,

Harris & Associates, Inc.

Dima Galkin
Director, Community Development + Housing
(949) 969-8001 ■ Dima.Galkin@WeAreHarris.com

Kyle Westra
Deputy Project Manager, Community Development + Housing
(949) 536-2502 ■ Kyle.Westra@WeAreHarris.com

AGENDA ITEM NO. 23.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Agreement between the City of Hawthorne and Kimley-Horn and Associates for Design Services for Crenshaw Blvd Improvement Project (Crenshaw Blvd & 120th St).

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with Kimley-Horn and Associates and authorize the City Manager or his designee to enter into and execute the agreement and make any minor amendments.

DISCUSSION:
Public Works issued a Request for Proposals (RFP) to assist with design services for Crenshaw Blvd & 120th St as part of the overall Crenshaw Blvd Improvement Project. The City received one proposal from a qualified transportation firm with relevant experience. After a thorough evaluation from City staff, it was determined that Kimley-Horn and Associates was the best fit for the project due to their extensive knowledge of the City's priorities, familiarity with the project location, and previous support with planning, transportation and other City projects.

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. The estimated not-to-exceed cost of $320,013 for design services of Crenshaw Blvd & 120th St will be funded through Measure M and Maxine Waters Community Project Funding.

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

ATTACHMENTS
Agreement for Crenshaw Blvd & 120th St

AGREEMENT FOR CRENSHAW BLVD IMPROVEMENT PROJECT
(CRENSHAW BLVD & 120TH ST)

THIS AGREEMENT is made and effective as of June 9, 2026 between the City of Hawthorne, a municipal corporation ("City") and Kimley-Horn and Associates ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on June 9, 2026, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

The Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

The Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. The Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of the Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay the Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works/City Engineer. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works/City Engineer and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

(c) The Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to the Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to the Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that the Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating the Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works/City Engineer or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused by any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) The Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of $2,000,000 per occurrence and $4,000,000 general aggregate for loss or damages because of wrongful or negligent acts or omissions by named insured.

B) The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this

coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. The Consultant shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of the Consultant's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) The Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of the Consultant shall at all times be under the Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of the Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. The Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. The City Provider shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to the Consultant in connection with the performance of this Agreement. Except for the fees paid to the Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to the Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to the Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

The Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from the Consultant, or from any officer, employee or agent of the Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by the Consultant in performance of this Agreement shall be considered confidential and shall not be released by the Consultant without City's prior written authorization. The Consultant, its officers, employees, agents, or sub Consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided the Consultant gives City notice of such court order or subpoena.

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, the Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

_____
VONTRAY NORRIS
City Manager
City of Hawthorne

CONSULTANT:

By:_____
Name:
Title:
Kimley-Horn and Associates

APPROVED AS TO FORM:

_____
DAVID CACERES
City Attorney
City of Hawthorne

ATTEST:

_____
DAYNA WILLIAMS-HUNTER
City Clerk
City of Hawthorne

EXHIBIT A

Proposal

Kimley»Horn

Expect More. Experience Better.

PREPARED FOR

CITY OF HAWTHORNE

PROPOSAL FOR THE

CRENSHAW BLVD IMPROVEMENT PROJECT

CRENSHAW BLVD & 120TH ST

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B. COVER LETTER

May 26, 2026

» 180 E Ocean Boulevard
Suite 1200
Long Beach, CA 90802
TEL 562.549.2200

Dweejal (DJ) Torado, PE, TE
City of Hawthorne
City Clerk's Office
4455 West 126th Street
Hawthorne, CA 90250

RE: Proposal for the Crenshaw Blvd Improvement Project (Crenshaw Blvd & 120th St)

Dear Mr. Torado and Members of the Selection Committee:

The **City of Hwathorne's** (City) Crenshaw Boulevard Improvement Project will transform a critical half-mile corridor along Crenshaw Boulevard, from W. 120th Street to W. 118th Place, into a safe, connected, and welcoming gateway by delivering new bicycle and pedestrian infrastructure at the I-105 interchange and closing the first- and last-mile gap between the Dominguez Channel and the LA Metro Crenshaw Rail Station. **Kimley-Horn and Associates, Inc.** (Kimley-Horn) is proud to present this proposal, and offers the City three distinct advantages that will make this project a success:

We Understand the City and the Importance of This Project. Since 2022, proposed project manager **Laura Forinash, PE, TE** and the Kimley-Horn has supported the City across planning, engineering, and transportation projects, giving our team a strong working knowledge of the City's priorities, staff, and this corridor specifically. Locally, this project builds on the City's newly adopted Active Transportation Plan and enhances one of Hawthorne's primary gateways, with the added goal of having improvements in place ahead of the 2028 Olympic and Paralympic Games. Regionally, the Dominguez Channel is a critical north-south active transportation spine in the South Bay, and this project closes one of the most important first- and last-mile gaps in that network. Our familiarity with both the local context and regional significance of this project positions Kimley-Horn to hit the ground running on day one.

We Have Identified the Risks and Have a Plan to Address Them. Maintaining the project's eligibility for the Caltrans Encroachment Permits Office Process (EPOP) pathway is essential to meeting the project schedule. In our proposal, we have identified three specific risks that could redirect the project into the more time-intensive QMAP or DEER processes: right-of-way constraints, construction costs within Caltrans right-of-way (ROW), and nonstandard design features at the I-105 undercrossing. For each, we have developed targeted strategies to address these issues early in design and keep the project on track for timely construction. We have experience securing design exceptions for nonstandard features while maintaining the encroachment permit process.

We Have Assembled a Team with the Right Experience. Project manager **Laura Forinash, PE, TE** has assembled a team with direct experience across the three areas most critical to this project's success:

- *Complete Streets and Active Transportation Design.* On the Nutwood Avenue Bicycle and Pedestrian Mobility Improvements for the City of Fullerton, civil design lead **Brandon Chen, PE** and traffic signal lead **Ryan Calad, PE, TE** are delivering bicycle and pedestrian enhancements along a constrained urban corridor. On the Broadway-Manchester Active Transportation Equity Project, signing and striping lead **Sowmya Chandrasekhar, PE, TE, PTOE** delivered a 2.8-mile complete streets corridor with Class IV cycle tracks, High-Intensity Activated Crosswalk (HAWK) signals, and bus boarding islands.
- *Caltrans Coordination and Project Delivery.* On the Rancho Road/US 101 Bicycle and Pedestrian Improvements for the City of Thousand Oaks, Caltrans District 7 coordination lead **Nicole Dias, PE** secured the required encroachment permit and coordinated signal modifications at both the northbound and southbound ramp intersections.
- *Placemaking and Gateway Design.* Active transportation lead **Naomi Germain, PE, TE** and landscape lead **Randall Kopff, PLA** led preliminary engineering for SANDAG's North Park Mid-City Bike Corridors, where our team transformed San Diego's urban core through streetscape enhancements and placemaking elements that gave four bikeway corridors a cohesive neighborhood identity.

The recently completed Avenue J/SR 14 (SR 138) Interchange project for the City of Lancaster best demonstrates all three areas, where engineering lead **Eugene Huang, PE** delivered buffered bike lanes, multimodal safety improvements, and new ramp connections from SR 14 to local streets, in close coordination with LA Metro and Caltrans District 7, with gateway and landscape elements throughout.

We appreciate the opportunity to submit this proposal and look forward to the possibility of continuing our work with the City on this important project. Please contact **Laura Forinash, PE, TE** or **Sri Chakravarthy, PE, TE** with any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Laura Forinash, PE, TE
Project Manager
laura.forinash@kimley-horn.com
562.549.2186
180 E Ocean Boulevard
Suite 1200, Long Beach, CA 90802

Sri Chakravarthy, PE, TE*
Principal-in-Charge/Senior Vice President
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As Senior Vice President, Sri Chakravarthy, PE, TE is authorized to execute agreements and bind Kimley-Horn to contracts.
Kimley-Horn certifies that this proposal is valid for 90 days from May 26, 2026.
Kimley-Horn certifies that our team complies with nondiscrimination requirements of the State and Federal Government.
Kimley-Horn acknowledges receipt of the Question and Answers released on May 19, 2026.

C. KEY PROJECT STAFF AND QUALIFICATIONS

1. Company and Staff Qualifications and Experience

Kimley-Horn is a North Carolina C Corporation that offers engineering, planning, and environmental consulting services to public and private clients nationwide. Since our founding in 1967, Kimley-Horn has grown from a small group of engineers and planners to a firm of over 9,800 employees in 148 offices nationwide, including 17 in California, with over 550 Southern California staff, focused on meeting the planning and design needs of local public entities. Our continued growth and stability over the past 59 years is the direct result of our commitment to integrity and dedication to providing quality services to our clients. We provide our clients with the local knowledge and responsiveness of a small organization, backed by the depth of resources only a national firm could offer. Today, we are one of the highest ranked planning and engineering consulting firms in California, and placed **8th on *Engineering News-Record's* 2025 list of top design firms**, representing the combined efforts and quality of our staff, who are committed to providing client-focused service and technical excellence in everything we do.

Our team has planned and designed thousands of miles of active transportation, roadway/corridor, and intersection projects involving multimodal facilities, among other services. As a fully integrated, multi-disciplined consulting firm, we offer the following in-house services:

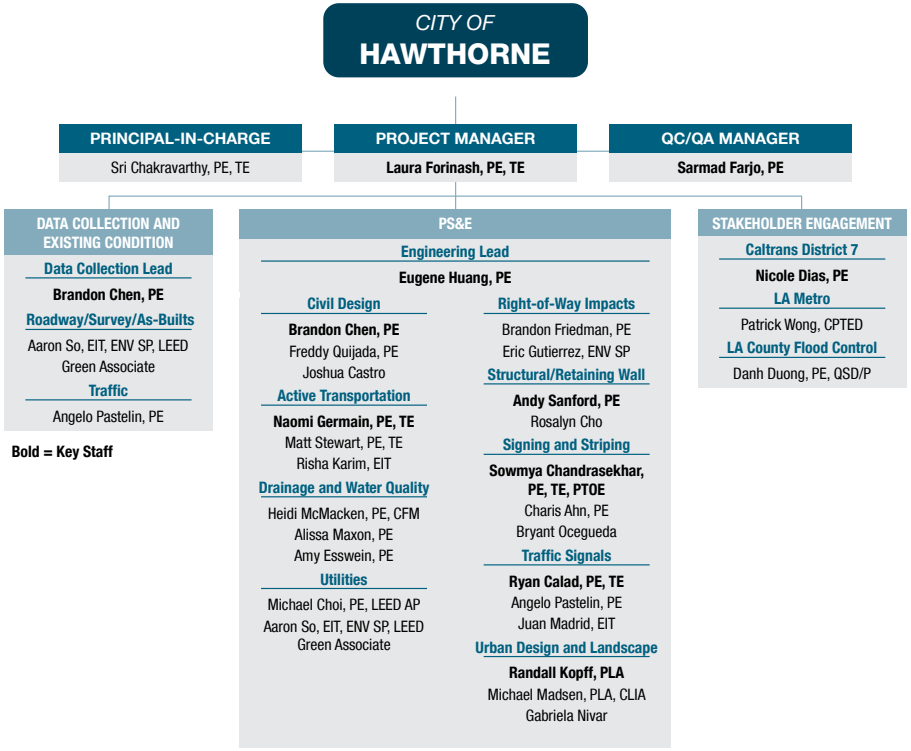
- Complete Streets
- Bicycle/Pedestrian
- Electrical Design
- Traffic Engineering and Safety
- Traffic Signals
- Americans With Disabilities Act (ADA) Compliance
- Green Infrastructure and Drainage
- Landscaping and Irrigation Design
- Traffic Analysis and Operations
- Electrical and Lighting
- Utility Coordination
- Intelligent Transportation Systems (ITS)
- Constructability
- Public Outreach

Complete Streets and Multimodal Corridor Design

Kimley-Horn has extensive experience delivering corridor-wide multimodal improvements that reallocate roadway space to enhance safety and comfort while maintaining mobility. We are passionate about projects that improve safety and access for additional modes of transportation, and our team's recent work includes road diets, protected intersections, buffered and separated bicycle facilities, transit improvements, sidewalk widening, pedestrian bulb-outs, Rectangular Rapid Flashing Beacon (RRFB) installations, coordinated signing and striping modifications, integrated stormwater enhancements, and streetscape improvements. Our team members have led numerous pedestrian and bicycle planning and design projects throughout the country, and are leaders in Complete Streets projects, having co-authored authored ITE's Designing Walkable Urban Thoroughfares and developed plans using best practices like NACTO's Urban Street Design Guidelines.

2. Organizational Chart

Kimley-Horn has assembled a multidisciplinary team of engineers, landscape architects, and active transportation specialists with direct experience delivering projects of this type and complexity in Los Angeles County. Project manager **Laura Forinash, PE, TE** will serve as the City's primary point of contact, managing day-to-day activities and all deliverables from kickoff through final PS&E. She is supported by principal-in-charge **Sri Chakravarthy, PE, TE** and QC/QA manager **Sarmad Farjo, PE** , both bringing over 20 years of experience with complex infrastructure projects in Los Angeles County and through the Caltrans approval process. Engineering lead **Eugene Huang, PE** will oversee technical PS&E delivery, while dedicated staff with established relationships at Caltrans District 7, LA Metro, and LACFCD will manage agency coordination. Urban design and landscape lead **Randall Kopff, PLA** brings over 25 years of experience delivering gateway, placemaking, and corridor landscape improvements for public agencies across California. An organizational chart identifying all key personnel is provided below, with full resumes in the **Appendices**.



Team Availability

Kimley-Horn understands the importance of team continuity and commitment in terms of its impact on quality and timeliness. The members of our project team were selected using two criteria: **their experience with similar projects and their availability to assume major technical and project management responsibilities for this project.** Kimley-Horn uses a proactive management system, known as "cast-aheads" to detail every project's personnel needs and determine each staff person's availability. Based upon review of our team's projected workload, we are confident that the proposed Kimley-Horn team has ample time to dedicate to the City and is in an excellent position to give top priority in assisting you in your design needs in a timely manner. Through collaboration within this already well-established team, we are confident in our ability to provide you with quality service. The following table identifies our team's availability and current project commitments, including all existing committed hours (represented as %), to serve the City for the full duration of this project.

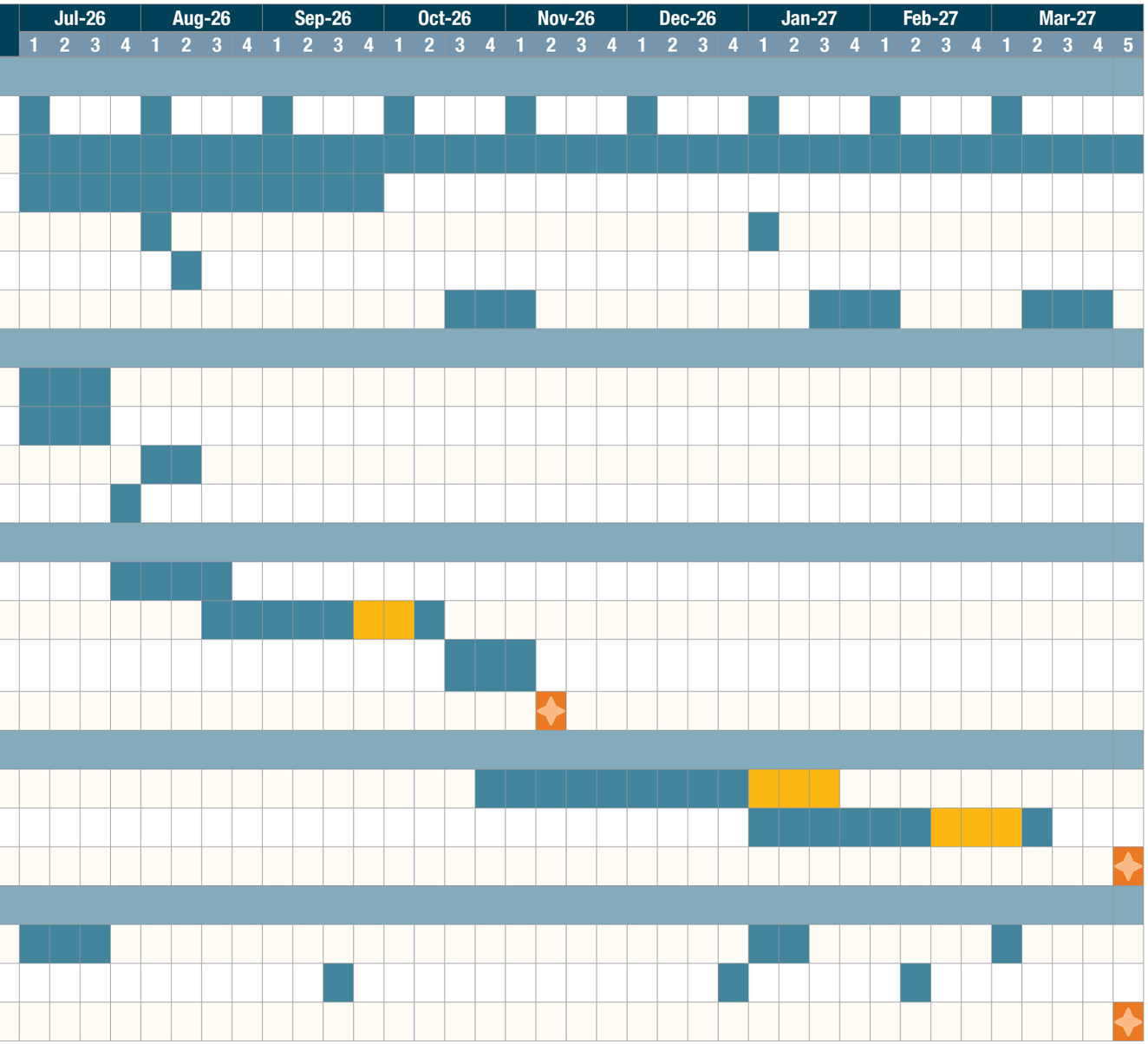
Name and Availability	Current Project Commitments
Laura Forinash, PE, TE – 70%	City of Hawthorne, On-Call and Parking Study (20%) City of Agoura Hills, Kanan Road and Agoura Road Intersection (10%)
Brandon Chen, PE – 85%	City of Fullerton, Nutwood Avenue Bicycle and Pedestrian (10%) City of Santa Ana, Warner Avenue Phase 2 Improvements (5%)
Naomi Germain, PE, TE – 70%	City of South Pasadena, Huntington and Fremont Corridor (20%) City of Culver City, Better Overland Project(10%)
Sowmya Chandrasekhar, PE, TE, PTOE – 65%	City of Bakersfield, Niles and Monterey Complete Streets (15%) City of Buena Park, Orangethorpe Complete Streets Planning (20%)
Randall Kopff, PLA – 70%	City of Vista, N. Santa Fe Corridor Landscaping and Irrigation (20%) City of Oakland, Parks and Recreation Master Plan (10%)
Sri Chakravarthy, PE, TE – 50%	City of Rancho Cucamonga, Traffic Signal Synchronization (30%) City of Malibu, Pacific Coast Highway Roundabouts (20%)
Angelo Pastelin, PE – 80%	SpaceX, Jack Northrop Pedestrian Improvements (10%) City of Hawthorne, Citywide Parking Study (10%)
Freddy Quijada, PE – 90%	City of Los Angeles, Mission Mile Sepulveda PS&E (10%)
Matt Stewart, PE, TE – 75%	City of Agoura Hills, On-Call Traffic Engineering (20%) City of Malibu, Pacific Coast Highway Pedestrian Crossings (5%)
Heidi McMacken, PE, CFM – 70%	City of Los Angeles, Mission Mile Sepulveda PS&E (20%) Ventura County, Hueneme Road Widening (10%)
Amy Esswein , PE – 90%	City of Los Angeles, Mission Mile Sepulveda PS&E (5%) Ventura County, Hueneme Road Widening (5%)
Brandon Friedman, PE – 80%	City of Los Angeles, Mission Mile Sepulveda PS&E (20%)
Rosalyn Cho – 90%	City of Banning, Hargrave Grade Separation (5%) San Manuel Band of Mission Indians, SR 210/Victoria Avenue Interchange PA&ED (5%)
Bryant Ocegueda – 90%	MTC, Marin County Transit Signal Priority (5%) City of Hawthorne, General Plan Update (5%)
Gabriela Nivar – 90%	City of Agoura Hills, Kanan Road and Agoura Road Intersection (5%) City of Cudahy, Salt Lake Avenue Corridor (5%)
Danh Duong, PE, QSD/P – 70%	Raising Canes Alhambra, LACFCD Coordination (15%) Culver City Ivy Station, LACFCD Coordination (15%)

Name and Availability	Current Project Commitments
Sarmad Farjo, PE – 70%	City of Monterey Park, Monterey Pass Road Complete Streets (30%)
Eugene Huang, PE – 90%	City of Monterey Park, Monterey Pass Road Complete Streets (10%)
Andy Sanford, PE – 40%	UDOT, Mountain View Corridor (35%) Rancho Mission Viejo, Bucker Way Bridge (25%)
Ryan Calad, PE, TE – 70%	LA County, Pedestrian Feasibility Plan (10%) LA County, Mulholland Highway Vision Zero Analysis and Design (20%)
Nicole Dias, PE – 50%	City of Los Angeles, Mission Mile Sepulveda PS&E (50%)
Aaron So, EIT, ENV SP, LEED Green Associate – 85%	City of Pasadena, Transit Operations and Maintenance Facility (10%) LA Metro, Rail to Rail Active Transportation Corridor (5%)
Juan Madrid, EIT – 90%	City of Hawthorne, Citywide Parking Study (5%) SANDAG, Advancing Border Connectivity (5%)
Joshua Castro – 90%	City of Los Angeles, Mission Mile Sepulveda PS&E (5%) City of Bakersfield, Niles and Monterey Complete Streets (5%)
Risha Karim, EIT – 90%	SCAG, Regional ITS Architecture Update (5%) CARTA, Program Advisory Services (5%)
Alissa Maxon, PE – 80%	City of Los Angeles, Mission Mile Sepulveda PS&E (15%) Ventura County, Hueneme Road Widening (5%)
Michael Choi, PE, LEED AP – 70%	City of Los Angeles, Mission Mile Sepulveda PS&E (30%)
Eric Gutierrez, ENV SP – 90%	City of Malibu, PCH Las Flores and Rambla Intersection (5%) Rose Bowl Operating Company, Plumbing Infrastucture (5%)
Charis Ahn, PE – 85%	City of Irvine, Flashing Yellow Arrow Phase 2 (10%) City of Oxnard, Oxnard Blvd US 101 Improvements (5%)
Michael Madsen, PLA, CLIA – 70%	City of Monterey Park, Memorial Park (30%)
Patrick Wong, CPTED – 50%	City of Pasadena, Transit Operations and Maintenance Facility (35%) Metrolink, EV Charging in Various Cities (15%)

3. Project Schedule

Our proposed schedule—which details key tasks, including milestone timeframes for primary deliverables—is provided below. This schedule assumes a Notice to Proceed of July 2026 and is anticipated to be completed by March 2027 before the 2028 Olympic and Paralympic Games. Our intent is to review this draft schedule with the City at the start of the project so that all parties are on board with the timeline.

Task	Description	Resource	Deliverables
1	**Project Management, Coordination & Administration**		
1.1	Project Design Team Meetings	KHA / City	Meeting agendas, meeting minutes (9 PDT meetings)
1.2	Project Management, Invoicing & Schedule	KHA	Monthly invoices, progress reports, updated schedules
1.3	Agency Coordination	KHA	Agency coordination documentation, meeting notes
	LA Metro meetings (2)	LA Metro	LA Metro coordination meeting notes
	LACFCD meeting (1)	LACFCD	LACFCD coordination meeting notes
1.4	Permit Applications & Caltrans Approvals	KHA / Caltrans	Permit applications, Caltrans encroachment permit
2	**Data Collection**		
2.1	Records Research	KHA	Records research summary, as-built drawings compilation
2.2	Survey Review	KHA	Survey review memo, field survey data
2.3	Field Investigation	KHA	Field investigation report, site photos
2.4	Geotechnical Coordination	KHA / City's Consultant	Geotechnical coordination memo, pavement recommendations
3	**Preliminary Engineering (30% Design)**		
3.1	Base Map Development	KHA	Base map (CAD files)
3.2	30% Plan Development	KHA	30% Design Plans (roadway, drainage, traffic, landscape)
3.3	Stakeholder Coordination & Geometric Approval	KHA / City / LACFCD / Metro / Inglewood	Geometric Approval Drawings (GAD), stakeholder sign-off
	MILESTONE: 30% Design Approval		**Approved 30% Design Package**
4	**Design Plans & Approvals (PS&E)**		
4.1a	Engineering Plans - 75% Submittal	KHA	75% PS&E package (plans, specifications, estimate)
4.1b	Engineering Plans - Final Submittal	KHA	Final PS&E package (100% plans, specs, estimate)
	MILESTONE: Final Design Approval		**Approved Final Design Package**
2	**Additional Tasks**		
5.1	Utility Verification & Coordination	KHA / Utilities	Utility verification letters, potholing results, relocation plans
5.2	Right-of-Way Requirements	KHA	Right-of-way requirements exhibit, legal descriptions
	MILESTONE: Project Complete		**Complete Project Documentation Package**



Work Period | Agency Review | Milestone

4. Project Approach

Project Understanding

The Crenshaw Boulevard Improvement Project focuses on improvements along Crenshaw Boulevard between W. 120th Street and W. 118th Place, including the complex I-105 ramp intersections. This corridor serves as a critical regional connection with high vehicular volumes, constrained geometry, and significant multimodal conflicts. The Project was originally envisioned through the City's Crenshaw Active Transportation Plan, which identified multimodal improvements to enhance safety and connectivity. As part of ongoing on-call support, Kimley-Horn advanced this vision and identified key constructability constraints, most notably the limited vertical clearance beneath the I-105 overcrossing, which eliminates the possibility of signalization for mid-block crossings. In response, our team developed a refined concept that maintains the intent of the Active Transportation Plan while addressing these constraints. This includes one-way cycle tracks along Crenshaw Boulevard connecting the LA Metro Crenshaw Rail Station to W. 120th Street, with safety improvements at the I-105 ramp terminals to reduce conflicts; a two-way cycle track along W. 120th Street with protected intersection treatments and a dedicated bicycle signal to facilitate the east-west to north-south transition; and a connection to the Dominguez Channel, a Class I bikeway and major spine of the South Bay bicycle network. The Project is designed to improve safety, enhance multimodal access to transit, reduce unsafe crossings, and create a gateway corridor with placemaking elements that reinforce City identity.

Project Approach

Kimley-Horn's approach is centered on three key focus areas:

- **COORDINATION**
- **PLANNING**
- **DESIGN**

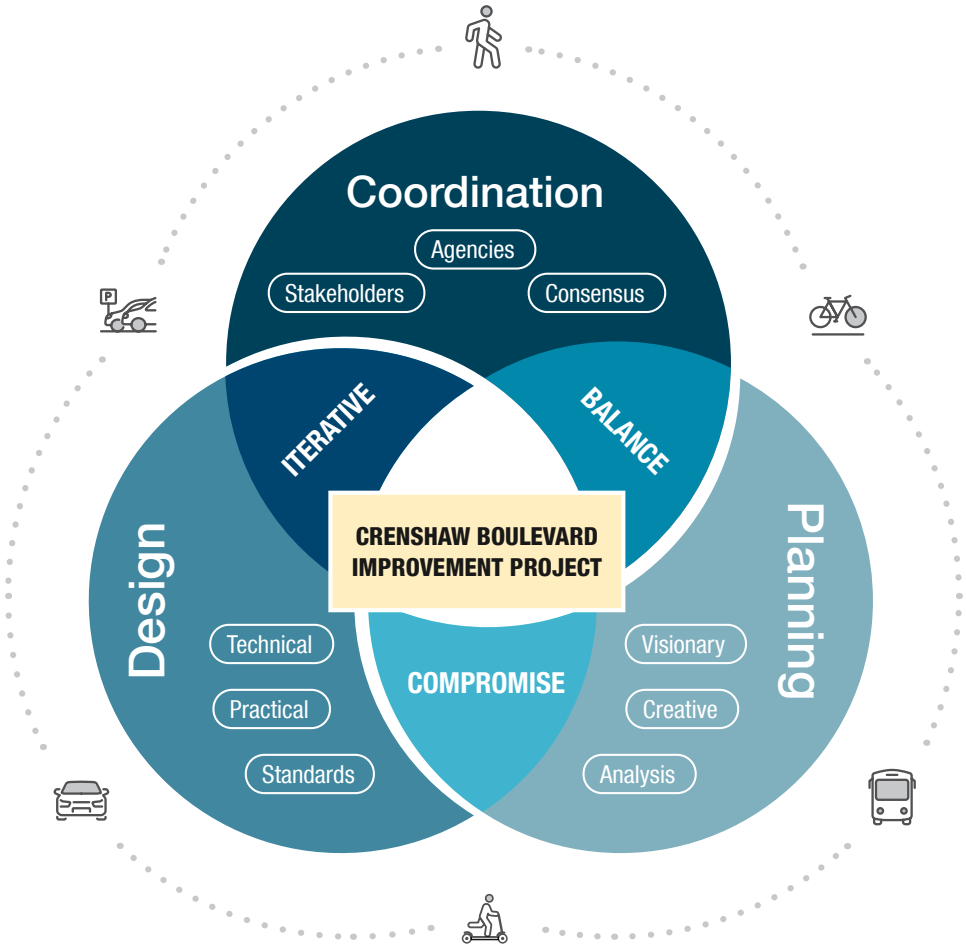
This framework ensures the Project advances efficiently to construction-ready plans, specifications, and estimates (PS&E) while proactively managing risk and maintaining schedule.

Coordination

Effective coordination will be an essential part in delivering this project successfully to meet the needs of the stakeholders and the community. Coordination is critical to advancing a project that spans multiple jurisdictions and includes improvements within Caltrans right-of-way (ROW).

City Coordination

Laura Forinash PE, TE will maintain continuous coordination with City staff through project development team (PDT) meetings, regular updates, and an active tracking of schedule, deliverables, and decisions. With regular presence at City Hall, Laura provides immediate responsiveness and real-time issue resolution.



Agency Coordination

We will coordinate closely with the City of Hawthorne, Caltrans District 7, LA Metro, and Los Angeles County Flood Control District (LACFCD) through structured PDT meetings and targeted coordination workshops to resolve issues early and avoid delays.

Caltrans Approval Strategy

Securing Caltrans approval is a key critical path item. Our strategy is to pursue a Caltrans Encroachment Permit through the **Encroachment Permits Office Process** (EPOP) while proactively mitigating risks that could trigger escalation to the Quality Management Assurance Program (QMAP)/Design Engineering Evaluation Report (DEER) processes and pose risk to completing construction before the 2028 Olympics and Paralympics Games. Kimley-Horn has proactively reviewed Caltrans Form TR 0416 and identified the project-specific risks summarized in the Caltrans EPOP Risk Table below, along with our strategies to mitigate them.

Table 1. Caltrans EPOP Risk Table

Risk to EPOP	Project-Specific Consideration	Kimley-Horn Strategy
Nonstandard Design Features	Constrained geometry at I-105 undercrossing may limit full Caltrans standard compliance lane widths and shoulders.	Identify nonstandard elements early and coordinate with District 7 to prepare design exception documentation. **Kimley-Horn has successfully applied this strategy on past projects involving nonstandard features, including most recently on the McKinley Grade Separation Project for the City of Corona.**
Structural Constraints	Limited ROW in the northwest corner of the Crenshaw Boulevard and 120th Street intersection may affect retaining wall type and trigger a non-standard design.	Advance Type Selection evaluation early and coordinate with Caltrans to confirm acceptable wall types. **Kimley-Horn successfully applied this strategy on the City of Brea's SR 90 at SR 57 Southbound On-Ramp DEER/ PSR-PDS project in coordination with Caltrans District 12.**
Cost Thresholds in Caltrans ROW	Construction costs within the Caltrans ROW may exceed $1 million.	Kimley-Horn will proactively manage Caltrans ROW costs to help keep the work within the EPOP threshold by applying value engineering within Caltrans ROW to refine the scope and control costs, tracking scope and cost estimates separately by jurisdiction, and preparing separate plan sets for City and Caltrans improvements.

Planning

The Kimley-Horn team's planning will be the visionary and data-driven foundation for the Project. Based on our understanding of the Project, we have developed **Corridor Concept Plan and Key Improvements** showing the City's conceptual alignment developed by Kimley-Horn. While we understand there will not be a formal planning/preliminary engineering phase and the City wants to advance directly to PS&E, we will share our recommendations with the City to determine the best approach for addressing identified constraints and opportunities and refining the concept plan to better support the Project's goals.

We understand the importance of complete and detailed base documents to support the Project. Our team will document existing corridor conditions through field survey, including ROW research and mapping. We will coordinate encroachment permits with the City and Caltrans early for geotechnical work to help maintain the project schedule. We will also review City- and utility agency-provided record documents associated with the corridor and supplement the survey with record underground utility information.

Kimley-Horn will conduct a site visit to observe existing conditions and identify any additional survey or utility investigation needed to support design. We understand the importance of assessing utility conflicts and adjustments that may involve agreements with utility companies, as well as the time required to coordinate relocations if needed. Following the existing conditions review, the base documents will go through our detailed QC/QA process and be delivered to the City to support advancement of the concept to 30% preliminary design.

At the 30% preliminary design stage, Kimley-Horn will refine the concept and confirm the following key project elements:

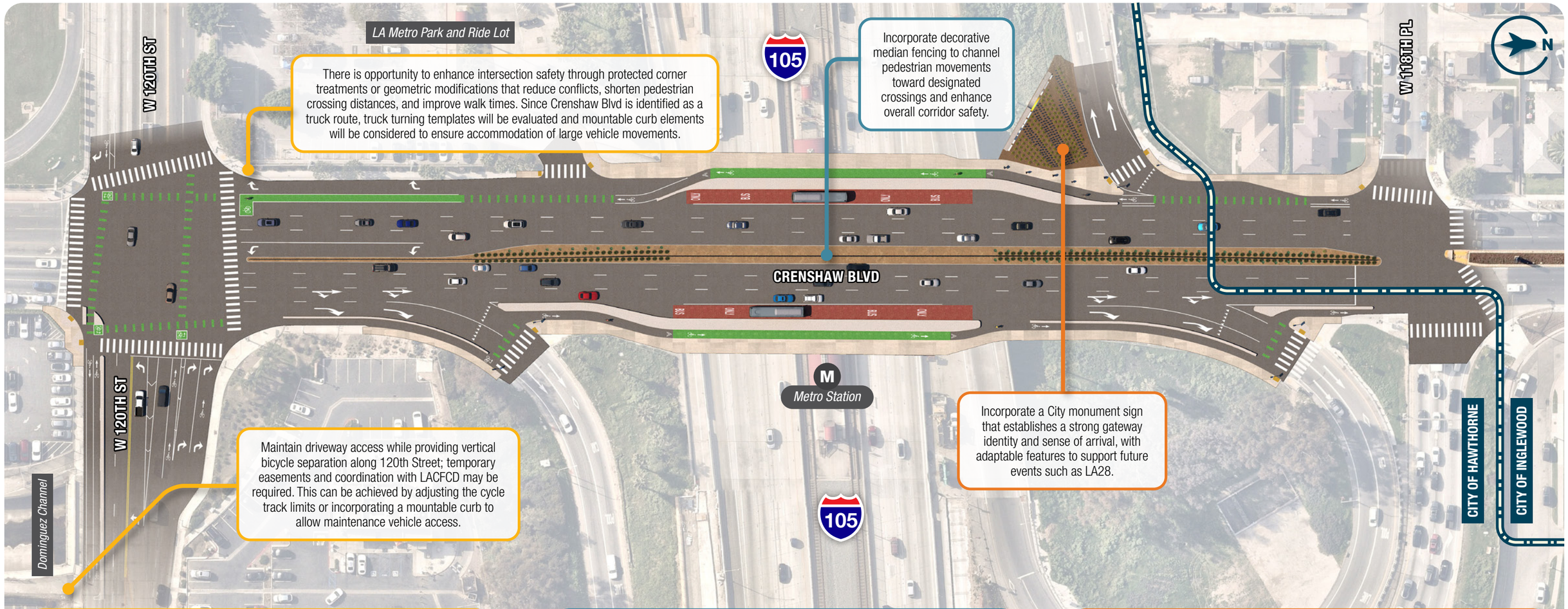
- Geometry and multimodal layout
- Pedestrian control at ramps
- Drainage approach
- Utility conflicts
- ROW constraints

Completion of the 30% design will allow the City and key stakeholders to review the refined concept and provide concurrence before the Project advances into final PS&E.

Design

The Kimley-Horn team's design will build on the coordination and planning efforts, using these early-stage tasks to understand existing conditions, physical constraints, and gather stakeholder input early. We understand that securing agreement on the preliminary design is critical to project success and maintaining the schedule, and once the City approves the approach, we will advance into final design with a strong QC/QA process focused on minimizing construction change orders.

Project Understanding – Corridor Concept Plan and Key Improvements



KEY IMPROVEMENT: BICYCLE FACILITIES & MULTIMODAL CONNECTIVITY

- **Key Opportunity:** Improve SB and NB bicycle connectivity along Crenshaw Blvd (W. 120th St to 118th Pl) to enhance multimodal access between the Dominguez Channel, regional transit, and surrounding destinations.
- **Identified Constraints:** Maintaining sufficient vehicle travel lane widths, accommodating transit operations and truck turning movements, and minimizing impacts to existing curb lines and Caltrans right-of-way to reduce construction costs.
- **Design Strategies:** Evaluate corridor reconfiguration opportunities, reduced right-turn lane widths, and floating transit boarding island concepts to accommodate separated bicycle facilities while maintaining safe vehicle operations and minimizing reconstruction impacts where feasible.

KEY IMPROVEMENT: PEDESTRIAN SAFETY & ACCESSIBILITY

- **Key Opportunity:** Enhance pedestrian safety and accessibility through upgraded ADA curb ramps, high-visibility crosswalk striping, protected corner treatments, improved sidewalk width and condition, and enhanced designated crossing locations throughout the corridor.
- **Identified Constraints:** Maintaining transit and truck turning movements, minimizing ROW impacts, and accommodating existing grading, utility, and retaining wall considerations within constrained Caltrans ROW.
- **Design Strategies:** Evaluate geometric modifications and protected corner treatments that improve pedestrian visibility and reduce pedestrian-vehicle conflict areas while maintaining acceptable transit and truck turning operations. Sidewalk and ADA improvements will be coordinated to minimize grading impacts, retaining wall modifications, and additional ROW requirements where feasible.

KEY IMPROVEMENT: GATEWAY, LANDSCAPE & CORRIDOR ENHANCEMENTS

- **Key Opportunity:** Enhance corridor aesthetics and reinforce City identity through upgraded landscape, hardscape, decorative screening, and gateway features along the Crenshaw Boulevard corridor and I-105 interchange approaches.
- **Identified Constraints:** Limited available ROW, existing utility infrastructure, Caltrans coordination requirements, and long-term maintenance considerations for landscape and hardscape improvements.
- **Design Strategies:** Evaluate opportunities for enhanced landscape treatments, decorative median and frontage improvements, monument signage, and low-maintenance hardscape elements that improve corridor character and multimodal experience while minimizing maintenance and construction impacts.

Kimley-Horn will focus on the following key elements throughout design development in coordination with the City and stakeholders:

Complete Street Design Considerations

The Kimley-Horn team is very familiar with delivering bicycle and pedestrian projects with agencies throughout Southern California. Our design experience will help develop a project that strengthens first- and last-mile connections between the Crenshaw Station and the Dominguez Channel and encourages walking and bicycling to access these destinations. The key to our complete streets approach is controlling conflict points and clearly delineating travel patterns, as noted below and on the following pages.

We will prioritize treatments that resolve conflict points and improve safety:

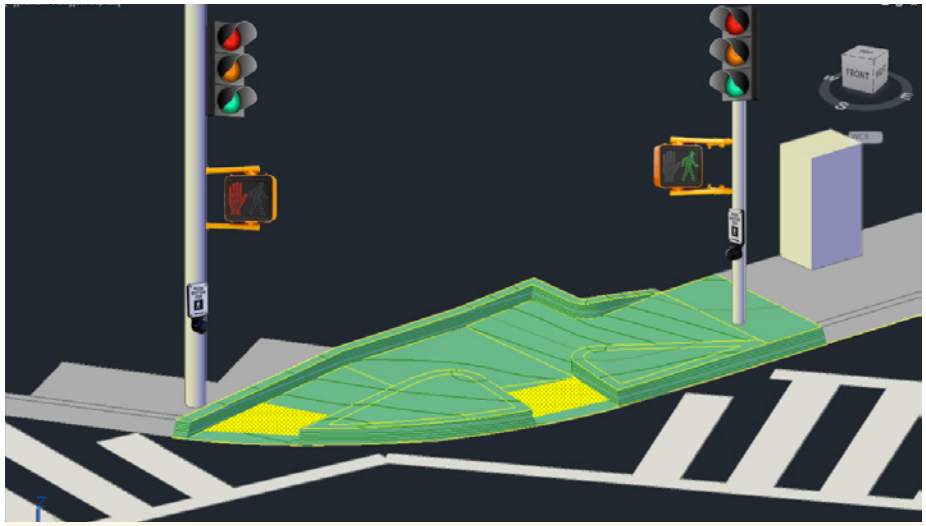
- **Pedestrian control at ramp terminals**, including upgrading the existing uncontrolled or flashing beacon crossings to RRFBs, High-Intensity Activated Crosswalks (HAWK), or pedestrian signals
- **Protected intersection treatments** at Crenshaw Boulevard and 120th Street to improve visibility and reduce turning conflicts
- **Dedicated bicycle signal phases** to reduce conflicts between bicyclists and vehicles
- **Separation of pedestrian and bicycle movements** to clarify travel paths and improve safety
- **Floating bus islands beneath the undercrossing** with the bikeway ramped up to bus island grade to improve passenger access

ADA and Accessibility

The constrained northeast and southeast corners of Crenshaw Boulevard and 120th Street may require non-traditional curb ramp solutions to avoid ROW impacts. At the southeast corner, ramp improvements may otherwise require taking land from the SpaceX parking lot, making parking preservation an important design consideration. Kimley-Horn has extensive experience developing custom directional curb ramp solutions in constrained spaces that remain compliant with applicable ADA standards and ordinances, including Caltrans requirements, Standard Plans for Public Works Construction (SPPWC), and Public Right-of-Way Accessibility (PROWAG), while minimizing ROW impacts and avoiding unnecessary effects on surrounding infrastructure.

Constrained southeast corner of Crenshaw Boulevard and W. 120th Street

Our team recommends implementing dedicated bicycle crossings and signal phases for the Class IV and Class I bicycle crossings. This image illustrates Kimley-Horn's recent experience implementing this on the Santa Ana Boulevard and 5th Street Protected Bike Lane project.



This image demonstrates how Kimley-Horn designed double curb ramps into constrained areas.

Retaining Wall Design

At the northbound Crenshaw Boulevard to eastbound I-105 ramp, Kimley-Horn will evaluate retaining wall options through a **Type Selection Report** (TSR) during preliminary design to confirm the most appropriate structural approach for this constrained location.

Constrained northeast corner of Crenshaw Boulevard and W. 120th Street

Kimley-Horn's structural and retaining wall specialist, **Andy Sanford, PE**, has extensive experience designing retaining walls for roadway widenings near and beneath existing bridges on projects throughout Southern California. His involvement will support early evaluation of feasible wall types, close coordination with Caltrans, and resolution of structural considerations critical to securing approvals. We understand that the retaining wall approach will be a key factor in maintaining the project schedule and efficiently advancing the Project into final PS&E.

Kimley-Horn designed ground anchor walls at the I-10/Sunset Avenue Interchange Railroad Grade Separation, successfully gained Caltrans approvals, and avoided impacts to the existing bridge abutments.

Urban Design and Gateway Features

This Project presents a strong opportunity to create a gateway entry that reflects the City's identity and leaves a lasting impression on residents and visitors. As one of the main entry points into Hawthorne, this interchange will experience high visibility and traffic volumes due to its proximity to major entertainment destinations in Inglewood. Kimley-Horn will draw on our experience from similar projects to develop an urban design and landscape theme during preliminary design that can engage stakeholders, build consensus, and carry through into final PS&E.

- **Decorative fences on Crenshaw Boulevard** to reinforce corridor character and help deter unsafe midblock pedestrian crossings
- **Gateway monument sign concepts** that mark this key entry into the City and create a memorable sense of arrival
- **Landscape and greenway elements** that provide shade, reduce heat island effects, and reflect community priorities identified through Kimley-Horn's work on the Hawthorne General Plan Update
- **Customizable gateway and placemaking elements** that give the City opportunities to incorporate temporary theming, branding, or celebratory features during major regional events, such as displaying the City's LA28 custom logo or other event-specific elements during the Olympics, Paralympics, or the 2027 Super Bowl

5. Scope of Work

Task 1: Project Management, Coordination, and Administration

Task 1.1: Project Design Team Meetings

Kimley-Horn will coordinate and attend monthly PDT meetings with City staff and stakeholder representatives. We anticipate that up to nine PDT meetings will be needed up to completion of the Final PS&E package. Kimley-Horn will develop notices and agendas for each meeting and distribute them to the City project manager and other PDT attendees. Detailed meeting minutes will be provided after each meeting. An action list and a status of Project deliverables will be updated and made available for each PDT meeting.

Task 1.1 Deliverables

- Draft and final meeting schedule
- Nine meeting agendas
- Nine meeting minutes with action items list for each monthly PDT meeting

Task 1.2: Project Management, Invoicing, and Schedule

Kimley-Horn will develop a detailed Project baseline target schedule upon receipt of a Notice to Proceed (NTP) from the City, which encompasses milestones, major activities, detailed agency review periods, and deliverables to the City for review and comment. Kimley-Horn will update the Project schedule monthly and include it with each PDT meeting package. Kimley-Horn will provide monthly invoices along with a description of services. We've assumed a project schedule of nine months (July 2026 - March 2027) with the understanding that construction shall begin in 2027.

Task 1.2 Deliverables

- Baseline target schedule
- Monthly progress reports
- Monthly invoices

Task 1.3: Agency Coordination

Kimley-Horn will coordinate with LA Metro regarding design features that may affect access to the Crenshaw Rail Station and adjacent Park and Ride Lot. This task includes communication via email and phone, as well as up to two coordination meetings with LA Metro staff. In addition, this task includes up to one coordination meeting with the Los Angeles County Flood Control District (LACFCD) regarding drainage and stormwater infrastructure considerations associated with the proposed improvements.

Task 1.3 Deliverables

- Two LA Metro Focus meeting agendas and notes
- One LACFCD meeting agenda and notes

Task 1.4: Permit Applications & Caltrans Approvals

It is assumed the project can be processed through Caltrans' standard encroachment permit review process. Additional scope may be required if Caltrans requests enhanced review, design exception documentation, or supplemental engineering analyses.

Kimley-Horn will assist the City with coordination and consultation with the Caltrans District 7 Encroachment Permit Engineer during preliminary design to confirm the appropriate Caltrans approval pathway and to seek confirmation that the Project may be processed under EPOP. Kimley-Horn will develop a Caltrans encroachment permit submittal package and assist the City in applying for the Encroachment Permit through the Caltrans Encroachment Permit System (CEPS) and coordinating review with the District 7 Encroachment Permits Office. Application fees are assumed to be paid by the City.

Improvements on Crenshaw Boulevard within Caltrans ROW and approaching the I-105 ramp connections will be evaluated against applicable Caltrans HDM criteria. Kimley-Horn will coordinate with Caltrans District 7 to confirm applicable design criteria and identify any potential nonstandard features requiring further evaluation.

The City is assumed to take the lead on direct coordination with Caltrans, including agency communications related to approvals and permit processing. Kimley-Horn's role is limited to providing technical support, preparing submittal materials, and responding to review comments. Kimley-Horn attend up to three meetings with Caltrans staff in support of the encroachment permit review process. Limited support for minor permit review comments is assumed. Additional engineering analyses, formal design exception documentation, or supplemental review cycles requested by Caltrans shall be considered additional services. The Caltrans encroachment permit submittal package is anticipated to include the following items not previously identified in the scope of services:

- TR 0416 Application Form
- TR 0100 Application Form
- City-approved/completed Environmental Documentation
- Coordinate Owner Authorization Letter with the City
- OPCC for improvements in the Caltrans ROW

Task 1.4 Deliverables

- TR 0416 and TR 0100 application forms
- Owner Authorization Letter
- Caltrans OPCC
- Comment Response Matrix for Caltrans approvals
- Three Caltrans meeting agendas and notes

Task 2: Data Collection

Task 2.1: Records Research

Kimley-Horn will review readily available project documentation provided by the City and other agencies, including as-built drawings, utility records, ROW maps, traffic signal plans, aerial imagery, and previous studies relevant to the Project.

Task 2.2: Survey Review

The Kimley-Horn team will review the City-provided topographic survey for general completeness and consistency with the Project needs. It is assumed that the survey was prepared in accordance with applicable Caltrans Encroachment Permit requirements. Any revisions, supplemental survey work, or ROW engineering required to meet Project or permitting needs shall be provided by others at the City's direction and expense. The surveyor of record is assumed to provide a signed and stamped PDF Survey Control Map for inclusion in the Project records.

The survey is assumed to include boundary information based on available record data, including roadway centerlines, Assessor Parcel Numbers, and easements of record as shown on the latest County maps. Kimley-Horn will rely on the surveyor of record for the accuracy of boundary and title information. Any title reports or easement documentation for private property are assumed to be provided by the City.

Task 2.3: Field Investigation

Kimley-Horn will perform site reconnaissance and field verification using the City-provided survey to document existing surface conditions within the Project limits. This effort will include observation of drainage features, concrete and asphalt repairs, non-ADA compliant improvements, utility features, and other visible elements not shown on the survey provided. Field notes and photographs will be collected for design development and pre-construction reference.

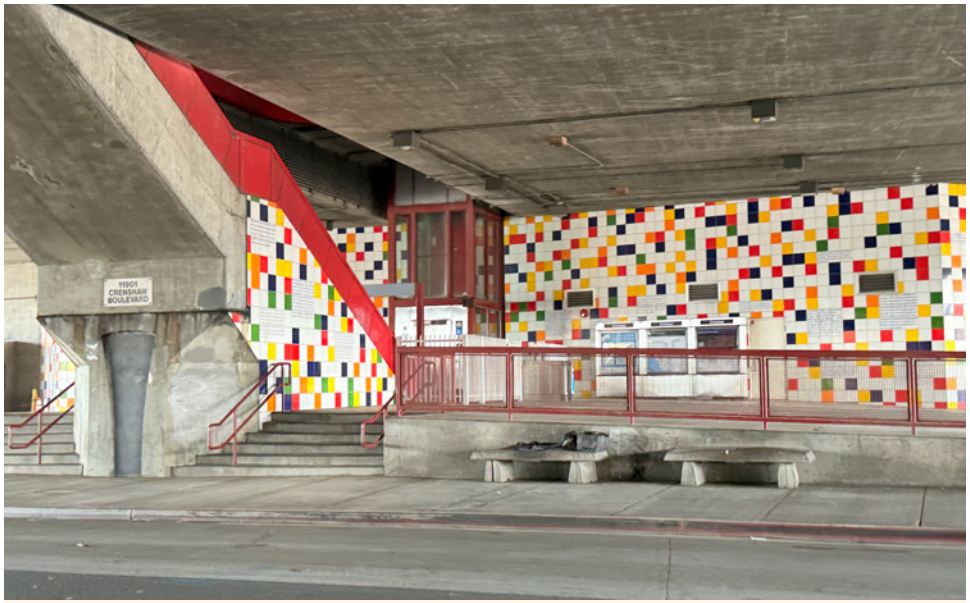
At traffic signal locations, Kimley-Horn will collect and review available records for each Project intersection, including traffic signal plans, interconnect and bus priority communication plans, controller cabinet inventories, and other relevant information. Kimley-Horn will coordinate with Caltrans, LA County Public Works, and the City to obtain traffic signal as-builts and access permission for equipment inventory at the I-105 ramp intersections and the Crenshaw Boulevard and 120th Street intersection.

Task 2.3 Deliverables

- Field notes
- Site photographs

Task 2.4: Geotechnical Coordination

Kimley-Horn will coordinate with the City's on-call geotechnical consultant to support subsurface investigations needed for pavement section design for bus pads and potential retaining wall design. The City's on-call geotechnical consultant will be responsible for performing the field investigations, including drilling and sampling, and for developing geotechnical recommendations for pavement structural sections and retaining wall design in the southeast corner of the Crenshaw Boulevard and 120th Street intersection. Kimley-Horn's role will be limited to coordination and integration of geotechnical recommendations into the Project design. It is assumed that the City's on-call geotechnical consultant will complete all work in accordance with applicable Caltrans standards and requirements and will obtain any permits necessary for geotechnical data collection.



Existing bus pad adjacent to the Crenshaw Station bus stop. The Project will include replacement of the existing bus pads, requiring coordination with the City's on-call geotechnical consultant for pavement section recommendations.

Task 3: Preliminary Engineering (30% Design)

Kimley-Horn will advance the previously developed concept plan to the 30% design level by incorporating survey data, as-built information, existing utilities, ROW information, and proposed pavement structural sections. The 30% design will be developed to obtain stakeholder concurrence and geometric design approval from the City, LA Metro, and LACFCD. For Caltrans, while they will not accept 30% submittals, the plan will be used to confirm the encroachment permit requirements during our meeting (Task 1.4).

Task 3.1: Base Map Development

Utilizing available information, as-builts, survey, and field investigation data, Kimley-Horn will develop base plans/CAD base files for the Project corridor. The base plans will show centerline, ROW, relevant existing street improvements, utilities, landscape, and existing traffic controls within the Project area.

Task 3.1 Deliverables

- Electronic file base maps in PDF and AutoCAD format

Task 3.2: 30% Plan Development

Building upon the previously developed concept plan and incorporating the developed base map, Kimley-Horn will develop a 30% plan set suitable for stakeholder review and geometric approval. The 30% plans will define the proposed horizontal geometry, typical sections, ROW impacts, preliminary utility conflicts, drainage approach, and overall design intent. Separate plan sets will be developed for City and Caltrans in accordance with each agency's standards and submittal requirements. Kimley-Horn assumes that Caltrans will not review the Caltrans plan set; the Caltrans plan set is provided for City review only.

City Plan Set (City ROW): Applies to the intersection of 120th Street & Crenshaw Boulevard and improvements along 120th Street.

The City 30% plan set will include:

Sheet Type	Scale	# of Sheets
Title Sheet	NTS	1
Survey Control Plans	Provided by the City and stamped and signed by surveyor	-
Street Improvement Plans	40	2
Typical Section	NTS	1
Signing & Striping Plans	50	2
	Total	**6**

Caltrans Plan Set (Caltrans ROW): Applies to Crenshaw Boulevard between 120th Street and 118th Street. Includes work at Caltrans ramps termini and under the I-105 overcrossing.

The Caltrans 30% plan set will include:

Sheet Type	Scale	# of Sheets
Title Sheet	NTS	1
Survey Control Plans	Provided by the City and stamped and signed by surveyor	-
Layout	50	1
Typical Section	NTS	2
Signing & Striping	50	1
	Total	**5**

Kimley-Horn will address one round of consolidated City comments on the 30% submittal. Kimley-Horn will develop an updated Opinion of Probable Construction Cost (OPCC) based on the 30% design.

Task 3.2 Deliverables

- City and Caltrans 30% Plan Sets in PDF format
- 30% OPCC in PDF format
- 30% City Comments Response Matrix

Task 3.3: Stakeholder Coordination and Geometric Design Approval

Kimley-Horn will conduct individual meetings with LA Metro, Caltrans, LACFCD, and the City to present the 30% plans and obtain concurrence on the proposed geometric design. These are separate meetings from Task 1.3. This phase will confirm:

- Acceptance of proposed roadway geometry
- Retaining wall limits
- Drainage strategy
- ROW impacts
- Major utility conflicts
- Agreement to advance to PS&E
- Consistency with upcoming projects
- Caltrans encroachment permit requirements
- Applicable agency standards and guidance

Kimley-Horn will incorporate one round of consolidated stakeholder comments and develop a refined 30% plan set reflecting agreed-upon revisions.

Task 3.3 Deliverables

- Meeting materials
- Refined 30% Plan Set in PDF format
- 30% Stakeholders Comments Response Matrix

Task 4: Design Plans & Approvals

As with the 30% Preliminary Engineering, the Plans, Specifications, and Estimate (PS&E) phase will be developed as two separate plan sets to reflect the different review agencies: City and Caltrans. Each plan set will be developed in accordance with the applicable agency's standards and submittal requirements.

Task 4.1: Engineering Plans

Based on the approved 30% Plans from the City, Kimley-Horn will provide 75% and Final Plans to the City for review and comment. The City will review both Caltrans and City plan sets during the 75% and Final submittal. It is assumed that Caltrans will only review the Final Plan set.

The plans will be developed in accordance with the City of Hawthorne, Caltrans Standards Plans, Standard Specifications for Public Works Construction, and the CA MUTCD on 22" x 36", full-size sheets using AutoCAD 2024 drafting software.

The 75% and Final Plan sets within City ROW will include:

Sheet Type	Scale	# of Sheets
Title Sheet	NTS	1
General Notes	NTS	1
Survey Control Plans	Provided by the City and stamped and signed by surveyor	-
Typical Sections	NTS	1
Street Improvement Plans	40	2
Construction Details	Var.	2
Signing & Striping Plans	50	2
Signing & Striping Details	50	1
Traffic Signal Plans	20	1
Traffic Signal Details	Var.	1
	Total	**12**

- **Title Sheet:** Kimley-Horn will develop a title sheet showing the vicinity map, sheet index, legend, utility contacts, and other Project information.
- **General Notes:** Kimley-Horn will develop a General Notes sheet with construction notes and applicable City notes for street improvement, traffic signal, signing and striping, and storm drain.
- **Typical Sections:** Kimley-Horn will develop a section sheet showing existing and proposed lane configuration, bikeway sections, roadway sections, ROW limits, curb and gutter types, and sidewalk. One section along 120th Street east of Crenshaw Boulevard will be provided.
- **Street Improvement Plans:** Kimley-Horn will develop roadway plan sheets depicting proposed bikeway, sidewalk, and street improvements, including street bearing and distance information, ROW widths, street widths, locations of existing and proposed overhead and underground utilities (based on available information), applicable construction notes, and top-of-curb and gutter flow lines where applicable.
- **Construction Details:** Kimley-Horn will develop construction detail sheets for the two curb ramps at the southeast corner of the 120th Street and Crenshaw Boulevard intersection, as well as a driveway detail for the Dominguez Channel entrance.
- **Signing and Striping Plans and Details Sheets:** Kimley-Horn will develop signing and striping plans showing proposed signing and striping at the intersection of 120th Street and Crenshaw Boulevard as well as improvements along 120th Street. Striping and signing plans will comply with City standards and CA MUTCD.
- **Traffic Signal and Detail Sheets:** Kimley-Horn will develop traffic signal plans for the signal modification to the Crenshaw Boulevard and 120th Street intersection, including modifications necessary to accommodate the proposed two-way cycle track.

The 75% and Final Plan sets within Caltrans ROW will include:

Sheet Type	Scale	# of Sheets
Title Sheet	NTS	1
Survey Control Plans	Provided by the City and stamped and signed by surveyor	-
Typical Section	NTS	2
Layout & Profile	50	2
Construction Details	Var	3
Drainage Plan	50	1
Drainage Profiles	10	3
Water Pollution/ Erosion Control Plan	50	1
Landscape & Hardscape Plan	50	1
Landscape & Hardscape Detail	Var.	3
Signing & Striping	50	1
Signing & Striping Details	Var.	1
Traffic Signal Plans	20	2
Traffic Signal Details	Var.	1
	Total	**22**

- **Title Sheet:** Kimley-Horn will develop a title sheet including the project title, vicinity map, sheet index, legend, applicable agency contacts, and other standard project information for work within Caltrans ROW.
- **Typical Sections Sheets:** Kimley-Horn will develop typical section sheets illustrating existing and proposed sidewalk, median, roadway, curb and gutter, and sidewalk configurations within Caltrans ROW. Typical sections will show widths, slopes, surface treatments, and transitions associated with the proposed improvements. Three typical sections along Crenshaw Boulevard will be provided.
- **Layouts and Profile:** Kimley-Horn will develop layout and limited profile plan sheets depicting proposed sidewalk, median, curb ramp, curb extension, floating bus islands and associated improvements within Caltrans ROW. Plan sheets will show street geometry, curb and gutter, sidewalk improvements, medians, crosswalk modifications, drainage features, and existing and proposed utilities based on available record information. Profiles will be limited to areas affected by sidewalk widening, drainage modifications, and retaining wall construction.
- **Construction Details:** Kimley-Horn will develop construction detail sheets for non-standard, project-specific conditions associated with the proposed improvements within Caltrans ROW, including sidewalk, curb ramp, median, drainage, and retaining wall interfaces as applicable. Standard details will be referenced from applicable Caltrans Standard Plans and City Standard Plans and will not be reproduced in the construction details unless required.
- **Drainage Plans:** Kimley-Horn will develop drainage plan sheets illustrating existing and proposed drainage facilities within Caltrans ROW, including catch basin locations, drainage flow paths, and proposed drainage modifications associated with the Project. Kimley-Horn will develop drainage profile sheets to support proposed catch basin modifications and relocations. Profiles will show storm drain connections that require modification due to the relocation or modification of adjoining catch basins.
- **Water Pollution and Erosion Control Sheets:** Kimley-Horn will develop Caltrans-format water pollution and erosion control plans in accordance with Caltrans Standard Plans within the Caltrans ROW at the I-105 ramps. Erosion control measures will be refined and finalized pending coordination and confirmation during initial coordination with Caltrans.
- **Landscape and Hardscape Plan and Details Sheets:** Kimley-Horn will develop landscape and hardscape plan sheets illustrating proposed median treatments, hardscape elements, and associated improvements within Caltrans ROW, including fencing and landscape elements along Crenshaw Boulevard where applicable. Detail sheets will include construction plans for gateway monument signage.
- **Signing and Striping Plans and Details Sheets:** Kimley-Horn will develop signing and striping plans showing proposed signing and striping along Crenshaw Boulevard. Striping and signing plans will comply with City standards, CA MUTCD, and Caltrans Standard Plans.
- **Traffic Signal and Detail Sheets:** Kimley-Horn will develop traffic signal plans for controlled pedestrian movements at the following ramps: I-105 eastbound on-ramp, northbound Crenshaw Boulevard to westbound I-105 on-ramp, and southbound Crenshaw Boulevard to westbound I-105 on-ramp.

Kimley-Horn assumes that Caltrans will not review the 75% Caltrans plan set; the Caltrans plan set is provided for City review only.

Through our review of the Project scope and site conditions, Kimley-Horn identified several plan sheets necessary for a comprehensive design set that were not explicitly included in the RFP. These additional sheets are captured under Task 5.1.

Task 4.1 Deliverables

- City Plans at 75% and Final levels of completeness.
- Caltrans Plans at 75% and Final levels of completeness
- Electronic files in AutoCAD 2024 C3D and PDF plans (final plans will be sealed and signed)
- Response to previous review comments from the City via a comment resolution matrix for each submittal
- Response to previous review comments from Caltrans via a comment resolution matrix

Task 5. Additional Tasks

Task 5.1: Caltrans Plan Set - Additional Sheets

The plan sheets listed under this task were not explicitly included in the RFP but were identified by Kimley-Horn as necessary to deliver a comprehensive and constructible PS&E package.

Sheet Type	Scale	# of Sheets
Drainage Details	Var.	2
Retaining Wall Plan & Elevation	Var.	1
Retaining Wall Details	Var.	1
	Total	**4**

Drainage Details Sheets: Kimley-Horn will develop drainage detail sheets illustrating proposed catch basin modifications, relocations, connections, and related drainage improvements within Caltrans ROW. It is anticipated that six of the seven existing catch basins within the Project limits will require relocation or modification.

Retaining Wall Plan and Elevation, and Detail Sheets: Kimley-Horn will develop Caltrans-format retaining wall plan and elevation sheets for a localized retaining wall required to support sidewalk widening within Caltrans ROW along Crenshaw Boulevard beneath the I-105 overcrossing. The retaining wall is anticipated to be limited in length and height and intended solely to retain existing slopes impacted by street improvements. Kimley-Horn will develop retaining wall detail sheets illustrating wall sections, reinforcement, footing details, and associated structural elements. Structural design will be limited to the retaining wall and does not include bridge or roadway structural elements.

Task 5.2: Utility Verification and Coordination

Kimley-Horn will request and review available utility records from utility owners within the Project area to support development of the proposed improvements. During preliminary and final design, Kimley-Horn will identify apparent utility conflicts based on available record information and coordinate with the City and utility owners regarding potential impacts to existing facilities. Anticipated utility adjustments or relocations identified through coordination with utility owners will be incorporated into the PS&E documents, as appropriate.

Task 5.2 Deliverables

- Utility Agency Tracking List

Task 5.3: ROW Requirements

Kimley-Horn will develop a ROW needs exhibit based on the 75% plans, which will identify acquisitions, easements, and encroachments based on existing property boundaries and anticipated ROW needs required to construct the Project improvements and utility relocations.

It is assumed the City will provide Title Reports for the impacted properties and that the City will lead acquisition and negotiations. It is also assumed that ROW needs will not vary after the 75% submittal. Plats maps and legal descriptions are excluded and assumed to be provided by the City.

Task 5.3 Deliverables

- ROW needs exhibit

Assumptions and Exclusions

The following assumptions were made when developing the scope of work based on what we anticipate being required for the Project. If any of these assumptions change, we would need to re-evaluate our scope of work. Any work not specifically provided in the scope of work is excluded. Excluded work is not meant to be limited by the following:

- It is assumed that design will be confirmed at the 30% phase and will not materially change thereafter. Significant changes in scope after 30% approval may require an amendment.
- It is assumed that a Categorical Exemption (CE) will apply, with the City acting as the lead agency and completing the CE in-house. Environmental services are excluded from this scope of work.
- Scope does not include a Hazardous Materials Report in support of the City completed Categorical Exemption.
- Scope does not include a Drainage Report, Hydrology, or Hydraulics Analysis. Detailed hydrologic or hydraulic modeling (e.g., HEC-RAS, storm drain system capacity analysis) is excluded.
- Scope does not include a Water Quality Management Plan (WQMP)
- City will coordinate approvals and encroachment permits with Caltrans for geotechnical investigation, surveys, and construction.
- Street lighting plans are excluded from this scope of work.
- It is assumed that Caltrans approvals will be processed through the EPOP, and that approvals will not be processed through the Project Delivery QMAP. It is assumed that the City will provide timely right-of-entry for access to private properties.
- A Stormwater Pollution Prevention Plan (SWPPP) is excluded.
- A Traffic Management Plan (TMP) and lane closure report is excluded.
- Traffic control plans are excluded.
- A Caltrans Stormwater Data Report (SWDR) is excluded.
- Design for modifications to existing dry utilities such as electrical, gas, communication, cable, etc. is assumed to be provided by others. Utility relocations by others will be shown for coordination purposes only. Final utility design, relocation plans, and service change design are excluded unless specifically noted.
- Utility companies' fees, and City and other Agencies' permit fees, are excluded.
- Necessary permits for tasks stated herein, such as the geotechnical and field survey work, are assumed to be no-fee permits from the City.
- We have assumed responding to one round of consolidated non-conflicting comments for the 30% geometric approval design phase submittal.
- An Intersection Control Evaluation, Intersection Safety and Operational Assessment Process, and additional traffic elements are not included. Traffic analysis, traffic modeling, VISSIM analysis, signal warrant studies, and traffic forecasting are excluded.
- No coordination with the City of Inglewood is expected, as the City has coordinated with the City of Inglewood's consultant and removed any proposed improvements that overlapped with their latest Crenshaw Boulevard project.
- Coordination with existing businesses and private property owners is assumed to be conducted by the City. It is assumed the City will provide Title Reports for the impacted properties. It is also assumed that ROW needs will not vary after the 75% submittal. Plats maps and legal descriptions are excluded and will be provided by the City or by Kimley-Horn for additional fees.
- Environmental Mitigation Monitoring is not included in this scope of services.
- The City's on-call geotechnical consultant will perform test borings and provide geotechnical recommendations for pavement structural sections and retaining wall design. It is assumed that the City or its geotechnical consultant will obtain any permits required for geotechnical data collection within Caltrans ROW.
- Subsurface Utility Engineering, potholing, and utility quality level upgrades are excluded.
- Retaining wall design is assumed to be limited to one wall at the northbound Crenshaw Boulevard to Eastbound I-105 on-ramp ramp location. Additional walls, redesign due to changed geotechnical recommendations, or alternative wall types are not included.
- ADA compliance is limited to areas directly impacted by the proposed improvements. Corridor-wide ADA upgrades beyond the project limits are excluded.
- Construction support services (RFI responses, submittal review, construction staking, site visits during construction, as-builts, record drawings, and post-construction certifications) are excluded.
- Public outreach, community meetings, and preparation of public presentation materials are excluded.
- Permit processing beyond the Caltrans Encroachment Permit described herein (e.g., LACFCD permits, utility permits, environmental permits, or construction permits) is excluded unless specifically noted.

D. REFERENCES

Kimley-Horn values the long-lasting, trusted relationships we have developed with our clients, and much of our success over the last 59 years is directly related to our efforts to provide consistent, high quality, and timely services. As trusted advisors, our firm works diligently on behalf of our clients, as demonstrated by the projects provided on the following pages. We encourage you to contact our clients directly regarding our team's work history and quality of service.

City of Fullerton, Nutwood Avenue Bicycle and Pedestrian Mobility Improvements, Fullerton, CA

Client Contact: Michael Plotnik, City Traffic Engineer | michael.plotnik@cityoffullerton.com | 714.738.6864

Scope of Work: Kimley-Horn is currently developing bicycle and pedestrian enhancements along Nutwood Avenue from North Placentia Avenue to State College Boulevard, which is currently designated as a Class III bicycle facility along the majority of the corridor. The project proposes to address the long-awaited priority connectivity gap along the Brea Mall-California State University Fullerton-Santa Ana River Trail Corridor across SR 57, which has been ranked as the number one, Tier 1 priority on the Orange County Transportation Authority (OCTA) Fourth Supervisorial District Regional Bikeway Corridor prioritization list since 2012. The project will connect several large residential developments east of SR 57 with the university campuses, Fullerton Transportation Center, Downtown Fullerton, recreation, entertainment, and employment centers west of SR 57. The project, along with the proposed pedestrian/bicycle bridge at the Nutwood Avenue and Commonwealth Avenue intersection, will also provide critical connectivity for student housing and recent developments between Chapman Avenue and Nutwood Avenue.

Relevance to Project:

- Active transportation design across a state highway (SR 57)
- Caltrans Encroachment Permit
- One-way cycle track
- Bike signals
- Constrained urban corridor

Project Dates: 2025-Present

City of Thousand Oaks, Rancho Road/US 101 Bicycle and Pedestrian Improvements, Thousand Oaks, CA

Client Contact: Nader Heydari, Public Works Director | nheydari@toaks.gov | 805.449.2400

Scope of Work: Kimley-Horn worked with the City to improve sidewalk and bicycle connectivity. The City ranked this project as a high priority based on pedestrian traffic volumes, construction difficulties, and proximity to schools and public facilities with missing sidewalk. The project included new sidewalk, curb ramps, and restriping Class II bike lanes along Rancho Road. Bicycle buffers and green pavement markings were used to enhance awareness. A traffic signal was added at the southbound Caltrans on/off ramp intersection. Additional traffic signal modifications were included at the northbound Caltrans on-/off-ramps. The project required a Caltrans encroachment permit, Permit Engineering Evaluation Report (PEER) forms, environmental Preliminary Environmental Study (PES) and CEQA/NEPA documents. Kimley-Horn provided civil, traffic, landscaping, and environmental services.

Relevance to Project:

- Class II Bike Lanes
- Caltrans Encroachment Permit
- Bike signals at US-101 Ramps

Project Dates: 2016-2023

City of Lancaster, Avenue J/SR 14 (SR 138) Interchange PSR-PDS, PA&ED and PS&E, Lancaster, CA

Client Contact: Nicholas Godin, City Engineer | ngodin@cityoflancasterca.gov | 661.723.6262

Scope of Work: Kimley-Horn provided preliminary engineering, obtained environmental clearance, and completed final design to implement one mile of Class II buffered bike lanes and convert the SR 14/Avenue J partial interchange into a full interchange to improve safety and operations. Funded through Measure R Highway Equity Funds, the project required close coordination with LA Metro and Caltrans District 7. Kimley-Horn's services include:

- Development of three alternatives in the Project Study Report-Project Development Support (PSR-PDS) phase to evaluate improvements for multimodal safety/ channelization and new on and off-ramp connections from SR 14 to local streets
- Completion of NEPA and CEQA environmental documents with supporting technical studies during the Project Approval and Environmental Document (PA&ED) phase
- Phase 1: Local streets implementation of Class II bike lanes, new medians, pavement rehabilitation, sidewalks, signal modifications, and ADA upgrades for curb ramps and driveways
- Phase 2: Caltrans implementation of two new ramps, two ramp realignments, one ramp removal, one ramp widening, infiltration trenches, landform graphics, and complex storm drain systems
- Provide funding agreement and FTIP updates to LA Metro for Measure R funding

Kimley-Horn completed PS&E in 2020 and continues to provide design support during construction. The City completed construction of Phase 1 in April 2022. Phase 2 is anticipated to be completed in spring 2026.

Project Dates: 2018-Present

Relevance to Project:

- Class II buffered bike lanes adjacent to freeway interchange
- New and realigned Caltrans ramp connections
- Caltrans District 7 and LA Metro coordination
- Corridor landscape and landform elements

City of Bakersfield, Monitor Street School Corridor Active Transportation Improvements, Bakersfield, CA

Client Contact: Gavin Grimes, Civil Engineer III | ggrimes@bakersfieldcity.us | 661.852.7016

Scope of Work: To create a safer corridor for all users along a 3-mile stretch of Monitor Street from South High School to Golden Valley High School, Kimley-Horn is implementing improvements such as protected intersections, raised bike path, traffic calming, enhanced pedestrian crossings, improved signage and lighting, more resilient pavement markings, ADA modifications, median modifications, and sidewalk improvements. Following the preliminary study, Kimley-Horn will work with the City of Bakersfield to engage local stakeholders and community members to gather input and feedback on the conceptual designs. Once outreach and preliminary engineering is complete, our team will identify available grant funding opportunities and compile the information in a report to the City.

Project Dates: 2023-2026

Relevance to Project:

- One-way cycle tracks
- Protected intersections
- Enhanced pedestrian crossings with RRFBs

City of Bakersfield, Niles and Monterey Complete Streets, Bakersfield, CA

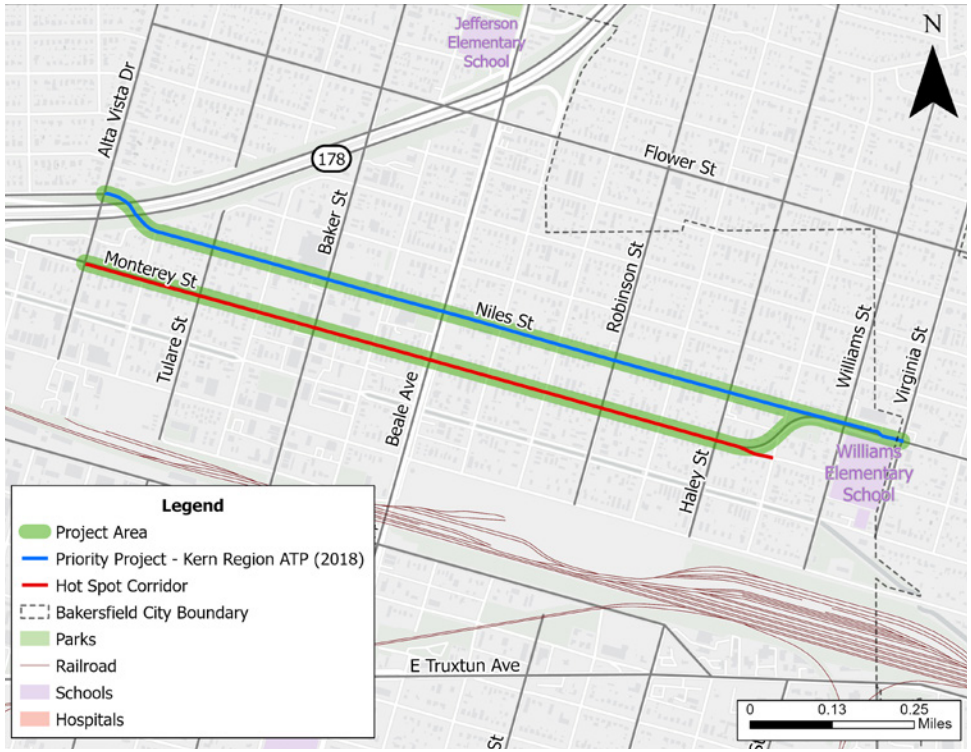
Client Contact: Paul Archer, Assistant Director of Public Works | parcher@bakersfieldcity.us | 661.326.3350

Scope of Work: Along a 1.2-mile stretch of both Niles Street and Monterey Street in the neighborhood of East Bakersfield, Kimley-Horn is transforming the area into complete streets corridors while reducing travel lane widths and implementing curb extensions to provide a traffic calming effect and enhance pedestrian awareness and safety. To do so, we are implementing improvements such as traffic calming, enhanced pedestrian crossings, improved signage and lighting, more resilient pavement markings, ADA modifications, median modifications, and sidewalk improvements.

Relevance to Project:

- Two-way cycle tracks
- Complete streets corridor design
- Curb extensions and traffic calming
- Signal modification for bike phases

Project Dates: 2023-Present



City of Los Angeles, Broadway - Manchester Active Transportation Equity Project, Los Angeles, CA

Client Contact: Gina Liang, Project Manager | gina.liang@lacity.org | 213.442.4267

Scope of Work: To improve safety and quality of life for all corridor users, Kimley - Horn helped the City increase connectivity and use of active modes of transportation, enhance community spaces, reduce heat island effect, and improve air quality and stormwater capture/reuse along Manchester Avenue and South Broadway. We accomplished this by:

Relevance to Project:

- Bike facilities (Class IV)
- Class IV bike ramps
- Urban design/ landscape/streetscape

- Designing and constructing a 2.8-mile complete streets corridor
- Constructing Class IV cycles tracks, curb extensions, HAWK signals, bus boarding islands, street amenities, tree planting, cisterns, and drywells
- Upgrading curb ramps, sidewalks, and driveways to be fully ADA compliant
- Coordinating between multiple agencies (multiple City departments, County of Los Angeles, LA Metro, and Caltrans), and grant funding sources
- Conducting community outreach with focus on underserved communities and workshops in Council District 8

The project also contains funding from four grant programs and a total of nine local, state, and federal funding sources, requiring strict management and adherence to grant funding requirements. Construction completion is anticipated for 2027.

Project Dates: 2021-2025

City of Agoura Hills, Kanan Road and Agoura Road Intersection Improvements, Agoura Hills, CA

Client Contact: Ramiro Adeva, Assistant City Manager | radeva@agourahillscity.gov | 818.597.7353

Scope of Work: The Kanan Road and Agoura Road intersection serves as the gateway to Agoura Hills and the Santa Monica Mountains, and plays an important role in supporting the mobility of the region. The intersection currently experiences heavy congestion, particularly during the AM/PM peak hours. The City of Agoura Hills retained Kimley-Horn to evaluate the intersection for various alternatives to relieve congestion. We have provided design phase services , including data collection; preparation of a VISSIM microsimulation model for the intersection; and preparation of the intersection design PS&E at 35%, 65%, and 95% stages, which include utility plans, street plans, stormwater and drainage details, landscape plans, signing and striping plans, traffic signal design plan, erosion control, street lighting, and an irrigation plan. Upon our recommendation, the City of Agoura Hills selected a conventional intersection layout due to its operational eight benefits. We have also assisted the City of Agoura Hills with supplemental environmental impact report (EIR) documentation, ROW documentation, and bidding and construction support.

Relevance to Project:

- Custom curb ramp design
- Gateway entry monument
- Landscape and corridor identity elements

Project Dates: 2024-Present

SANDAG, North Park Mid-City Bike Corridors, San Diego, CA

Client Contact: Chris Kluth, Senior Active Transportation Planner | chris.kluth@sandag.org | 619.699.1952

Scope of Work: Kimley-Horn provided preliminary engineering services for SANDAG for the Regional North-Park Mid-City Bikeways, which included value engineering, concept plan development, and traffic studies. The project consisted of four bikeways in San Diego's urban core; Meade-Monroe, Howard-Orange-University, Robinson-Landis, and Georgia-Florida are designed with a "bike boulevard" approach that enhances the safety and comfort for users of all ages and abilities. It provides approximately 14 miles of bicycle boulevards, buffered bike lanes, protected bikeways featuring enhanced crossings, and streetscape enhancements. Additionally, Kimley-Horn proposed traffic calming elements including eight mini-roundabouts and 32 neighborhood traffic circles. Kimley-Horn worked in coordination with SANDAG and the City of San Diego on an extensive public outreach effort by providing support at community planning group meetings.

Relevance to Project:

- Protected bikeways and enhanced crossings
- Neighborhood traffic calming elements
- Corridor streetscape and placemaking improvements

Project Dates: 2014-2023

E. COST AND FEE SCHEDULE

Per the City's RFP, we have provided our cost and fee schedule in a separate sealed envelope.

APPENDICES

We have provided the following items in this Appendices:

- Sample Agreement Exceptions
- Key Staff Resumes
- Proposal Form
- Proposer's Affidavit Form
- Insurance Requirements Form
- City's Questions & Answers Responses

Sample Agreement Exceptions

Kimley-Horn has reviewed the Sample Agreement and would like to discuss the following modifications with the City to more closely align the indemnity terms with the limitations of CA Civil Code 2782.8.

7. OWNERSHIP OF DOCUMENTS

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. Any modifications made by the City to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the City's sole risk and without liability to the Consultant.

8. INDEMNIFICATION

When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including reasonable attorney's fees and costs to the extent same are caused ~~in whole or in part~~ by any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

The removal of "in whole or in part" was previously requested and approved during Q&A of the procurement process. As drafted, the language could require the Consultant to defend and indemnify the City for claims arising from the negligence or conduct of the City or third parties whom the Consultant does not have control over which conflicts with the limitations set forth in CA Civil Code 2782.8.

LAURA FORINASH, PE, TE

Project Manager

Laura is a professional civil and traffic engineer with 14 years of experience delivering active transportation, complete streets, and public works projects for municipalities across Southern California. Since 2022, Laura has provided staff augmentation support to the City of Hawthorne, developing a deep familiarity with the City's priorities, staff, and corridors; Laura has managed projects ranging from the Citywide Parking Study and SB 743 VMT Implementation to the Safety Action Plan. She has hands-on experience advancing active transportation projects through the full project lifecycle, from concept development through PS&E and Caltrans coordination, including encroachment permits and design exception documentation. Laura is well-versed in CA MUTCD requirements for bicycle and pedestrian facilities and is known for her ability to work closely with city staff, stakeholders, and agencies to deliver context-sensitive solutions that balance community needs with technical constraints.

Professional Credentials

- Master of Science, Civil Engineering, Georgia Institute of Technology
- Bachelor of Science, Civil Engineering, Georgia Institute of Technology
- Professional Civil Engineer in California #93146
- Professional Traffic Engineer in California #2818

RELEVANT EXPERIENCE

- **City of Hawthorne, Safety Action Plan, Hawthorne, CA** – Project Manager
- **City of Hawthorne, Citywide Parking Study, Hawthorne, CA** – Project Manager
- **City of Hawthorne, SB 743 VMT Implementation, Hawthorne, CA** – Project Manager
- **City of Hawthorne, General Plan Update, Hawthorne, CA** – Project Engineer
- **Port of Long Beach, Harbor Scenic Drive 3rd Party Review Services, Long Beach, CA** – Project Manager
- **City of Agoura Hills, Kanan Road and Agoura Road Ultimate Intersection Improvements, Agoura Hills, CA** – Project Manager
- **City of Agoura Hills, Bicycle Master Plan, Agoura Hills, CA** – Project Manager
- **City of Agoura Hills, Reyes Adobe Road Pedestrian Signals, Agoura Hills, CA** – Project Manager
- **City of Laguna Niguel, Heather Ridge Bike Lane Design, Laguna, Niguel, CA** – Project Manager
- **City of Laguna Niguel, Forbes Road Rectangular Rapid Flashing Beacons, Laguna Niguel, CA** – Project Manager
- **City of Lomita, Traffic Calming Toolkit, Lomita, CA** – Project Manager
- **City of South Gate, I-710 Firestone Southbound On-Ramp Modification Project, South Gate, CA** – Project Engineer
- **City of Diamond Bar, Neighborhood Traffic Management Plan on North Del Sol Lane and Highland Valley Road, Diamond, CA** – Project Engineer
- **City of Ventura, Westside Community Wide Active Transportation Improvements, Ventura, CA** – Project Manager
- **City of Malibu, PCH Safety Improvements, Malibu, CA** – Project Engineer
- **Shopoff, SR-111 at Tipton Road Intersection Improvements, Palm Springs, CA** – Project Engineer

SARMAD FARJO, PE

QC/QA Manager

With 34 years of experience in planning, design, and management of complex, multi-disciplinary infrastructure projects, Sarmad brings specialized expertise in active transportation throughout Los Angeles County. Sarmad's track record includes 12 complete streets projects, nine of which were already constructed, demonstrating a consistent ability to deliver impactful, community- centered solutions on time and within budget. He brings this depth of experience to the Crenshaw Boulevard Improvements Project, targeting its successful delivery while meeting all project goals and objectives, and creating a safer, more connected corridor for all users.

Professional Credentials

- Bachelor of Science, Civil Engineering, University of Baghdad
- Professional Engineer in California #80769

RELEVANT EXPERIENCE

- **City of Fullerton, Nutwood Avenue Bicycle and Pedestrian Mobility Enhancements, Fullerton, CA** – QC/QA Manager
- **City of Monterey Park, Monterey Pass Road Complete Streets, Monterey Park, CA** – QA/QC Manager
- **City of Los Angeles, Mission Mile Sepulveda Project PA&ED and PS&E, Los Angeles, CA** – Risk Manager
- **City of Los Angeles, Affordable Housing and Sustainability Communities Cycle 5 Roadway Improvements, Los Angeles, CA** – Contract Manager*
- **LA Metro, SR 60/7th Avenue Interchange PA&ED, Hacienda Heights, CA** – Roadway Lead*
- **City of El Monte, Garvey Avenue Complete Street Project, El Monte, CA** – Project Manager*
- **City of El Monte, Valley Boulevard and Main Street Complete Streets Feasibility Study, El Monte, CA** – Principal-in-Charge
- **City of Long Beach, Studebaker Road Complete Street Project, Long Beach, CA** – Project Manager
- **City of Long Beach, East Broadway Complete Street, Long Beach, CA** – Project Manager*
- **City of Long Beach, 4th Street Roadway Improvements, Long Beach, CA** – Project Manager*
- **City of Long Beach, Anaheim Street Roadway Improvements, Long Beach, CA** – Principal-in-Charge/QC Manager*
- **City of Long Beach, Willow Street Roadway Improvements, Long Beach, CA** – Principal-in-Charge/QC Manager*
- **Port of Long Beach, Harbor Scenic Drive Project, Long Beach, CA** – Peer Reviewer
- **City of Anaheim, Ball Road & Sunkist Street Improvements, Anaheim, CA** – Project Manager*
- **City of Anaheim, Ball Road and Sunkist Street Improvements, Anaheim, CA** – Project Manager*
- **City of Costa Mesa, Merrimac Way Complete Street, Costa Mesa, CA** – Principal-in-Charge*
- **County of Orange, Santa Ana Avenue and University Avenue Improvements, Costa Mesa, CA** – Principal-in-Charge*
- **City of Yorba Linda, Bastanchury Road Widening Project, Yorba Linda, CA** – Principal-in-Charge*

**Prior to joining Kimley-Horn*

EUGENE HUANG, PE

PS&E: Engineering Lead

Eugene has extensive experience delivering multimodal corridor and complete streets projects throughout Los Angeles County, applying strategic and context-sensitive approaches to improve safety, access, and mobility. He currently manages several complex, multi-jurisdictional efforts that integrate local street improvements with regional infrastructure such as freeway ramps and interchanges. Eugene brings a process-driven mindset to all phases of project delivery, with a proven track record of completing PSR PDS, PA&ED, PS&E, and construction in Caltrans District 7.

Professional Credentials

- Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo
- Professional Civil Engineer in California #87933

RELEVANT EXPERIENCE

- **City of Monterey Park, Monterey Pass Road Complete Streets, Monterey Park, CA** – Project Engineer
- **City of Alhambra, Fremont Avenue Complete Streets and Interchange Modifications, Alhambra, CA** – Project Manager
- **City of Lancaster, Avenue J/SR 14 (SR 138) Interchange, Lancaster, CA** – Project Manager
- **City of Camarillo, Pleasant Valley Road Bike Lanes, Camarillo, CA** – Project Engineer
- **City of Bakersfield, Niles and Monterey Complete Streets Project, Bakersfield, CA** – Project Engineer
- **City of Lancaster, Avenue M Interchange Improvements PS&E, Lancaster, CA** – Project Engineer
- **City of Lancaster, Lancaster Health District Construction Support, Lancaster, CA** – Project Manager
- **City of Alhambra, 710 North Arterial and I-10 Interchange Improvements at I-10/Fremont Avenue, I-10/Atlantic Boulevard, and I-10/Garfield Avenue, Alhambra, CA** – Project Manager
- **City of Lancaster, Lancaster Health District Construction Support, Lancaster, CA** – Project Manager
- **SGVCOG, San Gabriel Valley Transit Study, Irwindale, CA** – Project Engineer
- **City of Santa Clarita, Newhall Avenue Railroad Crossing Improvements Project, Santa Clarita, CA** – Project Manager
- **City of Ventura, Westside Community Wide Active Transportation Improvements, Ventura, CA** – Project Engineer
- **City of Los Angeles, Los Angeles Downtown Streetcar Independent Cost Estimate, Los Angeles, CA** – Project Engineer
- **LA Metro, County Grade Crossing and Corridor Safety Program, Los Angeles, CA** – Project Engineer
- **LA Metro, SR 138 PA&ED, Los Angeles, CA** – Project Engineer » City of Camarillo, Pleasant Valley Road Bike Lanes, Camarillo, CA – Project Engineer
- **City of Agoura Hills, On-Call Engineering Services, Agoura Hills, CA** – Project Engineer
- **City of Culver City, Ivy Station Transit-Oriented Development (Washington Boulevard and National Boulevard Street Off-Site and On-Site Improvements), Culver City** – Project Engineer

BRANDON CHEN, PE

PS&E: Roadway/Survey/As-Builts | Civil Design

Brandon is a licensed professional civil engineer with 15 years of project management, design, and construction experience across multidisciplinary infrastructure projects for various local agencies, municipalities, and Caltrans. He brings proven success in managing client/stakeholder expectations, overseeing multiple project teams, managing risks, identifying and mitigating issues, and addressing complex challenges to complete projects on time and under budget. Brandon's civil and roadway experience includes managing the design and construction of roadway facilities in various local municipalities with extensive knowledge of the City of Long Beach standards, City of Long Beach curb ramp ADA policies, Standard Specifications for Public Works Construction (Greenbook), Standard Plans for Public Works Construction, Caltrans HDM, PDPM, DIB 82-06 for Pedestrian Accessibility, DIB 89-02 for Class IV Bikeway Guidance, DIB 94 for Complete Streets, AASHTO Greenbook, NACTO design guidelines.

Professional Credentials

- Bachelor of Science, Civil Engineering, California State Polytechnic University, Pomona
- Professional Engineer in California #91037

RELEVANT EXPERIENCE

- **City of Rancho Cucamonga, Almond Street Improvements Project (Via Verde Street to Carnelian Street), Rancho Cucamonga, CA** – Civil/Roadway Lead
- **Town of Apple Valley, Engineering and Design Services for the Powhatan Road Complete Streets Project, Apple Valley, CA** – Deputy Project Manager
- **City of Fullerton, Nutwood Avenue Bicycle and Pedestrian Mobility Enhancements, Fullerton, CA** – Civil/Roadway Lead
- **City of Anaheim, Pedestrian Crosswalk Safety Improvement Project, Anaheim, CA** – Civil/Roadway Lead
- **City of Seal Beach, Alley Improvements, Seal Beach, CA** – Project Manager
- **City of Santa Ana, Warner Avenue Protected Bike Lanes from Oak Street to Grand Avenue, Santa Ana, CA** – Project Manager
- **City of Cerritos, Del Amo Boulevard Bridge Replacement and Signal Enhancement Project, Cerritos, CA** – QC/QA Manager
- **City of Long Beach, Studebaker-Loynes Complete Streets Project, Long Beach, CA** – Deputy Project Manager*
- **City of Long Beach, SR-22/Studebaker Road Interchange Project, PA&ED and PS&E Project, Long Beach, CA** – Deputy Project Manager*
- **City of Los Angeles, AHSC Cycle 5 Sustainable Transportation Infrastructure and Transportation-Related Amenities Improvements, Los Angeles, CA** – Design Manager
- **City of Pomona, Downtown Bicycle and Pedestrian Improvements, Pomona, CA** – Project Engineer/Construction Manager*
- **City of Pomona, Major Street Rehabilitation on Valley Boulevard, Fairplex Avenue, McKinley Avenue, Orange Grove Avenue, Park Avenue, and San Antonio Avenue, Pomona, CA** – Project Engineer/Construction Manager*
- **City of Covina, Grand Avenue Street Rehabilitation Project, Covina, CA** – Project Engineer/Construction Manager*
- **City of Claremont, Safe Routes to School (SRTS) Towne Avenue at I-210 On and Off-Ramp ADA Improvements, Claremont, CA** – Project Engineer/Construction Manager*

**Prior to joining Kimley-Horn*

NAOMI GERMAIN, PE, TE

PS&E: Active Transportation

Naomi is a civil engineer passionate about connecting communities through active transportation design with more than nine years of experience in municipal, roadway, and highway practices. She has successfully led a range of projects including planning and final design of bikeways, complete streets, roundabouts, and parks. Naomi is well-versed in traffic analysis, CEQA and NEPA support, cost estimating, public workshops, bikeway alignment selection studies, horizontal and vertical design, accessible grading, signage and striping plans, and collaborating with clients, community members, and local agencies to develop innovative solutions that effectively address challenges. Naomi's versatility in planning and final design allows her to identify project enhancements and work with agencies in early design phases to incorporate project features that improve mobility, support environmental clearance, or better position projects for future grant opportunities.

Professional Credentials

- Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo
- Professional Engineer in California #87935
- Professional Traffic Engineer in California #3056

RELEVANT EXPERIENCE

- **City of Glendale, Wilson Avenue Multimodal Improvements Project, Glendale, CA** – QC/QA Manager
- **City of Culver City, Overland Avenue Bike Lane, Pedestrian, and High Friction Surface Treatment Improvement Project, Culver City, CA** – Project Engineer
- **City of Santa Clarita, Newhall Bike Boulevard, Santa Clarita, CA** – Project Engineer
- **City of Glendale, Colorado Street Multimodal Improvements Project, Glendale, CA** – QC/QA Manager
- **City of Glendale, Wilson Avenue Multimodal Improvements Project, Glendale, CA** – QC/QA Manager
- **City of Oceanside, Inland Rail Multimodal Path Feasibility Study, Oceanside, CA** – Project Manager
- **City of Oceanside, North Coast Highway Phase 1, Oceanside, CA** – Project Engineer
- **City of Oceanside, Mission Avenue Streetscapes, A Green/Complete Street, Oceanside, CA** – Project Analyst
- **SANDAG, Uptown Bikeway: 4th and 5th Avenues, San Diego, CA** – Project Engineer
- **SANDAG, Orange Bikeway, San Diego, CA** – Project Manager
- **SANDAG, Central Avenue Bikeway, San Diego, CA** – Project Manager
- **SANDAG, North Park Mid-City Bikeways: Georgia/Meade and Landis Corridors, San Diego, CA** – Project Engineer
- **SANDAG, SR 94 Multiuse Pathway Feasibility Study, San Diego, CA** – Project Engineer
- **City of Carlsbad, Carlsbad Trails Roadway Crossings, Carlsbad, CA** – Project Manager
- **City of Escondido, Grand Avenue Visions Project, Escondido, CA** – Project Engineer
- **City of Escondido, Escondido Transit Center Active Transportation Connections, Escondido, CA** – Project Engineer
- **City of National City, Euclid Avenue Pedestrian and Bicycle Enhancements, National City, CA** – Project Engineer
- **City of San Diego, Market and Euclid Complete Streets, San Diego, CA** – Project Engineer
- **City of Salinas, Streetscape Master Plan for Main Street, Salinas, CA** – Project Engineer

ANDY SANFORD, PE

PS&E: Structural/Retaining Walls

Andy has an extensive background in structural design, leading the design of 75+ bridge projects, representing over 100 individual bridges, including PS&E and Advance Planning Studies for both preliminary safety report (PSR) and PA/ED documents. His 37+ years of experience ranges from bridge widenings, seismic retrofits, and bridge repairs to multi-structure interchanges and long aerial viaducts. He has led the design of numerous grade separations, underpasses, and overcrossings, and is very familiar with coordinating with federal, state, and local agencies, including Caltrans.

Professional Credentials

- Bachelor of Science, Civil Engineering, California State University, Chico
- Professional Engineer in California #49671

RELEVANT EXPERIENCE

- **City of Lancaster, Avenue J/SR 14 (SR 138) Interchange, Lancaster, CA** – Structural Engineer
- **City of Lancaster, At-Grade Rail Crossing Improvements (Avenue K, J, M, G), Lancaster, CA** – Structural Engineer
- **County of Los Angeles, Oleander Avenue Bridge at Compton Creek, Los Angeles County, CA** – Task Leader and Design Engineer
- **City of Ontario, Ontario Ranch Road Bridge, Ontario, CA** – Structural Task Manager
- **County of Napa, Napa Valley Vine Trail, Calistoga to St. Helena, CA** – Structural Engineer
- **City of Chula Vista Elite Athletic Training Center, Bridge Replacement, Chula Vista, CA** – Project Manager
- **Caltrans District 11, Voigt Drive/I-5 North Coast Corridor Improvements (PS&E), San Diego, CA** – Task Manager
- **Metrolink, Simi Valley Underpass, Simi Valley, CA** – Task Manager
- **City of Santa Ana, Fairview Street Bridge, Santa Ana, CA** – Project Manager
- **City of Santa Ana, Bridge Preventative Maintenance Program, Santa Ana, CA** – Project Manager
- **County of San Diego, 13th Street Bridge over Santa Maria Creek, San Diego County, CA** – Project Manager
- **City of San Diego, Palm Avenue/I-805 Interchange and Bridge Widening, San Diego, CA** – Project Manager
- **City of San Diego, I-8/College Avenue Retaining Wall, San Diego, CA** – Design Engineer
- **SANDAG, North Park Mid-City Bike Corridors, San Diego, CA** – Project Engineer
- **SANDAG, Imperial Avenue Bikeway, San Diego, CA** – Project Engineer
- **SANDAG, Howard Bikeway, San Diego, CA** – Project Engineer
- **Riverside County Transportation Department, Sunset Avenue Grade Separation Value Analysis Study, Banning, CA** – Structural Task Manager
- **Alameda CTC, I-880 Interchange Improvements (Winton Avenue/A Street) PID and PA/ED, Hayward and Union City, CA** – Structural Engineer

SOWMYA CHANDRASEKHAR, PE, TE, PTOE

PS&E: Signing and Striping

Sowmya brings more than 16 years of professional experience as a transportation engineer. She is experienced in traffic signal designs, corridor operational analyses, traffic signal designs, traffic impact analyses, illumination designs, temporary/permanent traffic control plans, traffic control warrant analyses, parking studies, pedestrian studies, crash analyses, and innovative intersection improvements. She has provided support for the development of transportation simulation models, preparation of ATP/HSIP grant applications, and review of connected vehicle applications for agencies.

Professional Credentials

- Master of Science, Civil Engineering, Missouri University of Science & Technology
- Bachelor of Science, Civil Engineering, Visvesvaraya National Institute of Technology, India
- Professional Engineer in California #83100
- Traffic Engineer in California #2760
- Professional Traffic Operations Engineer #3323

RELEVANT EXPERIENCE

- **Caltrans, Complete Intersections: A Guide to Reconstructing Intersections and Interchanges for Bicyclists and Pedestrians, CA** – Project Manager
- **City of Los Angeles, Griffith Park Safety and Mobility Active Transportation Project, Los Angeles, CA** – Project Manager
- **City of Bakersfield, Monitor Street School Corridor Active Transportation Improvements, Bakersfield, CA** – Project Manager
- **City of Bakersfield, Niles and Monterey Complete Streets, Bakersfield, CA** – Senior Engineer
- **City of Lancaster, Caltrans ATP Before and After Pedestrian and Bicycle User Counts, Lancaster, CA** – Project Manager
- **City of Lancaster, SRTS Master Plan, Lancaster, CA** – Senior Engineer
- **City of Lancaster, Paraclete High School SRTS Plan, Lancaster, CA** – Senior Engineer
- **City of Lancaster, Pedestrian Gap Closures and Street Lighting, Lancaster, CA** – Senior Engineer
- **City of Santa Ana, South Main Street Corridor Improvements, Santa Ana, CA** – Project Engineer
- **City of Laguna Niguel, Rancho Niguel Road Traffic Study, Laguna Niguel, CA** – Senior Project Engineer
- **OCTA, Traffic Signal Synchronization Master Plan 2021 Update, Orange County, CA** – Deputy Project Manager
- **City of Los Angeles, Broadway-Manchester Active Transportation Equity Project, Los Angeles, CA** – Senior Design Engineer
- **City of Diamond Bar, Quail Elementary School and Castle Rock Elementary School Studies, Diamond Bar, CA** – Project Manager
- **LA Metro, North Hollywood to Pasadena BRT Planning and Environmental Study, Los Angeles to Pasadena, CA** – Senior Project Engineer
- **City of Norwalk, Norwalk Boulevard Traffic Signal and Interconnect Improvements, Norwalk, CA** – QC/QA Reviewer
- **City of Cerritos, Del Amo Boulevard Bridge Replacement and Signal Enhancement Project, Cerritos, CA** – Senior Project Engineer

RYAN CALAD, PE, TE

PS&E: Traffic Signals

Ryan has 19 years of experience and is a recognized leader in the transportation and public works field. He has served as a project manager on various traffic signal PS&E, synchronization, and ITS projects. His expertise is in intersection and signal system design and operation. He has conducted extensive work in the development of optimized timing plans for nearly 2,000 signals, in addition to implementing, troubleshooting, and operating controllers and central systems. He has an extensive planning and design background and is effective at anticipating and resolving problems and issues on concurrent project task orders involving multidisciplined project teams.

Professional Credentials

- Master of Urban Spatial Analytics, University of Pennsylvania
- Bachelor of Science, Ecology, University of California, Irvine
- Professional Engineer in California #91422 and Arizona #63514
- Professional Traffic Engineer in California #2692

RELEVANT EXPERIENCE

- **City of Lawndale, Citywide Traffic Signal System Inventory, Lawndale, CA** – Project Manager*
- **City of Santa Monica, On-Call Traffic Signal Timing Database Conversions, Training, and Development Support, Santa Monica, CA** – Project Manager*
- **City of Santa Monica, Traffic Signal System Inventory and Assessment Master Plan, Santa Monica, CA** – Project Manager*
- **City of Santa Monica, Wilshire Boulevard/3rd Street and Wilshire Boulevard/4th Street Traffic Signal Modification Plans, Santa Monica, CA** – Project Manager*
- **City of Santa Monica, Ocean Avenue and Colorado Avenue Traffic Signal Modification, Santa Monica, CA** – Project Manager*
- **City of Santa Monica, Signal Synchronization, Santa Monica, CA** – Project Manager*
- **City of Diamond Bar, On-Call Traffic Engineering Services, Diamond Bar, CA** – Technical Support Staff*
- **City of Inglewood, Arbor Vitae Street, La Cienega Boulevard, and Florence Avenue Traffic Signal Synchronization, Inglewood, CA** – Project Manager*
- **City of Inglewood, Downtown ITS Design Improvements, Inglewood, CA** – Project Manager*
- **City of Inglewood, ITS Master Plan Phase VI PS&E Citywide Operations Improvements, Inglewood, CA** – Project Manager*
- **City of Los Angeles, On-Call: Project Design Services for Affordable Housing and Sustainable Communities Round 5 Projects Transportation Improvements, Los Angeles, CA** – Traffic Task Manager*
- **City of Long Beach, As-Needed Traffic Engineering and Transportation Planning Services, Long Beach, CA** – Contract Manager*
- **City of Long Beach, Studebaker Road Complete Streets/ITS Project, Long Beach, CA** – Task Manager*
- **City of Long Beach, Daisy-Myrtle Bike Boulevard, Long Beach, CA** – Project Senior Engineer*
- **City of Long Beach, 3rd Street and Broadway Cycletrack PS&E, Long Beach, CA** – Project Senior Engineer*
- **City of Seal Beach, Seal Beach TSSP Project, Seal Beach, CA** – Project Manager*
- **County of Los Angeles, Willowbrook 2 Complete Streets Project, Task Order PW15151-022, Los Angeles, CA** – Project Manager*
- **City of South Pasadena, Fair Oaks Avenue HSIP/Metro ATMS Improvement Project, South Pasadena, CA** – Project Manager*

**Prior to joining Kimley-Horn*

RANDALL KOPFF, PLA

PS&E: Urban Design and Landscape

With over 25 years of experience, Randall brings a dynamic blend of creativity, technical expertise, and strategic thinking to public infrastructure projects. His work spans every stage of the process—from site inventory and analysis to master planning, design development, and implementation. Known for his ability to transform public input into meaningful design solutions, Randall collaborates closely with clients to ensure each project reflects a shared vision. His skills in graphic presentations, 3-D modeling, project management, and technical drawings make him a versatile partner who can guide complex projects from concept to completion with clarity and precision.

Professional Credentials

- Bachelor of Science, Landscape Architecture, Ohio State University
- Professional Landscape Architect in California #6633
- Council of Landscape Architectural Registration Boards #40708

RELEVANT EXPERIENCE

- **SANDAG, North Park Mid-City Bikeways, San Diego, CA** – Landscape Architect
- **City of Thousand Oaks, Rancho Road Sidewalks and Bike Lanes, Thousand Oaks, CA** – Landscape Architect
- **City of Lancaster, At-Grade Rail Crossing Improvements (Avenue K, J, M, G), Lancaster, CA** – Landscape Architect
- **City of Lancaster, Avenue M Interchange Improvements PS&E, Lancaster, CA** – Landscape Architect
- **City of Hollister, San Benito River Park Trail, Hollister, CA** – Landscape Architect
- **City of Salinas, Main Street Improvement Plan, Salinas, CA** – Project Manager
- **City of Salinas, Downtown Vibrancy Plan, Salinas, CA** – Landscape Architect
- **City of Oceanside, Coast Highway Corridor Design, Oceanside, CA** – Landscape Architect/Urban Designer
- **City of Escondido, Grand Avenue Vision Corridor Improvements, Escondido, CA** – Landscape Architect
- **City of National City, Euclid Avenue Pedestrian and Bicycle Enhancements, National City, CA** – Landscape Architect
- **City of Tustin, Red Hill Specific Plan, Tustin, CA** – Project Planner
- **City of San Diego, Carmel Valley Park, San Diego, CA** – Project Manager
- **City of El Centro, El Centro Aquatic Center, El Centro, CA** – Project Manager
- **City of El Centro, Plank Park, El Centro, CA** – Project Manager
- **City of Moreno Valley, Bark Park, Moreno Valley, CA** – Project Manager
- **City of National City, Signage and Wayfinding Plan, National City, CA** – Project Manager
- **City of Laguna Niguel, Crown Valley Park, Laguna Nigel, CA** – Landscape Architect
- **City of Santa Clarita, Santa Clarita Sports Complex, Santa Clarita, CA** – Landscape Architect
- **City of San Diego, J Street Mini Park, San Diego, CA** – Landscape Architect
- **City of National City, Kimball Park, National City, CA** – Landscape Architect
- **City of Escondido, Washington Park Skate Spot, Escondido, CA** – Landscape Architect

NICOLE DIAS, PE

Stakeholder Engagement: Caltrans District 7

Nicole has been leading and supporting the design of multidisciplinary roadway and active transportation projects across Southern California for more than 13 years. She has worked on a wide range of projects, from local roadway improvements to major interchange projects, and from feasibility studies to final design and construction phase services. Nicole has a passion for active transportation, multimodal design, and safety improvements, and has worked closely with cities to assess how best to implement innovative improvements that local standards were not intended to accommodate, referencing local, state, and national standards in the process. She has worked extensively with numerous cities in Los Angeles County and California and Caltrans District 7.

Professional Credentials

- Bachelor of Science, Civil Engineering, San Diego State University
- Professional Engineer in California #86490

RELEVANT EXPERIENCE

- **City of Los Angeles, Broadway-Manchester Active Transportation Equity Project PA&ED and PS&E, Los Angeles, CA** – Project Manager
- **City of Los Angeles, Mission Mile Sepulveda Project PA&ED and PS&E, Los Angeles, CA** – Project Manager
- **City of Los Angeles, Telfair Avenue Multimodal Bridge Over Pacoima Wash PA&ED and PS&E, Los Angeles, CA** – Project Manager
- **City of Los Angeles, Downtown Streetcar Independent Cost Estimate, Los Angeles, CA** – Project Engineer
- **City of Thousand Oaks, Rancho Road Sidewalks and Bike Lanes, Thousand Oaks, CA** – Project Engineer
- **City of Thousand Oaks, Transportation Center Bus Parking and Pedestrian Improvements, Thousand Oaks, CA** – Project Engineer
- **City of Bakersfield, Monitor Street SRTS Improvements, Bakersfield, CA** – Contract Manager/Project Engineer
- **City of Bakersfield, Niles Street and Monterey Street Complete Streets PS&E, Bakersfield, CA** – Contract Manager/ Project Manager
- **City of Agoura Hills, Kanan Road & Agoura Road Ultimate Intersection Improvements, Agoura Hills, CA** – Project Engineer
- **City of Lancaster, Pedestrian Gap Closures, Lancaster, CA** – Project Engineer
- **City of Lancaster, Avenue J/SR 14 (SR 138) Interchange, Lancaster, CA** – Project Engineer
- **City of Lancaster, Avenue L PA/ED, Lancaster, CA** – Project Engineer
- **City of Lancaster, PS&E for Avenue K & 35th Street Intersection Improvements, Lancaster, CA** – Project Engineer
- **City of Lancaster, Project Management Services for Measure R Highway Equity Funds for Avenue G, Avenue K, Avenue M, and Avenue J Interchanges, Lancaster, CA** – Project Engineer
- **City of Lancaster, Planning Phase Services for Measure R Highway Equity Program for Avenue L Interchange, Lancaster, CA** – Project Engineer
- **City of Malibu, Civic Center Way Improvements, Malibu, CA** – Project Engineer
- **City of South Gate, I-710 Firestone Southbound On-Ramp Modification Project, South Gate, CA** – Project Engineer

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:

KIMLEY-HORN AND ASSOCIATES, INC.
Name of Company

180 E. OCEAN BLVD., SUITE 1200
Address

LONG BEACH, CA 90802
City / State / Zip Code

LAURA S. FORINASH, P.E., T.E., ASSOCIATE
Printed Name / Title

562.549.2186
Telephone Number / Fax Number

P.E. (CA #93146), T.E. (CA #2818)
Professional Engineering License #

Form of Business Organization:

Please indicate the following (check one):

Corporation X Partnership___ Sole Proprietorship___

Other: _____

Business History:

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

59 years

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

N/A

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

SEE KIMLEY-HORN AND ASSOCIATES, INC.'S LITIGATION STATEMENT FOLLOWING THIS FORM.

Contact for Additional Information:

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

SRIKANTH CHAKRAVARTHY, P.E., T.E.
Name

SENIOR VICE PRESIDENT
Title

213.261.4037
Telephone Number/Fax Number

Addenda Received:

Please indicate addenda information you have received regarding this proposal:

Addendum No. 1 Date Received: 05/19/26
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____

_____ No Addenda received regarding this proposal.

Kimley»Horn

Kimley-Horn and its subsidiaries have provided services in all fifty states and numerous countries. Because of the many and varied projects we have completed, we are subject to various legal proceedings from time to time and in the ordinary course of business. It is not practical to provide a complete list as part of this proposal. None of the pending matters, if decided against Kimley-Horn, would have a material impact on our financial statements or impair in any way our ability to serve our clients. Generally, these matters are covered by insurance, and we consider them to be without merit. If you would like to discuss our legal matters in more detail, please contact Kimley-Horn's General Counsel, Richard Cook, at 919.677.2058.

Litigation cases filed in CA in the last five years are as follows:

Afonso Contreras v Charter Communications Inc., et al; Superior Court of California, County of Los Angeles; Case No. 25AVCV00326; filed in 2025; alleged personal injury resulting from a traffic accident; dismissed; closed 2026

City of San Rafael v Kimley-Horn; Superior Court of California, County of Marin; Case No. CV 00 04619; filed 2024; alleged economic loss; pending

Vicente Gomez, et al v. Pilot Travel Centers, LLC, et al; Case # CVRI2103878; Superior Court of California, County of Riverside; filed 2021; personal injuries; settled; closed 2024

Kimberly Lynn Wright and Ty Juan Montanez v City of Concord; et al; Superior Court of California, County of Contra Costa; Case No. MSC20-01067; filed 2020; served 2022; traffic accident, wrongful death claimed; settled; closed 2024

Etzel Williams v Peninsula Corridor Joint Powers Board, City of Burlingame; et al; Superior Court of California, County of San Mateo; Case No. 22-CIV-03763; filed 2024; accident, wrongful death claim; dismissed 2024

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Srikanth Chakravarthy, PE, TE being first duly sworn, deposes and says:

1. That he/she is the Senior VP of Kimley-Horn and Associates, Inc.
   (Title of Office) *(Name of Company)*
   hereinafter called "Proposer," who has submitted to the City of Hawthorne a proposal for Crenshaw Blvd Improvement Project (Crenshaw Blvd & 120th St).

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 26 day of May, 20 26.

(Proposer's Signature)	Senior Vice President *(Title)*

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.

Please see following page for Kimley-Horn and Associates, Inc.'s insurance coverages.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/16/2026

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
Edgewood Partners Ins Center
3780 Mansell Rd. Suite 370
Alpharetta GA 30022

CONTACT NAME: Jerry Noyola
PHONE (A/C, No, Ext): 7702207699 FAX (A/C, No):
E-MAIL ADDRESS: greylingcerts@greyling.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co of Pittsburg	19445
INSURER B : New Hampshire Insurance Company	23841
INSURER C : Lloyd's of London	85202
INSURER D : Columbia Casualty Company	31127
INSURER E :	
INSURER F :	

INSURED KIMLASS
Kimley-Horn and Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

COVERAGES **CERTIFICATE NUMBER:** 1790432787 **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**			GL5268169	4/1/2026	4/1/2027	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 25,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A A	**AUTOMOBILE LIABILITY**			CA4489663 (AOS) CA2970071 (MA)	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
D	X **UMBRELLA LIAB** X OCCUR			8038116944	4/1/2026	4/1/2027	EACH OCCURRENCE	$ 10,000,000
	X **EXCESS LIAB** CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
B B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY**	N / A		WC067961230 (AOS) WC013711885 (CA)	4/1/2026 4/1/2026	4/1/2027 4/1/2027	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y / N: N						E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000
C	Professional Liability/ Pollution Liability			RLUSP26000552026	4/1/2026	4/1/2027	Per Claim Aggregate	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage :Umbrella Follows Form with respects to General, Automobile Liability & Workers Compensation

CERTIFICATE HOLDER

Sample Certificate

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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Questions & Answers for Crenshaw Blvd Request for Proposals (RFP)

1. If known, what is the anticipated schedule for bidding and construction of this project? Bidding is estimated to be in Spring 2027. The goal is to have construction completed in time for the LA28 Olympics.
2. Is there an environmental document that is completed or will the consultant be required to do it? The City will be responsible for coordinating and managing the environmental documents separate from this RFP.
3. Is the City going to do the Caltrans ROW certification? The consultant shall assist the City with any documents required as necessary.
4. What is the estimated design fee? $300,000
5. Are the landscaping improvements limited to the median between Crenshaw/120th and the Inglewood City limits? For this RFP yes but the City will be taking the landscaping improvements to the rest of Crenshaw Blvd for consistency.
6. What is the desired schedule to complete the design? Design should be completed by Winter 2026/Spring 2027 to allow the City enough time to go to out to bid for entire project. We would like construction to be completed by January 2028 in time for LA28 Olympics.
7. Is the typical cross section under I-105 available? No
8. What type of coordination/approval already obtained from Caltrans, LA Metro, LA County, and City of Inglewood? We have coordinated with City of Inglewood's consultant and removed any proposed improvements that overlapped with their latest Crenshaw Blvd project. LA County is aware of this project. There has been no further coordination so far with Caltrans or LA Metro.
9. Does the RFP have a page limit? If so, are resumes included? No page limit.
10. What is the anticipated timeline for the project? Refer to Q1 and Q6.
11. What is the funding source? Is any sort of grant funding administration anticipated? Federal funding from Maxine Waters and Metro Measure M. The City will be responsible for administering the grant funding.
12. Is NEPA required? The City will be responsible for coordinating and managing the NEPA process separate from this RFP.
13. If CEQA is required, do you anticipate a categorical exemption? The City will submit the notice of exemption for categorical exemption for this project.
14. Confirm that the City's geotechnical scope and fee is not included in this proposal. The City's geotechnical scope and fee is not included in this proposal.
15. Should it be assumed the Project will pursue a Caltrans' encroachment permit? Yes
16. Do you anticipate public outreach beyond the stakeholder engagement? No
17. Confirm that cost will be an evaluation criterion for this RFP process. Cost will be an evaluation criterion but not the only factor for selection.
18. Will the City revise the indemnity language in the Sample Agreement to remove the phrase "in whole or in part" so that the provision complies with California Civil Code §2782.8? As drafted, the language could require the Consultant to defend and indemnify the City for claims arising from the negligence or conduct of the City or third parties whom the Engineer does not have control over. California Civil Code §2782.8 limits a design professional's indemnity obligations to losses arising from its own negligent acts, errors, or omissions and does not permit liability for the conduct of others. Yes, we can remove the phrase "in whole or in part".

Kimley»Horn

WWW.KIMLEY-HORN.COM

CONTACT

LAURA FORINASH, PE, TE

LAURA.FORINASH@KIMLEY-HORN.COM | 562.549.2186

180 E OCEAN BLVD, SUITE 1200 LONG BEACH, CA 90802

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CITY OF HAWTHORNE
Crenshaw Boulevard Improvement Project

		Kimley-Horn and Associates, Inc.									
	Category/Title	Sr. Professional II	Sr. Professional I	Sr. Professional I	Professional	Analyst II	Analyst II	Analyst I	Analyst I	TOTAL HOURS	TOTAL COST
	Billing Rate	$380	$340	$275	$245	$210	$185	$170	$160		
Task 1	**Project Management, Coordination, and Administration**	2	30	15	33	10				90	$ 25,148
1.1	Project Design Team Meetings (9 meetings)		9	9	14					32	$ 8,843
1.2	Project Management, Invoicing, and Schedule		5			5				10	$ 2,750
1.3	Agency Coordination		3	3	5					11	$ 2,948
1.4	Permit Applications & Caltrans Approvals	2	13	3	15	5				38	$ 10,608
Task 2	**Data Collection**			11	14	20	10			55	$ 12,505
2.1	Records Research				5		10			15	$ 3,075
2.2	Survey Review			5		10				15	$ 3,475
2.3	Field Investigation			6	6	10				22	$ 5,220
2.4	Geotechnical Coordination				3					3	$ 735
Task 3	**Preliminary Engineering (30% Design)**		25	42	50	25	54	115		311	$ 67,090
3.1	Base Map Development		5	10	20			60		95	$ 19,550
3.2	30% Plan Development		10	22	20	25	54	55		186	$ 38,940
	City Plan Set			7	5	15	33	35		95	$ 18,355
	Title Sheet (1 sheet)						3	5		8	$ 1,405
	Street Improvement Plans (2 sheets)			5		15	25			45	$ 9,150
	Typical Section (1 sheet)			2			5			7	$ 1,475
	Signing & Striping Plans (2 sheets)				5			30		35	$ 6,325
	Caltrans Plan Set		10	15	15	10	21	20		91	$ 20,585
	Title Sheet (1 sheet)						3	5		8	$ 1,405
	Layout (1 sheet)			3		5	10			18	$ 3,725
	Typical Section (2 sheets)			2		5	8			15	$ 3,080
	Signing & Striping (1 sheet)				5			15		20	$ 3,775
3.3	Stakeholder Coordination and Geometric Design Approval		10	10	10					30	$ 8,600
Task 4	**Design Plans & Approvals**		49	59	230		350	230		918	$ 193,085
4.1	Engineering Plans (75% and Final)		49	59	230		350	230		918	$ 193,085
	City Plan Set		19	27	110		100	120		376	$ 79,735
	Title Sheet (1 sheet)			2	5		5			12	$ 2,700
	General Notes (1 sheet)			5	15		5			25	$ 5,975
	Typical Sections (1 sheet)			5	10		20			35	$ 7,525
	Street Improvement Plans (2 sheets)			10	20		50			80	$ 16,900
	Construction Details (2 sheets)			5	10		20			35	$ 7,525
	Signing & Striping Plans (2 sheets)		5		20			40		65	$ 13,400
	Signing & Striping Details (1 sheet)		2		5			20		27	$ 5,305
	Traffic Signal Plans (1 sheet)		10		15			60		85	$ 17,275
	Traffic Signal Details (1 sheet)		2		10					12	$ 3,130
	Caltrans Plan Set		30	32	120		250	110		542	$ 113,350
	Title Sheet (1 sheet)			2	5		5			12	$ 2,700
	Typical Section (2 sheets)			5	15		5			25	$ 5,975
	Layout & Profile (2 sheets)			10	15		50			75	$ 15,675
	Construction Details (3 sheets)			15	20		30			65	$ 14,575
	Drainage Plan (1 sheet)				5		40			45	$ 8,625
	Drainage Profiles (3 sheets)				15		50			65	$ 12,925
	Water Pollution/Erosion Control Plan (1 sheet)				10		20			30	$ 6,150
	Landscape & Hardscape Plan (1 sheet)		10				30			40	$ 8,950
	Landscape & Hardscape Detail (1 sheet)		10				20			30	$ 7,100
	Signing & Striping (1 sheet)				5			30		35	$ 6,325
	Signing & Striping Details (1 sheet)				5			10		15	$ 2,925
	Traffic Signal Plans (2 sheets)		10		20			60		90	$ 18,500
	Traffic Signal Details (1 sheet)				5			10		15	$ 2,925
Task 5	**Additional Tasks**	10			13		60	10	15	108	$ 22,185
5.1	**Caltrans Plans Set Additional Sheets**	10			5		60			75	$ 16,125
	Drainage Details (2 sheets)				5		15			20	$ 4,000
	Retaining Wall Plan & Elevation (1 sheet)	5					30			35	$ 7,450
	Retaining Wall Details (1 sheet)	5					15			20	$ 4,675
5.2	Utility Verification and Coordination				5				15	20	$ 3,625
5.3	Right-of-Way Requirements				3			10		13	$ 2,435
	TOTAL HOURS	12	104	127	340	55	474	355	15	1,482	
	TOTAL COST:										$ 320,013

Note: The cost shown herein represents an estimate based on the anticipated scope of work, level of effort, and assumed labor categories and rates. The labor categories shown are for estimating purposes only. The categories and rates presented are not intended to represent all personnel or billing rates, and actual staff and billing rates may vary from those shown. All work will be performed in accordance with the contract terms and will not exceed the agreed upon not-to-exceed amount.

Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule

Classification	Rate
Analyst I	$130 - $170
Analyst II	$170 - $210
Professional	$210 - $250
Senior Professional I	$255 - $345
Senior Professional II	$350- $420
Senior Technical Support	$185 - $315
Technical Support	$100 - $185
Support Staff	$85 - $150

BR00PUDIS.A.001

Effective through June 30, 2027. Subject to annual adjustment thereafter

Other Direct Costs: Outside Printing/Reproduction, Delivery Services/USPS, Misc. Field Equipment/Supplies, and Travel Expenses will be billed at actual cost. Mileage will be billed at the Federal Rate.

Sub-Consultants will be billed per the Contract.

The labor categories and rates shown herein provide the City access to a broad range of experienced professionals and technical expertise, allowing resources to be aligned with project needs to support efficient delivery, quality outcomes, and responsiveness throughout the project lifecycle.

AGENDA ITEM NO. 24.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:
Agreement with Progressive Solutions, Inc. for Business License Software.

RECOMMENDED MOTION:
Staff Recommends that the City Council Approve the Agreement with Progressive Solutions, Inc.

DISCUSSION:
The Business License Department had been using Progressive Solutions, Inc. (Progressive) software for various license processing and record keeping, including issuance of tax certificates, annual renewals. The Progressive agreement is for the term of one fiscal year and is a vital part of the License Department.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
The Progressive Software affords an efficient system for processing license for business owners, an integral part of the city's economic development.

FISCAL IMPACT:
$43,934.00 from General Fund for fiscal year 2026/2027.

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

ATTACHMENTS
Progressive Solutions 2026-2027 Contract

Progressive Solutions, Inc.
P O Box 783
Brea, CA 92822

PROGRESSIVE SOLUTIONS INC.
www.progressivesolutions.com

INVOICE

Invoice Number
4164

Invoice Details

Create Date: 6/30/2026
Due Date: 7/15/2026

Prepared By: Shawn Cobarrubias
Phone #: 714/671-1597

Account Information

Account Name: City of Hawthorne
Contact Name: Shuntell Dixon
Phone #: 310/349-1621

IT:
Email: sdixon@cityofhawthorne.org
Billing Address: 4455 W. 126th Street
Hawthorne CA 90250

Name	Designated Caller	Maintenance Fee
Software Maintenance-LicenseTrack (07/01/2026 - 06/30/2027)	Shuntell Dixon	21,597.88
Software Maintenance-PaymentCentral		10,685.17
Software Maintenance-LicenseTrack Web Renewals		4,048.78
Software Maintenance-LicenseTrack Web Applications		1,805.28
Software Maintenance-Credit Card Connector		343.89
Software Maintenance-Cannabis Permitting (included)		0.00
PSI PayHosting - LicenseTrack™ (07/01/2026 - 06/30/2027)		1,679.09
Cloud Hosting Charge (07/01/2026 - 06/30/2027)		2,038.91
SSL-Secured Socket Layer Access (07/01/2026 - 06/30/2027)		250.00
Zip plus 4 validation service (07/01/2026 - 06/30/2027)		790.00
Gold Customer Benefit - One Free User Conference Registration		0.00
Optional: One user conference registration (refundable up to 30 days prior to conference)		695.00
(Should you wish an invoice for more attendees, please contact Shawn and she will be pleased to revise and reissue your invoice.)		0.00
All Refund requests must be made in writing. Those prior to 10/12/2026 will be honored less a $50 processing fee. No refunds are available after 10/12/2026		0.00
CA Sales Tax 10.25%		0.00
We appreciate your prompt payment.	**TOTAL**	**$43,934.00**

Progressive Solutions Inc.
P O BOX 783
BREA, CA 92822

PROGRESSIVE SOLUTIONS
www.progressivesolutions.com

USAGE RIGHTS

Upon timely payment of the above total due, Customer shall be licensed to use the above identified *Progressive Solutions Inc.* software/modules for the License Term and number of Users as defined in this Order.

LICENSE TERM

License Start Date: 7/1/2026 **License End Date:** 6/30/2027

*Customer's License Start Date will commence no earlier than the signature date of this Order

TERMS OF USE

See Software Maintenance Agreement and Addendum - Hosted below

PAYMENT TERMS

Payment Frequency Annually

Payment Terms The Above Total Is Due Prior to License Expiration To Avoid Cessation of Software/Services and a 25% Reinstatement Fee

EXECUTION:
To avoid conflicting terms arising out of the integration of this Agreement, resulting purchase orders, letters and confirmation, the parties agree that should any conflict arise with any other unilateral writings of either party, this Agreement shall govern. Both Parties via their signatures below or electronically hereby certify 1) they are authorized to sign this agreement and 2) each signer accepts the attached terms and conditions on behalf of the above referenced organization. The Receiving Party via their signature below or electronically hereby certifies that there are no contractual conflicts with respect to any existing city charter or similar legislation or that any conflicts have been identified, fully disclosed to Licensor in writing and such written documentation has been attached to/made a part of this agreement; further any unidentified/unincorporated legislative conflicts shall be deemed waived.

CITY OF HAWTHORNE

Signature _____ Date _____

Name _____ Title _____

PROGRESSIVE SOLUTIONS INC.

Signature _____ Date _____

Name _____ Title _____

*Please Note - To avoid late penalties and to ensure continuation of service, receipt of a signed agreement prior to expiration entitles you to a 30-day payment grace period without penalty. Please SIGN & RETURN attached Software Maintenance Agreement or remit payment, by 6/30/2026.

I. NATURE AND DURATION OF SUPPORT.

Progressive Solutions Inc., a California corporation herein after referred to as "Licensor" is in the business of providing software maintenance services (*herein after referred to as "Software Maintenance"*). Software Maintenance is intended to facilitate smooth & efficient ongoing operations of the Licensed software. Licensee as identified above as 'Account Name' desires to obtain Software Maintenance for the specified Licensed software. This Agreement provides for remote services to be performed in Orange County, California, only during normal business hours (*6:30am PST to 5pm PST*). Maintenance services shall start and end on the dates specified above in the section titled LICENSE TERM. Services shall expire at 5:00 PM Pacific Standard Time on the end date specified above unless renewed (*WHETHER AUTOMATIC OR MANUAL*) as set forth below. Support outside of normal business hours is available for purchase. Requests for service for which the intended result is of negligible operational benefit are not available free of additional charge under this Software Maintenance Agreement. (i.e. *Changing the name of a non-Licensor hosted server absent a hardware upgrade which consequently results in the need to reinstall/verify the SQL data base software, the operating system, the Licensed software and to update every Licensee machine that runs the Licensed software.*) Licensees that purchase after hours support will be provided with the appropriate contact information. Licensor reserves the right to prorate the software maintenance fee and provide more or less than one year of coverage so that subsequent Software Maintenance Agreements expire on the above referenced License End Date. **UNLESS WRITTEN NOTICE OF TERMINATION HAS BEEN PROVIDED BY LICENSEE TO LICENSOR NO LATER THAN 60 DAYS PRIOR TO EXPIRATION OF THIS SOFTWARE MAINTENANCE AGREEMENT, THIS AGREEMENT SHALL AUTOMATICALLY RENEW THEREAFTER FOR A PERIOD OF TIME EQUAL TO THE DURATION OF THIS AGREEMENT AT THE SPECIFIED MAINTENANCE RATES IN EFFECT AT THAT TIME FOR THE RENEWAL PERIOD. NO OTHER TERMINATION OF THE AUTOMATIC RENEWAL PROVISION IS AVAILABLE. UPON EXPIRATION OF THE LICENSED SOFTWARE, SOME OR ALL OPERATIONAL FEATURES MAY NO LONGER FUNCTION AND NO SUPPORT SHALL BE AVAILABLE. THE LICENSED SOFTWARE MAY BE REACTIVATED WITHIN 30 DAYS BY PAYMENT OF THE OUTSTANDING SOFTWARE MAINTENANCE INVOICE PLUS THE REINSTATEMENT FEE IDENTIFIED ON THE COVER PAGE OF THIS AGREEMENT.**

II. LICENSEE'S RIGHTS, OBLIGATIONS & REPRESENTATIONS

a) Training for users, managers and other personnel is essential for efficient operation of the Licensed software. Licensee shall designate one employee as a primary contact for each Licensed software application. The designee must have been trained to use the Licensed software, must regularly use the system(s) and be primarily responsible for daily results/operation of the system(s). While designee may assign follow-up on a request for service to another staff member, designee must initiate contact with Licensor's support personnel and relate their questions or issues. Designee shall coordinate and/or test/verify all configurations including but not limited to: general ledger accounts, rates, rate types billing & charge groups. In addition, designee shall coordinate availability of necessary IT staff for software updates and installation (*when required by your local policy*). Licensor understands that staff turnover is inevitable. Should a change to the designee be required, a proposed designee shall meet at least one of these requirements 1) be well trained by the previous trained designee (*passage of a test on software functionality may be required*) 2) have scheduled/received onsite or remote training from Licensor at current rates or 3) agreed to regularly attend Licensor's annual user conference (*only if conference is scheduled to occur within 3 months of the proposed designee change as training is crucial to smooth operations*). Once at least one of the above conditions has been met, please contact Licensor to obtain the designee change form for subsequent submittal to Licensor. Such training is neither available nor appropriate via customer support lines. Licensee acknowledges that updates/version releases/patches made available to Licensee from time to time are an integral part of the overall performance and value of the Licensed commercial configured software. For local implementations, Licensee shall make a good faith effort to 1) install all software updates/version releases/ operating system patches in a test environment for thorough evaluation and testing prior to deployment in a production environment. And 2) install the tested upgrades/version releases/ operating system patches promptly after completion of testing occurring no later than nine (9) months from the date such updates are made available by Licensor. If the corrective nature of software upgrades are not promptly reviewed and/or the software upgrade installed shortly after notification of availability from Licensor, Licensor staff shall **NOT** provide further support (*i.e. workarounds*) relating to **any** issues where Licensor has offered Licensee a recommended resolution that requires implementation of a software update. Further as software versions older than one year are more expensive to support, when appropriate an obsolescence surcharge may be added to the next support invoice.

b) Software corrections are defined as: Licensor software updates as well as specified operating system patches. Licensee agrees to implement software corrections that have been identified as necessary by Licensor and to ensure that the requirements identified in Exhibit B: (Requirements) are met by all machines intended to execute the Licensed software. Licensee understands that software corrections are typically implemented via new software releases. Failure to implement those identified software corrections or to maintain the specified requirements shall relieve Licensor from any and all Software Maintenance responsibilities relating to any Licensee reported issue(s) that the Licensor correction(s) was/were offered to address for local non-hosted implementations. In the event Licensee fails to implement identified software corrections, any subsequent services relating to the Licensee reported issue(s) will only be provided on an emergency time and materials basis. Unlike the business models of other providers where products become obsolete, Licensor continually improves the software and offers to schedule at least one complimentary software version upgrade each year as a component of annual software maintenance. It is highly recommended that Licensee staff regularly attend Licensor's annual user training/conferences so staff may learn of, receive training on and take full advantage of accumulated new features and functionality. It is vital that at least one Licensee staff member for each Licensed product attend Licensor's user conference at least every 5 years. Licensee representatives who insist on obtaining training via telephone support may result in Licensor passing on such training costs along via an additional increase in the Software Maintenance Agreement.

c) To the extent permitted by any pertinent transparency legislation (*such as a federal, state or local Public Records Act*), Licensee will preserve the confidential nature of the Licensed software and related media and will not make copies, including partial copies or updated versions thereof, except for internal reference, archive or backup purposes. For local implementations, Licensee is solely responsible for the backup of its data and agrees to conscientiously ensure the existence of functional daily backups for at least the last 10 business days and shall not remove or disable any SQL agent or backup plan initiated by Licensor without both notification to Licensor and at least monthly testing of any subsequently implemented alternate backup plan. If the backup plan is altered or disabled without notification to Licensor, and there is a resulting data loss, an additional charge may be incurred for requested data recovery services.

d) Licensee agrees to provide Licensor with access to the licensed software and data for the sole purpose of providing technical support. As a result, Licensee agrees to (1) maintain a working connection to the internet, (2) permit access through any router/firewall or permit a Virtual Private Network-VPN connection to Licensee's network and (3) allow access to a technical support requestor's workstation via Licensor's workstation via Licensor's licensed TeamViewer™ plugin or provide an equivalent alternative at Licensee's expense. In addition, Licensee agrees that all designated workstations shall meet at least the minimum requirements as specified in Exhibit B: (Requirements and Project Implementation Matrix) at the time of the initial implementation in order to accommodate the software version initially installed. Licensee for local implementations further agrees to have completed installation of the licensed software, the Microsoft® SQL tools and other mutually agreed requirements such as: Microsoft® Terminal Services, Citrix or other similar functionality. In the event Licensor deems such remote access necessary, Licensor shall request confirmation that required access (one of the options listed above) is available. Upon receipt of such confirmation, Licensor shall attempt remote access. If remote access is not functional despite Licensee's confirmation of functional remote access, Licensor shall provide remote access verification services free of charge for one time during each annual agreement. Should Licensee require remote access verification services in excess of the one free service, Licensor will request approval to invoice for such services at the rate in effect at the time of service prior to providing such remote access verification. In the event remote access is not and will not be available in the course of Licensor's attempt(s) to provide Software Maintenance, Licensee understands that Licensor's ability to provide support will be severely limited and an additional service surcharge may be applied to the Software Maintenance Agreement to account for the additional costs incurred to provide such additional support. Should Licensee desire emergency support, on-site support services are available at Licensor's current support rate plus expenses for each partial or full day required to provide Software Maintenance.

e) To minimize Licensee costs, to eliminate any requirement for manual update of validation and/or zip plus four (4) codes, to allow for other on line validations (such as contractor's license, sales tax permit, pet microchip owner information retrieval, etc.) and to maximize uptime of zip plus four (4) & Licensed software validations, the Licensed software should optimally be configured for secure internet access to the Licensor designated internet address. Consequently users of the Licensed software that is locally implemented may periodically obtain the latest zip plus four (4) data and validation codes. Absent this configuration, to obtain automated zip plus four (4) functionality, for local implementations, Licensee must purchase a zip plus four (4) data subscription from Licensor and designate staff to install such zip plus four (4) updates every two (2) months. Failure to promptly update zip plus four (4) data for local implementations will cause disruption of the zip plus four (4) functionality. Furthermore absent internet access or maintenance of a current data subscription from licensor, the automated validations provided at the time of installation shall cease and all such validations will need to be performed manually.

f) **Network Performance**: Licensee understands and acknowledges that network performance is solely the responsibility of Licensee. Should any questions arise as to whether a performance issue is software or network related, Licensee agrees to direct

staff, a Licensee retained consultant or Licensor (at Licensee's cost) to evaluate network/software performance. Such network evaluation shall utilize "Network Sniffer" or equivalent tools to facilitate generation of quantitative results. Licensee agrees to request & incorporate Licensor's recommendations in the network evaluation work plan. Licensee further agrees to transmit the results of such work to Licensor for review and to withhold publication of such results until after implementation of all Licensor recommendations. Requests of Licensor for performance troubleshooting (such as speed and network connection issues) in which Licensor receives prior written authorization to collect factual data and subsequently presents a determination that performance issue(s) is/are network related will be billed at the rates in effect at the time of service.

g) Licensee assumes any and all responsibility and liability for 1) any modification to the Licensed software and/or database structure not made by Licensor (i.e. changes to Crystal reports, additions or deletions of data base tables, fields, etc.) and 2) any modification to the Licensee's data which is not made by Licensor or the Licensed software. If, after providing corrective maintenance, Licensor determines that an error condition is not a Licensed software error or that the error condition results from either condition 1 or 2 above, Licensee agrees to pay Licensor for the reasonable services so provided at the rates in effect at the time of service plus reasonable expenses.

h) **Call Monitoring:** Licensee may monitor and record any calls between Licensee (including designated Sub-Agencies) and Licensor.

i) **PCI Compliance**: While Licensor's payment processing solutions are designed to CISP (Cardholder Information Security Program) & PCI (Payment Card Industry Data Security Standard) guidelines, Licensee understands that Licensor's PCI/PADSS compliance and certification does not automatically result in Licensee compliance. Licensee acknowledges that to maintain CISP/PCI compliance, Licensee must provide staff with PCI security training and ensure that staff actions maintain compliance. Licensee understands that local PCI compliance is not possible without Licensee's internal staff effort to achieve such compliance. Licensee accepts their critical role in maintaining compliance as required by Visa, MasterCard, etc. Licensor accepts responsibility for facilitating such compliance by neither encouraging the storage of credit card data via non-secured methods nor configuring the system for the express purpose of retaining such information. It is Licensee's responsibility to assure that all other 3rd party partners/vendors as well as their own internal operations staff facilitate compliance in their specific areas of process control.

j) **Software License Expiration**: Upon expiration of the software license pursuant to Section II of this agreement, Licensee shall discontinue use of Licensor's database/structure, software & related electronic forms as described in Section V-Default.

III. LICENSOR'S RIGHTS, OBLIGATIONS & REPRESENTATIONS

a) **Support Services:** During the term of this Agreement, Licensor shall make available to Licensee without additional charge any updates and/or minor enhancements to Licensed software, data or data structures, which Licensor releases. In addition, Licensor shall provide Licensee with unlimited support services (via telephone, facsimile, remote internet connection, email and/or mail communications) for ongoing problem resolution to assist the person(s) designated by Licensee (or an alternate in the absence of the designated caller). It may include but is not limited to requests for service regarding operation (including requests for assistance with workstation accessory hardware purchased from Licensor), installation, updates, administration & general technical assistance requested by Licensee's designee(s). The designee(s) shall know the Licensed software, use the Licensed software and be responsible for the results of their efforts. Such support also includes "Limited Assistance" with the items listed below, provided such assistance may be provided in fifteen (15) minutes or less:

1. Training (especially of untrained personnel), assistance with report customization and searching of data within the Licensed software, and
2. Assistance to isolate the source of problems and/or to troubleshoot difficulties **resulting from sources other than Licensor's provided products or services**, such as:
   - Virtualization and/or Remote Access configuration & setup
   - Personal Computer setup, configuration & optimization
   - Basic Microsoft Windows™ functionality
   - Personal Computer & hardware troubleshooting
   - General network support (i.e. network access, printing, backup & restores)
   - Network operating system configuration & functionality
   - Data corruption due to lack of disk space or backup failure; and
   - Loss of supervisor or other password

But expressly excludes any services or assistance relating to database or 3rd party mail services issues, unless purchased via an addendum to this agreement. "Limited Assistance" in excess of fifteen (15) minutes per call will be billed at the rate in effect at the time of service. Prior to and as a condition of Licensor's right to bill for such "Limited Assistance", Licensor shall inform Licensee that the free support is over and that any additional support will be billable. Licensor reserves the rights to: A) limit the number and the duration of these communications and B) periodically transmit surveys to Licensee for evaluation of the software, support and other services.

b) **Maintenance Services:** Upon receipt of notification from Licensee's designated support representative(s) of an apparent error in any supported release of the Licensed software, Licensor will use commercially reasonable efforts to promptly investigate the issue and determine whether or not there is in fact an error and advise Licensee that either an error does not exist or confirm that one does exist and what if any work-around exists. Errors will be deemed to be any design or programming error in the Licensed software which prevents the Licensed software from substantially complying with the functionality as set out in the user documentation (on-line or hard-copy) delivered with the Licensed Software and which materially affects the use, function or performance of the Licensed Software. When errors are confirmed, Licensor will use commercially reasonable efforts to correct such errors and provide Licensee with a correction or service pack for the Licensed Software as soon as it is practical in Licensor's sole discretion.

c) **Assignment of Priorities for Support Issues:** New support incidents are assigned one of the following four priority levels, each with its respective standard completion target:

Call Priority	Description	Standard Completion
A -System Down	Fatal issues that result in Licensee's inability to fulfill critical business functions (i.e. those pertaining to core functionality such as billing and receipting) & that have no reasonable work-around.	Within 12 hours
B - Urgent	Serious issues significantly impacting use of Licensed software but do not prevent core functions (defined above) from being fulfilled.	Within 24 hours
C - Normal	All other issues, except those classified as D (low)	Within 36 hours
D – Low	*Issues with minimal impact on operations requiring incommensurate support effort. (Work will be performed on a best efforts basis when requests with higher priorities do not take precedence.)* Issues such as proposed elective configuration changes that are by nature not time-sensitive and may be undertaken as planned Licensee service initiatives outside the scope of this agreement	None

Licensee may request a ranking of the call priority when initially reporting the incident. Should there be any disagreement over the priority assigned to a particular incident, or any other aspect of its handling by Licensor's support staff, Licensee's designated representative is encouraged to speak directly to the support representative dealing with the issue in order to arrive at an acceptable solution. In cases where escalation is desired or necessary, please contact the Support Services Supervisor with any concerns you may have.

d) **Excluded Services:** Without limitation, the following services are excluded from Software Support:

1. Those required to remedy problems that stem from ***changes to or defects in*** the initially installed/approved system configuration or in subsequent modified/approved Licensor system configurations;
2. Those required to remedy problems which do not stem from any defect in the Licensed Software
3. Those required to remedy issues resulting from untrained or inadequately trained Licensee staff.
4. Those required remedying problems caused by:
   a. improper use of the software
   b. unauthorized modifications to Licensor's data structure/configuration
   c. modifications to Licensee's data without use of Licensor approved methods (*i.e. application programming interfaces-API*).
5. Report rewrites requiring more than 15 minutes after approval of initial report customization(s).
6. Any & all hardware support, maintenance or troubleshooting issues, except as described in Section IV(a) regardless of the source of such hardware.

e) **Limited Warranty of Service:** Licensor warrants that all maintenance services provided hereunder will be performed in full conformity with this Software Maintenance Agreement, with the skill & care which would be exercised by those who perform similar services at the time the services are performed, and in accordance with accepted industry practice. The following actions shall void all maintenance and support obligations of this Software Maintenance Agreement:

- Use of any non-authorized application or support tool that modifies data in the database, whether created by Licensee or another party. (*Licensor regularly engages in custom projects to accomplish such objectives and is pleased to do so*.)
- Use or creation of any application that competes with or replaces a module available from Progressive Solutions Inc. to work with either the licensed application or the licensed application's database

In the event of a breach of the express warranties contained herein and/or in the event of non-performance and/or failure of Licensor to perform the services in accordance with

the Agreement, Licensor will, at no cost to Licensee, re-perform or perform the services so that the services conform to the warranties.

f) Nothing contained in this Agreement shall be construed to obligate Licensor to provide any services whatsoever subsequent to the expiration of this Agreement or any subsequent renewals of this Agreement. Upon expiration of this Agreement, Licensee may offer and Licensee may purchase continued Software Maintenance on a periodic basis.

IV. SUPPORT FEES AND PAYMENTS

Payment for 'Software Maintenance' services is due in advance and non-refundable. 'Software Maintenance' services will not be provided until such advance payment has been received. Licensor agrees to provide at least 90 days prior written notification prior to implementation of any annual fee change. Any annual fee change shall not become effective until the first day of any annual extension. *Maintenance for Revenue Enhancement functionality is excluded from any and all caps.*

Should Licensee terminate this agreement at any time after the most recent automatic renewal and cease all use of the Licensed software post expiration of the Licensed software, both parties agree that any billed and/or unpaid annual maintenance invoice amount submitted to Licensee prior to the automatic renewal shall be immediately due and promptly payable. If payment is not received by Licensor within 30 days from invoice date or 60 days post expiration of Licensee's right to use the licensed software (*whichever is earlier*), a late fee of 10% of the invoiced amount shall also be due and payable. If Licensee continues use of the Licensed software for more than 60 days post Licensee's right to use the software without payment and absent alternate written arrangements, Licensee shall remove the licensed software per the provisions of the Default Section (V) of this agreement.

To encourage Licensees to receive the benefits of the latest Software Maintenance Agreement, Licensor offers a 30 day Software Maintenance payment extension to Licensees that sign and return the Licensor provided Software Maintenance Agreement renewal without alternations to Licensor prior to expiration of each Software Maintenance term. Unless Licensor has received a newly signed Software Maintenance Agreement (*to extend the payment due date*) prior to the software expiration date, a reinstatement fee based of the delinquent maintenance balance (*identified on the cover page of this agreement*) shall be due for failure to tender payment either by the original expiration date or by the Licensor extended due date obtained by signing the new Maintenance Agreement. Further any payments not received by Licensor within 30 days from the invoice date, original contractually specified expiration or by any Licensor extended due date shall in addition to the reinstatement fee be subject to a finance charge of .05% per day from the support expiration date up to and including the date payment is received.

V. DEFAULT

(a) In the event Licensor or Licensee fails to exercise due care (*defaults*) with regard to its obligations under this Agreement, and has not remedied such default within 30 days after the date of written notice by the non-defaulting party, then the non-defaulting party shall be entitled to exercise any one or more of these remedies:

1. The non-defaulting party may terminate this Agreement, accelerate all amounts due and unpaid hereunder such that all amounts will become immediately due and payable.
2. **Suspension of Obligations**: The non-defaulting party may suspend performance & observance of any or all its obligations under this Agreement, without liability, until the other party's default is remedied. However, Licensee may only suspend its obligation to make payments for Software Maintenance and other Services provided a written 'Notice of Default' has been transmitted to Licensor prior to the most recent automatic renewal date. At such time as the noticed default has been remedied, such suspended payment shall be immediately released to Licensor.
3. If Licensee is the defaulting party, Licensor may allow the Licensed software to expire without demand or notice, without court order or other process of law, and without liability to Licensee for any damages occasioned by such expiration of the Licensed software.
4. The non-defaulting party may pursue any other remedy available at law or in equity, including injunctive relief. While an attempt at good faith Mediation participation per Section XI (f) of the 'Software and Services Agreement' is required in order for either party to collect any costs of litigation, therefore it is mutually agreed that any 'Notice of Default' transmitted to Licensee shall be deemed adequate notification of a Licensor claim to protect its private intellectual property per California Government Code Section 905.1 (*or similar code sections from any state where the software has been installed*).

(b) **Removal of Licensed Software**: For local implementations, upon 30 days from demand by Licensor made pursuant to the default provisions (Section V) of this agreement and/or the corresponding Software License Agreement pertaining to local licensed software implementations, Licensee shall discontinue use of Licensor's database/structure, software & related electronic forms. In addition, Licensee shall provide Licensor with written confirmation that: I) **all** previously licensed components have been erased and copies **no** longer reside on any computer system maintained or operated by: Licensee, Licensee's staff members, or Licensee authorized 3rd party vendors II) **all** backup tapes which contain a copy of Licensor's proprietary property shall be securely maintained with the same care as other confidential data and *overwritten* as part of the normal backup plan after execution of the transmitted Licensor's "Confirmation of Proprietary Rights and Destruction" III) *no attempt* shall be made to restore Licensor's proprietary property from backup tapes and IV) no breach of confidentiality relating to Licensor's intellectual property has occurred. Licensee agrees to complete and transmit Licensor's 'Confirmation of Proprietary Rights and Destruction' to Licensor within 30 days from expiration of the licensed software unless an alternative written agreement has been executed. Failure to transmit such statement prior to the 30 day due date shall result in a $1,000 charge for each subsequent 7 day period until such statement has been provided. Should any representation provided via a transmitted 'Confirmation of Proprietary Rights and Destruction' subsequently be found not to be true, the weekly penalty provision shall apply as if the statement had not been provided until the date subsequent proof has been tendered which verifies that any misrepresentation (*intentional or unintentional*) has been rectified.

VI. GENERAL PROVISIONS

(a) The Licensed software is subject to design and operational changes to allow for the use of new technologies and to correct known bugs as they are brought to the attention of the Licensor, either by the Licensor's own quality-control mechanisms or by the Licensee.

(b) Licensee acknowledges that the Licensed software is of such complexity that it may have inherent defects and agrees that as Licensor's sole liability for such inherent defects and as Licensee's sole remedy for such inherent defects, Licensor will provide, during the term of this Agreement, all reasonable software maintenance services arising from a hosted and/or unaltered locally implemented version of the delivered Licensed software *to correct 1) documented programming or documentation errors reported by Licensee and 2) failure of the Licensed software to meet the specifications identified in the electronic documentation provided with each release of the software.*

(c) Software maintenance is offered by Licensor to ensure that Licensee receives the quality support necessary to remain a highly satisfied customer. Support is offered for Licensed software and minor modifications to forms designed and/or created by Licensor to operate with the released software. Licensor utilizes Seagate's Crystal Report Writer™ to create most reports and forms. To ensure maximum flexibility, customers have the option to independently design, create and maintain additional forms, mailings, and/or reports. Licensor's annual software maintenance does not include technical support for user written Crystal Reports™ or for minor individual modifications to accepted/completed forms that require more than 15 minutes technical support. However, Licensor is pleased to offer such support on a time expended or fixed fee basis (*should complete written specifications be available*).

(d) All documentation, programming and/or modifications shall be delivered via remote telecommunications from Licensor's place of business, to or through the Licensee's computer. Licensor shall not provide Licensee with possession of any tangible personal property such as storage media. Licensee shall reimburse Licensor for any state and or local requirements, which Licensor must meet or obtain to provide services under this Agreement (e.g. business licenses, additional insured statements, sales tax, etc.).

(e) No action regarding services or deliverables, regardless of form, may be brought more than one (1) year after the first to occur of either 1) the conclusion of services and/or delivery of any deliverables arising from this or the Software License Agreement, or 2) such party's knowledge of the event giving rise to such cause of action. This limitation does not apply to confidentiality obligations or to software license rights.

(f) Notices: All notices and other communications required or permitted to be given or made pursuant to this Agreement shall be in writing and deemed delivered one (1) day after being sent by a nationally recognized overnight courier service or three (3) days after being sent certified U.S. mail, return receipt requested, postage prepaid. All notices will be given to the designated contact at the address indicated in this Agreement.

(g) Should any conflict arise with any other unilateral writings of either party, this Agreement shall govern. This Agreement and any written modifications, amendments or addenda, executed pursuant to this Agreement constitute the entire agreement between the parties and supersede all negotiations and other proposals, oral or

written, and all previous and current negotiations and other communications between the parties pertaining to the subject matter herein. Any payment related obligations that occur one year after execution of this agreement shall be construed in accordance with and governed by Federal or state law where any resulting action is filed. All other obligations set forth in this Agreement shall be construed in accordance with and governed by Federal law or the laws of the state in which the software is situated, except when software licenses are granted for use in the state of Louisiana or in countries such as Canada or Mexico where the laws of California will apply. When California law applies, the Court of Orange County, California shall have non-exclusive jurisdiction over all disputes relating to this Agreement. This Agreement will not be governed by the conflict of law rules of any jurisdiction or the United Nations Convention on Contracts for the International Sale of Goods, the application of which is expressly excluded. This Agreement may be signed in several counterparts, each of which shall be deemed an original.

Any controversy or claim arising out of or relating to this Agreement or the breach thereof, ***may be*** settled by arbitration, if agreeable to both parties at in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

(h) Any change or revision to the terms and conditions hereof shall be made by written amendment and shall be executed by persons authorized to do so by the respective parties. No changes in specifications, requested or suggested by either party, shall be made except by written agreement of both parties.

Congress enacted the Electronic Signatures in Global and National Commerce Act (*E-Sign Act*) on June 30, 2000, to validate the legality of electronic contracts. Should either party receive a document signed with a valid electronic signature, such documents shall be accepted as if they were signed with a pen.

ADDENDUM: LICENSEE'S RIGHTS, OBLIGATIONS & REPRESENTATIONS

Licensee has elected Licensor's Fully Hosted Offering that includes:

- Microsoft Azure Cloud Services for the data and application
- Well known reliable uptime and monitoring.
- Secured Socket Layer encrypted communication
- Hardware that is and remains fully compliant with licensed software
- All worry free, automated Data Back-ups.
- Ability to promptly adjust computing resources to accommodate increases/decreases in citizen demand.
- Instant ability for Licensor to provide assistance as well as seamless enhancements.
- Virtually eliminating the (cost associated with and) burden to Licensee Information Technology staff resources!
- Vastly reduced Licensee PCI compliance burden

1. To the extent permitted by any pertinent transparency legislation (*such as a federal, state or local Public Records Act*), Licensee will preserve the confidential nature of the Licensed software, 'Confidential Information', and related media. Further, Licensee shall not transfer or make copies, including partial copies or updated versions thereof, except for internal reference, archive or backup purposes.
2. Because of the confidential nature of the goods and services supplied under this Agreement, it is agreed that the Licensee will not sell, give, or lease the software or related 'Confidential Information' (*to the extent permitted by a pertinent federal, state or local Public Records Act*) about any of the 'Confidential Information' or capabilities of the provided software to any other firm or person or group without the express written approval of Licensor or make any use thereof other than as expressly permitted under this Agreement. Licensee will further use its ***best efforts*** to maintain the security thereof. It is mutually understood that since 1979 Licensor has invested millions of dollars to produce and refine the product(s) licensed via this agreement. Should Licensee provide or allow any unauthorized third party access to any Licensor's 'Confidential Information' and/or 'Trade Secrets' Licensee may have obtained, Licensee shall be liable for damages. In addition Licensee agrees not to contest or do or aid others in contesting or doing anything which impairs the validity of any proprietary and intellectual property rights, title or interest of Licensor in and to any of Licensor's software. It is agreed, however, that such information and capabilities which Licensee can show to be in its possession prior to receipt of any disclosure by Licensor shall not be subject to the provisions of this section.
3. Should Licensee anticipate termination of software maintenance (*and use of a Licensed application*), Licensee shall either extract all required Licensee data from Licensor's data structures as Excel, csv or flat files (*to prevent theft of code that resides within* Licensor*'s database*) via any readily available tools ***prior*** to expiration of the relevant application's software maintenance or authorize specific data extraction services from Licensor for a nominal fee (*these services reduce the chances of confidentiality breaches*) ***prior*** to destruction of the implemented licensed software and data structure. Licensee agrees that the software/components furnished by Licensor and all copies and versions thereof made by the Licensee are and shall remain the sole property of Licensor.
4. Master Account Data (*Account number, Name, addresses, and other related fields*), Contacts (people or entities associated with master accounts), Notes (*dated staff comments about accounts*), Payments (*dated payment detail for each account*) Permits (*subsidiary taxes related to a master account*), photos and scanned documents are the exclusive property of Licensee. Log files, configurations, indices, data values generated automatically by the Licensed software and all other data are the exclusive property of Licensor. When Licensee data is not hosted by Licensor and resides on a Licensee device, access to, management and control of access to Licensor's database/data structures (*and Licensee's data within*) shall be the sole obligation and responsibility of Licensee.
5. Customization of the Licensed software shall be limited to modifications and enhancements that will not limit Licensor's ability to support the product through standard releases. Licensed functionality shall include the ability to access/export Licensee owned data as defined in the paragraph above. Upon request and at additional charge, Licensor may produce a backup copy of all PSI hosted scanned documents.
6. Training for users, managers and other personnel prior to going live is essential for efficient operation of the Licensed software. Licensee will designate one employee as a primary contact for each Licensed software application. The designee must have been trained to use the Licensed software, must regularly use the system(s) and be primarily responsible for daily results/operation of the system(s). Once system is used for live daily activities, designee may assign follow-up on a request for service to another staff member. However, designee must initiate contact with Licensor's support personnel and relate their questions or issues. Designee shall coordinate and/or test/verify all configurations including but not limited to: general ledger accounts, rates, rate types billing & charge groups. In addition, designee shall coordinate availability of necessary IT staff for software updates and installation (*when required by Licensee's local policy*).
7. Neither Licensee nor Licensor wish to incur additional time, effort &/or costs for Licensor to get staff back up to speed with Licensee's data migration. Should Licensee purchase data migration services for any product, Licensee acknowledges that data migrations are a cooperative effort that without committed & conscientious cooperation, any data migration will be needlessly delayed. Up to 30 hours of Licensor effort are included with each purchased/authorized data migration. To date most previous data migrations have been fully accommodated within those 30 hours. However, when Licensee staff or contractors delay migration and/or add requirements for customized data modification/cleanup not part of the approved specifications, such additional services will be provided post approval and billed either on a time and materials basis (*at the rate in effect at the time of service-Currently $195/hour*) or via a fixed price quote. Licensee accepts full responsibility to provide:

   a. For each Licensed software product a designated contact who has been directed by management to devote time to this project as a high priority, is intimately familiar with the existing data/software/operations and has been empowered to make decisions regarding implementation, configuration and forms design.

b. Licensor with one balance calculation (*or one balance due amount*) for all accounts with non-zero balances that Licensee desires to migrate. (*Experience migrating other systems has taught us that many other systems have more than one way to calculate a "true" balance which may or may not correlate with historical financial transactions*.)

c. ***Complete and consolidated*** migration data to Licensor transmitted in their entirety ***at one time*** in a consistent computer readable format (*with understandable field labels which clearly identify the field contents*). Unless otherwise mutually agreed in writing, data will be transferred *as is* without manipulation or alteration.

d. Notification to Licensor that Licensee's migrated data is either available or has been transmitted to Licensor.

e. Functional remote desktop sharing as described in the "*Most Cost Effective Access*" below which may be initiated by Licensee's designated staff members at their workstation **at least until the go live date and for the duration of any approved customization projects**. This functionality is essential to facilitate efficient review of the data by Licensee and to provide instruction on the Licensed software by Licensor.

f. Review of the migrated data and notification to Licensor in writing of any data/configuration issues relating to each 1st data migration no later than either: 1) 30 days (*or less if specified otherwise in an attached Scope of Work*) from the day Licensor has notified Licensee that the 1st migrated data became available for Licensee review or 2) Licensee prior to the go live date provides Licensor with a written acknowledgment that Licensee has completed their review and accepted the data as migrated by Licensor.

g. Prompt verification that requested corrections have been completed to Licensee's written specifications or automatic acceptance of any corrections absent written documentation to the contrary 7 days from the date Licensee was notified of the availability of any specific correction.

If after the 30 day review period (*or receipt of written acceptance by Licensor*) Licensee requests program or data changes that could have been requested during review of the 1st migrated data, upon mutual written agreement Licensor shall respond and correct such issues on a time and materials basis. Licensee agrees that addition of calculations (*especially balance*), form revisions, migration data (*such as additional records or tables not originally provided*) or changes to the format of the migration data may result in a delay of product implementation and shall result in additional time and materials charges. In the unlikely event any previously reported issues resurface, such reoccurrence(s) shall be corrected without additional charge.

8. Licensee agrees that all designated workstations shall meet at least the minimum requirements (*specified via the http://progressivesolutions.com link in the footer referred to as 'RequirementsExhibit B'*) at the time of the initial implementation in order to accommodate the version of the application initially installed.

9. All implementations shall automatically receive software corrections. Software corrections are defined as: Licensor software updates as well as specified operating system patches. Failure to maintain the specified published requirements shall relieve Licensor from any and all 'Software Maintenance' responsibilities relating to any Licensee reported issue(s) that the Licensor correction(s) was/were offered to address. It is highly recommended that Licensee staff regularly attend PSI annual user training/conferences so staff may learn of, receive training on and take full advantage of accumulated new features and functionality. It is vital that at least one Licensee staff member for each Licensed product attend a PSI user conference at least every 5 years.

10. Licensee may use remote assistance technologies to share an active session without obtaining any additional licenses for the software. Remote assistance allows a support technician to connect directly to a user's computer, usually to correct problems.

11. Licensee understands and acknowledges that internet/network performance is solely the responsibility of Licensee. Should any questions arise as to whether a performance issue is software or network related, Licensee agrees to direct staff, a Licensee retained consultant or Licensor (*at Licensee's cost*) to evaluate network/software performance. Such network evaluation shall utilize "Network Sniffer" or equivalent tools to facilitate generation of quantitative results. Licensee agrees to request & incorporate Licensor's recommendations in the network evaluation work plan. Licensee further agrees to transmit the results of such work to Licensor for review and to withhold publication of such results until after implementation of all Licensor recommendations. Requests of Licensor for performance troubleshooting (*such as speed and network connection issues*) in which Licensor receives prior written authorization to collect factual data and subsequently presents a determination that performance issue(s) is/are network related will be billed at the rates in effect at the time of service.

12. Licensee has no obligation to give Licensor any suggestions, comments or other feedback ("*Feedback*") relating to the Licensed software. However, any Feedback Licensee voluntarily provides may be used in Licensor Products, marketing, related specifications and/or other documentation (*collectively*, "Licensor *Offerings*") which in turn may be relied upon by other third parties to develop their own products, services or technology ("*Third Party Products*"). Accordingly, if Licensee gives Licensor Feedback on any version of Materials or Licensor Offerings to which they apply, Licensee agrees: (a) Licensor may freely use, reproduce, license, distribute, and otherwise commercialize Licensee's Feedback in any Licensor Offering; (b) Licensee may also grant third parties, without charge, only those patent rights necessary to enable Third Party Products to use, implement or interface with any specific parts of a Licensor Product that incorporate Licensee's Feedback; and (c) Licensee will not give Licensor any Feedback (i) that Licensee has reason to believe is subject to any patent, copyright or other intellectual property claim or right of any third party; or (ii) subject to license terms which seek to require any Licensor Offering incorporating or derived from such Feedback, or other Licensor intellectual property, to be licensed to or otherwise shared with any third party.

13. While Licensor's software payment processing solutions are designed to CISP (*Cardholder Information Security Program*) & PCI (*Payment Card Industry Data Security Standard*) guidelines, Licensee understands that Licensor's PCI/PADSS compliance and certification does not automatically result in Licensee compliance. Licensee acknowledges that to maintain CISP/PCI compliance, Licensee must provide staff with PCI security training and ensure that staff actions maintain

compliance. Licensee understands that local PCI compliance is not possible without Licensee's internal staff effort to achieve such compliance. Licensee accepts their critical role in maintaining compliance as required by Visa, MasterCard, etc. Licensor accepts responsibility for facilitating such compliance by neither encouraging the storage of non-secured credit card data nor configuring the system for the express purpose of retaining non-secured private information. It is Licensee's responsibility to assure that all other 3rd party partners/vendors as well as their own internal operations staff facilitates compliance in their specific areas of process control.

14. Non-Interference/Non-Solicitation/'Trade Secrets': Each party agrees that, during the period that Licensor is providing services hereunder ("Services Period") and for a period of twelve (12) months following the termination of such work ("Post Services Period"), neither party will, except with the other party's prior written approval, directly or indirectly through a third party, solicit, hire or contract with any employee, agent or staff member of such other party ("the Retained Party") directly or indirectly for any position where the loyal and complete fulfillment of its duties would likely require "the Retained Party" to reveal, make judgment on, or otherwise use, any confidential business information or trade secrets of Licensor to which "the Retained Party" had access (*especially internal unpublished software support concepts*).

    If Licensee has breached the above restriction by retaining (*hiring or contracting with*) an individual in a position in or under the direction of any department where one or more staff members utilize Licensor's software, Licensee shall at Licensor's sole option shall forfeit the above identified license for use of Licensor's software upon Licensor's providing written notification of said license termination to Licensee. Under no circumstances shall any retained individual divulge Licensor 'Trade Secrets'. Any damages paid under this clause shall only be for breach of this non-interference/non-soliciation clause. Such damages paid shall not waive any other remedies that may exist under any other statute for misappropriation of Licensor's 'Trade Secrets'.

AGENDA ITEM NO. 25.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Planning

City Manager: Department Head:

SUBJECT:
Amendment to the Professional Services Agreement between the City of Hawthorne and Harris & Associates.

RECOMMENDED MOTION:
Approve the Amendment and authorize the City Manager to execute it.

DISCUSSION:
This is an amendment to an existing professional services agreement with Harris & Associates to continue providing support to the City in the following areas:

1. Cordary Avenue project related technical assistance;
2. Administrative and technical assistance with Successor Fund matters;
3. Administrative assistance for PLHS Grant; and
4. Grant writing assistance, if needed.

The first three items are continuations of ongoing work. The fourth item is an option. Although the City has a grant writing consultant who prepares grant applications, except those from Public Works, if a grant becomes available where the technical expertise of Harris & Associates is deemed to be more critical for success than the grant writing skill of our other consultant, we will have the ability to use Harris & Associates in that instance. If we do not need grant writing help from Harris & Associates, the total contract would not exceed $73,516.00.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Goal 3: Improve development processing and customer service operations.

FISCAL IMPACT:
None.

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

ATTACHMENTS
First Amendment

AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND HARRIS & ASSOCIATES

This Amendment to the Agreement is made and entered into this 9th day of June, 2026, between the City of Hawthorne ("CITY") and Harris & Associates ("CONSULTANT").

WHEREAS the CITY and CONSULTANT entered into a Professional Services Agreement on June 24, 2025, to provide housing and planning services, and

CONSULTANT represent the CONSULTANT has the expertise and is qualified to perfume the services described in the AGREEMENT, and If required, is duly registered under the laws of the State of California.

NOW THEREFORE, the parties agree as follows:

1. The term of this AMENDMENT shall be July 1, 2026 to June 30, 2027.

2. Section 2, SCOPE OF SERVICES, part (a) shall be replaced as follows:

"(a) CONSULTANT shall forthwith undertake and complete the project in accordance with Exhibit "B" hereto and all in accordance with federal, state, and City statues, regulations, ordinances, and guidelines, all to the reasonable satisfaction of CITY."

3. Section 3, COMPENSATION, METHOD OF PAYMENT, AND ADDITIONAL SERVICES, part (a) shall be replaced as follows:

"(a) CITY shall pay CONSULTANT no more than the total project cost for the term of this amendment ($93,545.00) as set forth in the proposal, Exhibit "B."

IN WITNESS WHEREOF, the parties have executed the Amendment on the day and year first above written.

CITY OF HAWTHORNE	HARRIS & ASSOCIATES
By: _____	By: Dima Galkin
Vontray Norris	Dima Galkin
City Manager	Director
APPROVED AS TO FORM:	ATTEST:
By: _____	By: _____
David Caceres	Dayna Williams-Hunter
City Attorney	City Clerk

EXHIBIT A

Harris & Associates Agreement of June 24, 2025

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND HARRIS & ASSOCIATES

This PROFESSIONAL SERVICES AGREEMENT ("AGREEMENT") is made and entered into this ____ day of _____, 2025, by and between the City of Hawthorne, a California municipal corporation and general law city ("CITY") and Harris & Associates, a California Corporation ("CONSULTANT"). This agreement is made with reference to the following:

RECITALS

A. CITY requested a proposal for professional services with respect to providing consulting services related to affordable housing and grant applications.

B. CONSULTANT submitted a proposal for the performance of such services, a true and correct copy of which is attached hereto as Exhibit "A" and by this reference made a part hereof.

C. CITY desires for CONSULTANT to provide professional services as described in Exhibit "A".

D. 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, in consideration of the foregoing Recitals, the agreement of the parties as set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. <u>DEFINITIONS</u>

The following definitions shall apply to the following terms, except where the context of this AGREEMENT otherwise requires:

(a) <u>Project</u>: Provide consultation and other services related to the Cordary Affordable Housing development DDA, Permanent Local Housing Allocation grant reporting and administration, and other housing services deemed necessary by CITY staff.

(b) <u>Services</u>: CONSULTANT shall provide professional services for the project as described in Exhibit "A" attached herein

(c) Duration: Said AGREEMENT shall be effective from the date of execution of this AGREEMENT until acceptance and approval of all final documents and studies.

(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 extend past June 30, 2026.

(e) Consultant: Harris & Associates, 101 Progress, Ste 250; Irvine, CA 92618

(f) City: 4455 W 126th St., Hawthorne, CA 90250

2. SCOPE OF SERVICES

(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.

3. COMPENSATION, METHOD OF PAYMENT, AND ADDITIONAL SERVICES

(a) CITY shall pay CONSULTANT no more than the total project cost ($103,984.00) as set forth in the proposal, Exhibit "A."

(b) Payments to CONSULTANT shall be made by CITY in accordance with the invoices submitted by CONSULTANT, 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 with respect to hourly rates and project costs as set forth in Exhibit "A".

(c) 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) The CITY shall provide the following assistance to CONSULTANT as needed so CONSULTANT can perform the services described above:

(i.) Information and assistance as set forth in Exhibit "A".

(ii.) Photographically reproducible copies of forms, documents, codes and other information, if available, which CONSULTANT considers necessary in order to complete the project.

(iii.) Such information as is generally available from CITY files applicable to the project.

(iv.) 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 BOOK OF 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

(a) 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
4455 West 126th Street,
Hawthorne, CA 90250
Attn: Director of Planning

To CONSULTANT
Dima Galkin, Director
101 Progress, Ste 250
Irvine, CA 92618

(b) 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

(a) 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.

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. Neither 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 that may otherwise accrue to CITY employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

10. LEGAL RESPONSIBILITIES

The CONSULTANT shall keep itself informed of applicable State and Federal laws and regulations, which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this AGREEMENT. The CONSULTANT shall at all times observe and comply with all such laws and regulations pursuant to sound professional practices including, but not limited to, possessing and maintaining all necessary licensing. CITY, and its officers and employees, shall not be liable at law or in equity occasioned by negligent failure of the CONSULTANT to comply with this Section.

11. NON-DISCRIMINATION

CONSULTANT shall not discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), sexual orientation, marital status, and denial of family care leave. CONSULTANT shall ensure that the evaluation and treatment of their employees and applicants for employment are free from discrimination and harassment. CONSULTANT shall comply with the provisions of the California Fair Employment and Housing Act (Government Code, Section 12900 et seq.), and the regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285 et seq.). If applicable, CONSULTANT shall give written notice of their obligation under this clause to labor organizations with which they have a collective bargaining AGREEMENT or other AGREEMENT.

12. INDEMNIFICATION

To the fullest extent provided by law, CONSULTANT shall indemnify, hold harmless, and defend CITY, its officers, employees, elected and appointed officials, and volunteers from and against any and all claims and losses, costs or expenses for any damage resulting in death or injury to any person and/or injury or damage to any property resulting from any negligent act or omission of CONSULTANT or any of its officers, employees, agents, or subcontractors in the performance of this AGREEMENT. Such cost and expense shall include reasonable attorney fees.

13. CONFLICT OF INTEREST

(a) No CITY employee whose position with CITY enables such employee to influence the award of this AGREEMENT or any competing AGREEMENT, and no spouse or economic dependent of such employee, shall be employed in any capacity by the CONSULTANT or have any other direct or indirect financial interest in this AGREEMENT. No officer or employee of this CONSULTANT who may financially benefit from the performance of work hereunder shall in any way participate in the CITY's approval, or ongoing evaluation of such work, or in any way attempt to unlawfully influence CITY's approval or ongoing evaluation of such work.

(b) The CONSULTANT shall comply with all conflict of interest laws, ordinances, and regulations now in effect or hereafter to be enacted during the term of this AGREEMENT. The CONSULTANT warrants that it is not now aware of any facts that create a conflict of interest. If the CONSULTANT hereafter becomes aware of any facts that might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to the CITY. Full written disclosure shall include, but is not limited to, identification of all persons implicated and a complete description of all relevant circumstances. Failure to comply with the provisions of this section shall be a material breach of this contract.

14. CONFIDENTIAL 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. INSURANCE

CONSULTANT shall obtain and maintain at its expense, until completion of performance and acceptance by CITY, the following insurance placed with an insurer admitted to write insurance in California or a nonadmitted insurer on California's List of eligible Surplus Lines Insurers (LESLI) and having a rating of or equivalent to A:VIII by A.M. Best Company.

(a) 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 insured's on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185.

(b) 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).

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

16. 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.

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. ATTORNEY'S 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 Exhibit "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 that 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).

IN WITNESS WHEREOF, this Professional Services Agreement has been executed by their duly authorized representatives.

CITY OF HAWTHORNE

By:_____
Vontray Norris
City Manager

HARRIS & ASSOCIATES

By:_____
Hitta Mosesman
Vice President

APPROVED AS TO FORM:

By:_____
Robert M. Kim
City Attorney

ATTEST:

By:_____
Dayna Williams-Hunter
City Clerk

EXHIBIT A
PROPOSAL: FISCAL YEAR 2025-26 HOUSING SERVICES – PLANNING DEPARTMENT

Harris & Associates.

June 17, 2025

Gregg McClain, Planning Department Director
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

PROPOSAL: FISCAL YEAR 2025-26 HOUSING SERVICES – PLANNING DEPARTMENT

Dear Mr. McClain,

We are pleased to present this proposal for Harris and Associates ("Harris") to provide the City of Hawthorne ("City") Planning Department with Housing Services.

This proposal is a continuation of work that Harris has been doing with the City for the past five years. Unlike the previous agreements, however, this proposal separates work into separate contracts to streamline the invoicing process, as requested by the City.

Hitta Mosesman, Vice President, will serve as the Principal in Charge for the work. Hitta has over two decades of experience in providing affordable housing consulting services, including housing reporting as required by State law, compliance monitoring, financial underwriting, identifying and pursuing funding sources (such as grants), and advising on legal requirements. Dima Galkin will serve as Director, with Zaire Marin and Kyle Westra serving as the Co-Project Managers. Dima has managed housing services for the City for the past five years.

The following outlines our proposed Scope of Work and Proposed Fees to provide these services.

SCOPE OF WORK

Harris staff will assist City staff with the following activities on an as-needed basis.

Task 1: Cordary Affordable Housing Development DDA and Supplemental NOFA Implementation

Harris has worked with the City on implementing a NOFA/RFP for an affordable housing development on a City-owned property located on Cordary Avenue. This process has led to the selection of a developer for the site and the preparation of an Exclusive Negotiating Agreement ("ENA") to be completed before June 30, 2025. The ENA will establish the framework to allow the City to exclusively negotiate the proposed development terms with the selected developer.

The next step in the development process is the preparation of a Disposition and Development Agreement ("DDA") to be agreed to during the ENA's negotiating term. The DDA will outline the terms of the sale or lease of the Cordary property to the selected developer, and detail the development process, phases, and responsibilities for all parties. Harris will complete two (2) drafts and one (1) final version of the DDA with coordination and negotiation with the selected developer and City staff between each draft. This will include participation in up to

two (2) virtual meetings to negotiate the DDA with the selected developer. Once all parties agree to the final draft of the DDA, Harris will attend up to one (1) City Council meeting in-person, during which the DDA will be proposed.

Once the DDA is in place, City staff have requested a supplemental NOFA for affordable housing projects throughout the City to encumber the affordable housing funds left over after the Cordary process (currently estimated to be up to approximately $1.5 million). Harris will prepare a one (1) draft and one (1) final version of a Supplemental NOFA for affordable housing development throughout the City. The Supplemental NOFA will be accompanied by one (1) draft and one (1) final version each of a Preliminary Application and a Full Application for funding through the Supplemental NOFA.

While factors around the review process for these applications are flexible, Harris has proposed a budget that includes up to six (6) application reviews and proposal memos, and two (2) in-person meetings for the Supplemental NOFA. Harris and the City will discuss and determine specifics surrounding the Supplemental NOFA, including deadlines, review processes, and potential additional funding sources. Harris has budgeted for up to two (2) virtual strategy meetings with City staff for the Supplemental NOFA in its proposed budget.

Deliverables and Meetings:

- **Up to two (2) drafts and one (1) final DDA**
- **Attendance at up to two (2) virtual DDA negotiation sessions**
- **Attendance at one (1) in-person City Council meeting for DDA consideration**
- **One (1) draft and one (1) final Supplemental NOFA**
- **One (1) draft and one (1) final Preliminary Application**
- **One (1) draft and one (1) final Full Application**
- **Attendance at up to two (2) virtual Supplemental NOFA strategy meetings**
- **Up to six (6) Supplemental NOFA Application reviews**
- **Up to six (6) Proposal Analysis Memos**
- **Attendance at up to two (2) in-person City Council meetings for Supplemental NOFA proposals**

Task 2: PLHA Grant Reporting and Administration

Harris will provide grant implementation, drawdown guidance, and administrative services for the awarded Permanent Local Housing Allocation ("PLHA") grant.

Deliverables and Meetings:

- **One (1) draft and one (1) final PLHA Annual Report**
- **PLHA Annual Report Submission to HCD on the City's behalf (due July 31, 2025)**
- **One (1) draft and one final (1) Annual PLHA Application (CY 2024 PLHA NOFA expected to release in September 2025)**
- **PLHA Application Submission to HCD on the City's behalf**
- **Up to two (2) PLHA fund drawdown requests (as needed)**

Task 3: Project Management and Coordination

This task reflects the effort spent on coordination with City staff via email and calls, monitoring task schedules, and other duties such as invoicing throughout the duration of the contract term. Harris will:

- Oversee and coordinate all aspects of the project, ensuring alignment, timely completion of deliverables, and efficient resource allocation;
- Manage project timelines, monitor progress, resolve any issues that arise, facilitate communication with the client, provide regular updates, and ensure that the project stays on track and within scope; and

- Implement best practices in project management to drive successful outcomes while adapting to any changes in project requirements or priorities.

Task 4: Other As-Needed Services

Harris will provide other housing services as needed and as requested by City staff.

PROJECT TEAM

Hitta Mosesman, Vice President, will serve as the Principal in Charge for this assignment. Hitta joined Harris in August 2019 and was previously a Principal at RSG, a community development and financial consulting firm serving cities throughout California. Hitta has over 20 years of experience in providing affordable housing services to cities and non-profit agencies. Additional key personnel include Dima Galkin, Director, Zaire Marin, Project Manager, and Kyle Westra, Senior Analyst. Additional staff will be assigned as needed.

PROPOSED FEES

Harris will provide services on a time-and-materials basis based on a not-to-exceed budget of **$103,984.00**, including meetings and coordination.

		Vice President	Director	Project Manager	Senior Analyst	Analyst	Total
Task	*Billing Rate*	*$312*	*$249*	*$213*	*$161*	*$150*	
1	Cordary Affordable Housing Development DDA and Supplemental NOFA Implementation	0	76	65	146	72	**$ 67,075.00**
2	PLHA Grant Reporting and Administration	3	7	11	33	44	**$ 16,935.00**
3	Project Management & Coordination	3	8	16	8	8	**$ 8,824.00**
4	Other As-Needed Services	8	12	12	10	10	**$ 11,150.00**
	Total:	**14**	**103**	**104**	**197**	**134**	**$ 103,984.00**

Time spent on tasks will be billed in accordance with Harris' 2025 billing rates:

City of Hawthorne SCHEDULE OF PROFESSIONAL FEES AND EXPENSES (2025)	
Job Title	**Hourly Rate for Services**
Vice President	$312
Senior Director	$269
Director	$249
Senior Project Manager	$230
Project Manager	$213
Deputy Project Manager	$197
Senior Analyst	$161
Analyst	$150
Out of pocket fees paid on behalf of the City for filing of required reports or to obtain data from the County or other sources will be invoiced at actual cost plus 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates.	

The hourly rates shown above adjust annually beginning January 1, 2026, not to exceed 4% per year. Out-of-pocket fees paid on behalf of the City for filing required reports or to obtain data from the County or other sources will be invoiced with a 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates and are not charged separately.

We appreciate the opportunity to continue working with the City of Hawthorne. Please feel free to contact us if you have any questions.

Sincerely,

Harris & Associates, Inc.

Hitta Mosesman
Vice President, Community Development + Housing Consulting
(949) 291-3729 ■ Hitta.Mosesman@WeAreHarris.com

EXHIBIT B

Harris & Associates Proposal for FY 2026-2027

May 21, 2026

Gregg McClain, Planning Department Director
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

PROPOSAL: FISCAL YEAR 2026-27 HOUSING SERVICES – PLANNING DEPARTMENT

Dear Mr. McClain,

We are pleased to present this proposal for Harris and Associates ("Harris") to provide the City of Hawthorne ("City") Planning Department with Housing Services.

This proposal is a continuation of work that Harris has been doing with the City for over five years. As requested by City staff, this proposal separates work into separate contracts to streamline invoicing.

Dima Galkin, Director, will serve as the Principal in Charge for the work. Dima has more than a decade of experience in providing affordable housing and municipal finance consulting services, including assistance with budgeting and accounting for City budgets, housing, and successor agency operations. Kyle Westra will serve as the Project Manager. Dima has managed housing services for the City for over five years.

The following outlines our proposed Scope of Work and Proposed Fees to provide these services.

SCOPE OF WORK

Harris staff will assist City staff with the following activities on an as-needed basis.

Task 1: Continued Cordary Development Support

Harris has worked with the City on implementing a NOFA/RFP for an affordable housing development on a City-owned property located on Cordary Avenue, leading to the selection of a developer for the site. Harris has further worked with City staff, special counsel, and the developer to prepare an Exclusive Negotiating Agreement ("ENA") and a Developer Disposition and Loan Agreement ("DDLA").

With the DDLA nearly finalized and executed. Harris proposes to continue its affordable housing support services for the Cordary Development. Harris proposes to review updated project plans and pro formas for compliance with relevant funding sources, help facilitate fund drawdowns as necessary, and maintain coordination and support to City staff and the developer.

At this stage, specific deliverables for this Task will continue to evolve in response to project needs. Harris will closely monitor budget utilization, provide regular updates to City staff regarding remaining budget capacity, and communicate any emerging support needs identified through ongoing project coordination.

Task 2: Housing Successor Fund Assistance

The Low- and Moderate-Income Housing Asset Fund ("LMIHAF") is governed by various revenue and expenditure requirements. Most recently, approximately $6.1 million from the LMIHAF was used to fund the affordable housing development on Cordary Avenue, leaving approximately $1.5 million left in the fund.

Harris will prepare a memo analyzing the optimal next steps for the City's Housing Successor Funds. Effort for this task will include up to two (2) planning meetings, working closely with City staff on the direction and expectations for the memo. Harris will provide one (1) draft and one (1) final version.

Deliverables and Meetings:

- **Up to two (2) planning/strategy virtual meetings with City staff**
- **One (1) draft and one (1) final Housing Successor Fund Assistance Memo**

Task 3: PLHA Grant Reporting and Administration

Harris will provide grant implementation, drawdown guidance, and administrative services for the awarded Permanent Local Housing Allocation ("PLHA") grant. Per communication with HCD, it is anticipated that they will release new PLHA program guidelines in the summer of 2026.

Deliverables and Meetings:

- **One (1) draft and one (1) final PLHA Annual Report**
- **Review of new program guidelines and email summary with recommended comments (one version only).**
- **PLHA Annual Report Submission to HCD on the City's behalf (due July 31, 2026)**
- **One (1) draft and one final (1) Annual PLHA Application (CY 2024 PLHA NOFA expected to release in September 2026)**
- **PLHA Application Submission to HCD on the City's behalf**
- **Up to two (2) PLHA fund drawdown requests (as needed)**

Task 4: Project Management and Coordination

This task reflects the effort spent on coordination with City staff via email and calls, monitoring task schedules, and other duties such as invoicing throughout the duration of the contract term. Harris will:

- Oversee and coordinate all aspects of the project, ensuring alignment, timely completion of deliverables, and efficient resource allocation;
- Manage project timelines, monitor progress, resolve any issues that arise, facilitate communication with the client, provide regular updates, and ensure that the project stays on track and within scope; and
- Implement best practices in project management to drive successful outcomes while adapting to any changes in project requirements or priorities.

Task 5: Other As-Needed Services

Harris will provide other housing services as needed and as requested by City staff.

Task 6: Grant Writing Assistance *(Optional)*

Harris will identify and prepare at least one (1) application for an affordable housing grant, including preparatory work in advance of the grant application to maximize the City's competitiveness. Harris will discuss the identified grant and confirm the budget and deliverables necessary to complete the application with the City before commencing application efforts.

SCHEDULE

The term of this contract will be from July 1, 2026 to June 30, 2027, unless otherwise extended by mutual agreement or terminated earlier, either by the City or by Harris. Individual assignments will be scheduled based on applicable considerations, such as timing for the City's budgeting process.

PROPOSED FEES

Harris will provide services on a time-and-materials basis based on a not-to-exceed budget of **$73,516**. If the optional Grant Writing Assistance task is requested, the total not-to-exceed budget would be **$93,545**.

		Director	Project Manager	Deputy Project Manager	Analyst	Total
Task	*Billing Rate*	*$258*	*$221*	*$204*	*$156*	
1	Continued Cordary Development Support	18	4	88	11	**$ 25,196.00**
2	Housing Successor Fund Assistance	11	0	26	26	**$ 12,198.00**
3	PLHA Grant Reporting and Administration	6	0	30	60	**$ 17,028.00**
4	Project Management and Coordination	8	0	30	5	**$ 8,964.00**
5	Other As-Needed Services	12	10	16	10	**$ 10,130.00**
6	Grant Writing Assistance *(Optional)*	14	5	33	55	**$ 20,029.00**
	Proposal Total:	**55**	**14**	**190**	**112**	**$ 73,516.00**
	Total with Optional Tasks:	**69**	**19**	**223**	**167**	**$ 93,545.00**

Time spent on tasks will be billed in accordance with Harris' 2026 billing rates:

City of Hawthorne SCHEDULE OF PROFESSIONAL FEES AND EXPENSES (2026)	
Job Title	**Hourly Rate for Services**
Vice President	$324
Senior Director	$280
Director	$258
Senior Project Manager	$239
Project Manager	$221
Deputy Project Manager	$204
Senior Analyst	$167
Analyst	$156
Out of pocket fees paid on behalf of the City for filing of required reports or to obtain data from the County or other sources will be invoiced at actual cost plus 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates.	

The hourly rates shown above adjust annually beginning January 1, 2027, not to exceed 4% per year. Out-of-pocket fees paid on behalf of the City for filing required reports or to obtain data from the County or other sources

will be invoiced with a 3% markup. Miscellaneous costs, including mileage, phone calls, postage, etc., are included in the hourly rates and are not charged separately.

We appreciate the opportunity to continue working with the City of Hawthorne. Please feel free to contact us if you have any questions.

Sincerely,

Harris & Associates, Inc.

Dima Galkin
Director, Community Development + Housing
(949) 969-8001 ■ Dima.Galkin@WeAreHarris.com

Kyle Westra
Deputy Project Manager, Community Development + Housing
(949) 536-2502 ■ Kyle.Westra@WeAreHarris.com

AGENDA ITEM NO. 26.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Police Department

City Manager: Department Head:

SUBJECT:
Public Safety Enterprise Communication Use Agreement for Interoperability Use Between the City of Hawthorne and the County of Riverside.

RECOMMENDED MOTION:
Staff recommends the City Council approve and authorize the City Manager or his designee to execute the agreement between the City of Hawthorne and Riverside County for interoperability use.

DISCUSSION:
The Public Safety Enterprise Communication (PSEC) Use Agreement establishes critical interoperability between the Hawthorne Police Department and the Riverside County Sheriff's Department, allowing our officers to communicate directly and seamlessly with Riverside deputies in real time. This agreement further enables our fixed-wing aircraft, Air 13, to speak directly with Riverside County Sheriff's Department units, delivering enhanced situational awareness and vital officer safety enhancements during multi-jurisdictional operations and incidents. These capabilities are essential when Hawthorne law enforcement personnel are required to respond to or operate within Riverside County, ensuring coordinated responses, improved tactical decision-making, and the highest level of safety for all personnel involved.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None

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

ATTACHMENTS
PSEC Use Agreement

PSEC Use Agreement for

Interoperability Use with

City of Hawthorne

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PSEC USE AGREEMENT FOR INTEROPERABILITY USE

This PSEC Use Agreement for Interoperability Use ("Agreement") shall be effective as of March 1, 2026 by and between the County of Riverside, a political subdivision of the State of California ("COUNTY"), and The City of Hawthorne, (AGENCY"), collectively referred to herein as the "Parties."

RECITALS

WHEREAS, COUNTY operates, manages and maintains the Public Safety Enterprise Communication System ("PSEC System") and all equipment used to communicate on the PSEC System; and

WHEREAS, AGENCY desires to use the PSEC System, in compliance with the terms of this Agreement, without hindering the functionality or operation of the PSEC System; and

WHEREAS, COUNTY is willing to permit AGENCY to use the PSEC System on behalf of its police department, so long as supervision over the provision of COUNTY services, the standards of performance and other matters incident to the performance of such services, shall remain with the COUNTY.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, COUNTY and AGENCY agree as follows:

I. TERMS AND CONDITIONS

Authority:

The Riverside County Board of Supervisors (the "Board") retains ultimate legal and financial authority over the PSEC System; however, the Board, through the PSEC Governance Charter, has delegated administrative, operational, and financial control to the PSEC Steering Committee. The PSEC Steering Committee provides the managerial structure, financial accountability, and develops operational procedures to support participants. AGENCY agrees and acknowledges that AGENCY shall always be in compliance with the terms of this Agreement and never hinder the functionality or operation of the PSEC System. Users of the PSEC System will abide by the direction/guidance provided by the PSEC Steering Committee. Supervision over the provision of COUNTY services, the standards of performance and other matters incident to the performance of such services, shall remain with the COUNTY. The full PSEC Governance Charter is available upon request.

Period of Performance:

The initial term of this Agreement shall commence on March 1, 2026 and expire on February 28, 2031. This Agreement may be renewed in writing in one (1) five-year increment ("Renewal Term") and is subject to approval by the COUNTY's Board of Supervisors.

Any holding over by AGENCY after termination or expiration of the Agreement, without exercising a written option to extend, shall at the sole and absolute discretion of the COUNTY, result in an extension of this Agreement on a month-to-month basis. For the duration of the month-to-month extension, AGENCY will be charged the Board approved rates for the given fiscal year.

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Board Approved Rates:

PSEC System rates shall be reviewed and approved annually by the Riverside County Board of Supervisors, with changes taking effect automatically on July 1 of each year. On July 1 of every year, the rates for PSEC System use and maintenance under this Agreement shall automatically adjust based upon these new rates, in accordance with Riverside County PSEC Rate Guide (section VI).

COUNTY shall invoice AGENCY each month for services rendered. The payment shall be due in advance on the first day of each calendar month during the term of this Agreement. In the event AGENCY fails to make its monthly payment thirty (30) days after the due date, AGENCY shall pay to COUNTY an additional amount of three hundred dollars ($300.00) as an administrative charge.

Termination:

Termination by COUNTY: COUNTY may terminate this Agreement without cause upon ninety (90) days written notice served upon AGENCY stating the extent and effective date of termination. Further, COUNTY shall have the right to immediately terminate this Agreement if AGENCY: files for voluntary or involuntary bankruptcy for the adjudication of Agency as a debtor; makes a general assignment, or AGENCY's interest hereunder is assigned involuntarily or by operation of law, for the benefit of creditors; fails to comply with the terms of this Agreement; or fails to comply with applicable law. AGENCY shall have thirty (30) days to cure any default, to the satisfaction of COUNTY, AGENCY's breach or default under this Agreement after written notice from the COUNTY.

Termination by AGENCY: This Agreement may be terminated by AGENCY without cause, provided that AGENCY has given at least ninety (90) days' prior written notice. Upon expiration or termination of this Agreement, all rights, licenses, consents and authorizations granted by COUNTY to AGENCY shall immediately terminate, and COUNTY may disable all access to the PSEC System.

County's Representative:

COUNTY appoints its Executive Office delegate on the PSEC Steering Committee and the PSEC Steering Committee Chair as its authorized representative to administer this Agreement.

Notices:

Notices required or given by either party shall be to the following:

COUNTY:	**AGENCY**
County of Riverside, PSEC Trish Byrd, PSEC Manager 7195 Alessandro Blvd. Riverside, CA 92506 (951) 955-1086	City of Hawthorne Police Department John Yoshida, Detective Special Operations Bureau 12501 S Hawthorne Blvd. Hawthorne, CA 90250 O: (310) 349-2725 / C: (310) 493-7743

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General:

This Agreement contains all the terms agreed to by COUNTY and AGENCY related to the subject matter of this Agreement. There shall be no oral or other terms agreed to by the Parties. No waiver by COUNTY at any time of any of the terms and conditions of this Agreement shall be deemed or construed as a waiver at any time thereafter of the same or of any other terms of the Agreement. This Agreement may be modified only by a written amendment signed by both Parties.

II. STATEMENT OF WORK

This Statement of Work between the AGENCY and COUNTY will describe the duties of each of the Parties.

The AGENCY will utilize AGENCY owned radios (qty 5) on the PSEC System for interoperability with PSEC customers.

This PSEC Use Agreement is for services and to support Interoperability talkgroups on the PSEC System only. AGENCY will only use these talkgroups for Inter-Agency assistance and not day-to-day use. Day-to-day use will result in a full-time user rate adjustment.

County Responsibilities:

- COUNTY will facilitate meetings between agencies to develop Interoperability Use Agreements. A signed Use Agreement between agencies is required prior to radio programming. This includes the use of talkgroups, conventional channels, and any other available resources.

  NOTE: With interoperability type use, no new talkgroups will be created for AGENCY.

- COUNTY will hold the license for all master system key technologies and will provide child keys to AGENCY for radio programming. All subscribers (mobile, portable, and consolette) Logical Identification (LID) Numbers are defined and issued by the COUNTY. LID Numbers are the intellectual property of the COUNTY and must be surrendered at termination of this Agreement.

- COUNTY will engrave all portables and mobiles with PSEC Trunked radio unit IDs.

Agency Responsibilities:

- AGENCY agrees that all of its equipment conforms to the specifications of the PSEC System and will abide by all programming guidelines set forth.

- All subscriber equipment on the PSEC System must support system key technology that will allow only authorized persons to program subscriber radios on the system.

- AGENCY is responsible for all maintenance required for dispatch consoles, site equipment, and all subscriber equipment. COUNTY will assist with maintenance when requested. The time will be billed at the Board approved rate for each service.

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III. STANDARD OPERATING PROCEDURE

COUNTY shall provide the following conditions of service on a time and material basis. Time will be billed at the Board approved rate for each service.

Subscriber repair provided during normal business hours at one of the three PSEC radio shops:

- **7195 Alessandro Blvd., Riverside, CA 92506**
  - (951) 955-3644
- **82695 Dr. Carreon Blvd., Indio, CA 92201**
  - (760) 863-8999
- **249 N. Spring Street, Blythe, CA 92225**
  - (760) 921-5087 or (760) 921-5079

Normal business hours are: Mon - Thurs 7:00 a.m. to 4:30 p.m. and Friday 7:00 a.m. to 3:30 p.m. excluding holidays.

1. Drop off service for portable and mobile radios is available during normal business hours on appointment basis only. Radio shop contact information is listed above.
2. COUNTY does not keep cache spares. AGENCY should have spares in the event equipment cannot be repaired in shop and may need to be shipped back and/or there is a prolonged waiting period for factory repair.
3. Encryption key may be changed by COUNTY when required.
4. All radios purchased will require an Advanced System Key (ASK) feature. This includes Motorola, Harris, EF Johnson and any others.
   - All radios purchased to operate on the PSEC System must have hardware system key enabled and COUNTY will be the keeper of that key.
   - All radio types and/or manufacturers must be approved by COUNTY to operate on the PSEC System prior to purchase.
5. If a radio is lost or stolen contact COUNTY radio shop immediately. Contact information is listed above.

IV. ADDITIONAL EQUIPMENT FEES

AGENCY will contact COUNTY representative via email to submit a request for additional equipment:

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- Trish Byrd PByrd@riversidesheriff.org

V. SUPPORT AND MAINTENANCE

1. AGENCY will maintain their fleet of subscriber equipment.
2. Any changes to codeplugs shall be approved by COUNTY.
3. AGENCY and COUNTY will coordinate all firmware and software upgrades of subscribers (portable and mobile) prior to AGENCY action.
4. AGENCY is responsible for aligning radios in accordance with factory guidelines and specifications. If requested the COUNTY can provide this service billed at *Radio Technician Expert Time* rate.
5. The COUNTY utilizes over-the-air tools to evaluate whether radios operating on the system are doing so within their factory rated specifications. Subscribers that operate outside of the factory specification tolerance can cause interference and degrade audio quality performance on the radio system. The COUNTY will notify the AGENCY of radios that are performing outside of their factory rated specifications and the AGENCY will be required to perform the preventive maintenance/repairs on those radios to return them to their proper condition. If subscribers are not realigned to factory specifications within thirty (30) days of a COUNTY provided written notice, the COUNTY then reserves the right to remove the subscriber from operation.
6. AGENCY must maintain an updated record of subscriber firmware and software changes.

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VI. COST AND PSEC BOARD APPROVED RATES

Subscriber				
Device - Emergency radio	Monthly charges for the base consolette, consoles, mobile, portable radio unit and critical connect device	$25.40	$24.35	Per Device per Month
Device - Holiday radio	Monthly charges for the base consolette, consoles, mobile, portable radio unit and critical connect device	Refer to Use Agreement	Refer to Use Agreement	Per Device per Month
Device - Communication device	Monthly charges for the base consolette, consoles, mobile, portable radio unit and critical connect device	$126.99	$121.76	Per Device per Month
Technician				
Technician Expert Time - REG (during business hours)	Technician Expert time (REG) to cover work done outside of PSEC Use Agreement	$80.78	$82.14	Per Hour
Technician Expert Time - OT (after business hours)	Technician Expert Overtime to cover work done outside of PSEC Use Agreement	$84.33	$86.00	Per Hour
Microwave and Site				
Rack	Set rate for monthly full rack mount charge	$567.46	$590.87	Per Month
Half Rack	Set rate for monthly half rack mount charge	$283.73	$295.44	Per Month
Floor Space	Set rate for monthly square footage charge excluding rack space	$567.46	$590.87	Per Month
Antenna Mounted Lower	Set rate for monthly LMR antenna lower	$300.00	$342.56	Position of the antenna per month
Antenna Mounted Middle	Set rate for monthly LMR antenna middle	$600.00	$685.11	Position of the antenna per month
Antenna Mounted Top	Set rate for monthly LMR antenna top	$900.00	$1,027.67	Position of the antenna per month
Microwave Connection	Monthly charge per connection for microwave transmission	$336.37	$339.68	Per Month
Application Fee	Application fee for FCC licensing or for permits	Actual Cost	Actual Cost	Per application
Technology Engineering				
Engineering Expert Time - REG (during business hours)	Engineering Expert Time (REG) to cover work done outside of PSEC Use Agreement	$127.19	$138.57	Per Hour
Engineering Expert Time - OT (after business hours)	Engineering Expert Overtime to cover work done outside of PSEC Use Agreement	$135.68	$149.70	Per Hour

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VII. SPECIAL PROVISIONS

- On Call services are not included for Interoperability users.
- If AGENCY wants to program their own radios, they must sign the Advanced System Key (ASK) Agreement.
- If AGENCY elects to have the COUNTY program their radios, all work will be billed at Board approved rates.
- Other agencies requesting access to the PSEC Radio System will require a separate Use Agreement between that agency and COUNTY. No agency will enter into any other agreement to access the PSEC Radio System.
- AGENCY does not have the authority to program radio subscriber equipment for other agencies, including Federal agencies, without previous authorization from COUNTY.
- This Agreement only authorizes devices that are APCO P25 Phase II TDMA (Time division multiple access) compliant. FDMA (frequency division multiple access) radios are not authorized on the PSEC Radio System.

VIII. APPROVED EQUIPMENT

The following equipment has been approved by COUNTY for use on the PSEC Radio System:

- Motorola MCC7500/E Console (Revision 23.12.3)
- Motorola AXS Console (Revision 3.5.2)
- Motorola APX Consolette (Firmware 36.40.00)
- Motorola APX Series 4000 Portables (Firmware 36.40.00)
- Motorola APX Series 6000 Mobiles and Portables (Firmware 36.40.00))
- Motorola APX Series 7000 Mobiles and Portables (Firmware 36.40.00 End of Life)
- Motorola APX Series 8000 Portables and Mobiles (Firmware 36.40.00)
- Motorola APX Series Next Portable (Firmware R09.40)
- Motorola APX N Series – Firmware 6 or higher
- Harris XL-45 (Firmware Version R20B14)
- Harris XL-95 (Firmware Version R20B14)
- Harris XL-145 (Firmware Version R20B14)
- Harris XL-200 (Firmware Version R20B14)
- Harris Unity (Firmware version-XGPRO6T02_XG100P)
- Kenwood VP 6430 Firmware 8. 46.18.93
- Kenwood VP5430 Firmware 8. 46.18.93
- Kenwood NX5400 Firmware 8.34.16

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- Kenwood VP 900 Firmware 8.34.16
- Kenwood VP 8000 Firmware 8. 46.18.87
- Kenwood VM 8000 Firmware 8. 46.18.87

All equipment to be used on the PSEC System must be approved by COUNTY prior to operation on the System.

Although the COUNTY has evaluated the provided list of approved subscribers for PSEC System compatibility, the COUNTY is not responsible for any issues encountered by AGENCY with these subscribers that are deemed to be a manufacturer issue.

It is the responsibility of the AGENCY to test manufacturer subscribers, not included on the approved list, and obtain assurance from the manufacturer that their subscribers can operate on the PSEC Radio System per the AGENCY's and COUNTY's requirements. AGENCY may request the COUNTY to test other manufacturer equipment to be used on the PSEC Radio System, these services will be billed at the Board Approved Rates.

IX. COVERAGE PERFORMANCE

The PSEC System provides extensive and robust coverage across Riverside County. However, due to the nature of radio systems (i.e. variation in geography, location in relation to PSEC radio sites, time dependent obstructions, radio performance and many other factors) coverage shall not be guaranteed for every location within the County of Riverside. Coverage performance also cannot be guaranteed within buildings. The AGENCY shall perform radio tests of the system to verify their coverage needs prior to onboarding onto the system. By onboarding onto the PSEC System, AGENCY chooses to accept the PSEC Radio System coverage as-is. If coverage expansion is requested by the AGENCY, any associated costs will be at the AGENCY's expense.

AGENCY subscribers using cellular devices on the Critical Connect System are subject to cellular coverage provided by a third-party cellular network provider. PSEC is not responsible for the coverage area or any outage due to the third-party cellular coverage.

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X. CRITICAL CONNECT SYSTEM

The Critical Connect System is a cloud-based application, WAVE Mobile Communicator, provided by Motorola Solutions which turns your cellular device into a broadband push-to-talk device to communicate with other users of the PSEC System. The Critical Connect System is dependent on the user's third-party cellular network connection and coverage is not guaranteed by PSEC.

PSEC does not recommend Critical Connect as the only form of communications for AGENCY and does not recommend Critical Connect for field level responders.

XI. CLOUD BASED APPLICATIONS

Motorola Critical Connect is the only Cloud Based Application approved to be used on the PSEC System. Any attempt to interface PSEC talkgroups to a Cloud Based application without PSEC's approval will be in violation of this Agreement and subject to action including, but not limited to, inhibiting radios and/or devices.

Cloud Based Applications outside of Motorola Critical Connect must be submitted to PSEC in writing for review and final approval by the PSEC Steering Committee, in its sole and absolute discretion.

A request for such applications must be submitted to the PSEC Manager, include justification, number of devices, and number of talk groups.

Devices using Cloud Based Applications must be protected by Mobile Device Management through the AGENCY and have Multi Factor authentication ("MFA").

If approved, PSEC System Administration will serve as a liaison between Cloud Based Application and the agency requesting LTE talkgroups upon approval of their request.

If approved, AGENCY shall be responsible for any initial and ongoing licensing costs for LTE talkgroups, devices, and service.

PSEC System Administration reserves the right to deactivate any/all LTE "on network" talkgroups without notice and makes no claim of coverage or availability, in its sole and absolute discretion.

XII. ELECTRONIC/DIGITAL SIGNATURES

This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The Parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and

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executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (h) of Section 1633.2 of the Civil Code.

XIII. INDEMNIFICATION

AGENCY shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, PSEC Steering Committee, Board of Supervisors, elected and appointed officials, employees, agents, and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability, action, claim, or damage whatsoever, based or asserted upon any access and/or use of the PSEC System by AGENCY, its officers, employees, subcontractors, agents, or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, death, infringement of intellectual property rights, misuse of the cloud based applications, or any other element of any kind or nature. AGENCY shall defend the Indemnitees at its sole expense including all costs and fees (including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such acts, omissions, or services. With respect to any action or claim subject to indemnification herein by AGENCY, AGENCY shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of the County of Riverside; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes AGENCY's indemnification to Indemnitees as set forth herein.

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[Signatures on Following Page

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IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement.

COUNTY:
COUNTY OF RIVERSIDE

By: _____
Name:
Title:

Dated: _____

By: _____
Name:
Title: PSEC Chair

Dated: _____

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By:_____
Kristine Bell-Valdez
Supervising Deputy County Counsel

AGENCY:
CITY OF HAWTHORNE

By: _____
Name: Police Chief
Title: Eric Lane

Dated: _____

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AGENDA ITEM NO. 27.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #15 in the amount of $498,608.11 due to PCN3 Inc of Los Alamitos, California for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #15 and all change orders associated with this progress payment 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 north-west 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 of 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 materials such as new public right of way, new concrete slab between the New Senior Center and existing Memorial Center, etc.

Work done to date includes:

The 2nd floor wall framing is at 88% complete, first floor wall framing is 97% complete, installation of lobby light fixtures, main hall vents, insulation and gypsy board is being installed. The underground fire hydrant line is to be completed by mid-June and staircase #2 will be completely installed by mid-June. Continuous exterior stucco and landscape work.

This progress payment had a few change orders (CO): CO#15R1 low voltage underground conduits, CO#19 hose bib, CO#21 gas routing to water heater/AC Unit on the roof, CO#71 existing stem wall on grid line 3 and smooth floor transition, CO#101 VRF system central controller, CO#105 anchor bolt extension, CO#121 connection to slab edge, CO#124 HSS post for glulam beam #1, CO#128 AV cabinet power supply, CO#133 removal of two exterior lights, CO#149 stair #2 column, & CO#150 stair #1 water proofing.

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 $498,608.11 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#15

Item No.
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 15 FOR CITY OF HAWTHORNE SENIOR CENTER (Project#24-03)
The following is a detailed breakdown of Progress Payment No. 15 due to PCNJ Inc, 10501 HURMBOLT STREET UNIT A, LOS ALAMITOS, CA, 90720 for work done on the subject project through May 2026.

	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 (EXTRAORDINARY)									
a	**DEMO @ SENIOR CENTER SITE (DOES INCLUDES)**									
a.	Asbestos Abatement (Lump Sum)	1	LS	$ 12,000	$ 12,000	100%	0%	$ -	100%	$ 12,000
b.	Demolition Of Existing Concrete Footings & Foundations	2987	SF	$ 3.04	$ 9,157.96	100%	0%	$ -	100%	$ 9,157.96
c.	REMOVE (E) TREE	1	EA	$ 5,300.00	$ 5,300.00	100%	0%	$ -	100%	$ 5,300.00
d.	REMOVE (E) PLANTING/IRRIGATION	11,110	SF	$ 0.77	$ 8,554.70	100%	0%	$ -	100%	$ 8,554.70
e.	PROTECT (E) TREE	6	EA	$ 295.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
b	**DEMO @ EAST PARKING LOT (DOES INCLUDES)**									
a.	SAWCUT (E) CONCRETE PAVING	4	LF	$ 14.15	$ 56.60	100%	0%	$ -	100%	$ 56.60
b.	SAWCUT (E) ASPHALT PAVING	139	LF	$ 14.15	$ 1,522.20	100%	0%	$ -	100%	$ 1,522.20
d.	SAWCUT (E) CONCRETE CURB	2	EA	$ 2,822.00	$ 5,644.00	100%	0%	$ -	100%	$ 5,644.00
e.	2ND REMOVE (E) CONCRETE W/ SAWCUT & BASE	210	SF	$ 9.34	$ 2,000.68	100%	0%	$ -	100%	$ 2,000.68
f.	1.5 REMOVE (E) PARKING ASPHALT PAVING & BASE	1,158	SF	$ 5.78	$ 6,819.20	100%	0%	$ -	100%	$ 6,819.20
g.	REMOVE (E) CONCRETE CURB	176	LF	$ 29.58	$ 5,232.00	100%	0%	$ -	100%	$ 5,232.00
h.	REMOVE (E) TREE	1	EA	$ 4,130.00	$ 4,130.00	100%	0%	$ -	100%	$ 4,130.00
i.	1.5 REMOVE (E) PLANTING/IRRIGATION	1,815	SF	$ 9.34	$ 9,959.20	100%	0%	$ -	100%	$ 9,959.20
j.	REMOVE (E) FIRE HYDRANT	1	EA	$ 1,504.50	$ 1,504.50	100%	0%	$ -	100%	$ 1,504.50
k.	REMOVE (E) TRASH RECEPTACLE	1	EA	$ 637.20	$ 637.20	100%	0%	$ -	100%	$ 637.20
m.	SANDBLAST REMOVE (E) PARKING STALL STRIPING	32	EA	$ 236.00	$ 7,552.00	100%	0%	$ -	100%	$ 7,552.00
n.	PROTECT (E) TREE	3	EA	$ 295.00	$ 885.00	100%	0%	$ -	100%	$ 885.00
o.	PROTECT (E) PLANTING/IRRIGATION	476	SF	$ 1.19	$ 564.60	100%	0%	$ -	100%	$ 564.60
p.	PROTECT (E) CONCRETE CURB	280	LF	$ 1.20	$ 336.30	100%	0%	$ -	100%	$ 336.30
q.	PROTECT (E) 36" CONCRETE V-GUTTER	40	LF	$ 2.78	$ 111.20	100%	0%	$ -	100%	$ 111.20
c	**DEMO @ NORTHEAST PARKING LOT (DOES INCLUDES)**									
a.	SANDBLAST REMOVE (E) PARKING STALL STRIPING	59	EA	$ 236.00	$ 13,924.00	100%	0%	$ -	100%	$ 13,924.00
b.	SANDBLAST REMOVE (E) ADA PARKING STALL STRIPING	4	EA	$ 236.00	$ 944.00	100%	0%	$ -	100%	$ 944.00
d.	SANDBLAST REMOVE (E) WHEELCHAIR STRIPING	256	SF	$ 3.14	$ 803.36	100%	0%	$ -	100%	$ 803.36
e.	REMOVE (E) ADA POLE SIGNAGE	2	EA	$ 590.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
f.	SAWCUT (E) ASPHALT PAVING	42	LF	$ 14.15	$ 594.30	100%	0%	$ -	100%	$ 594.30
g.	SAWCUT (E) 24" W CONCRETE CURB & GUTTER	6	EA	$ 1,416.00	$ 8,496.00	100%	0%	$ -	100%	$ 8,496.00
h.	SAWCUT (E) CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	100%	0%	$ -	100%	$ 247.80
i.	2ND REMOVE (E) PARKING ASPHALT PAVING & BASE	210	SF	$ 9.34	$ 1,962.40	100%	0%	$ -	100%	$ 1,962.40
k.	2 REMOVE (E) 24" W CONCRETE CURB & GUTTER	39	LF	$ 59.68	$ 2,328.00	100%	0%	$ -	100%	$ 2,328.00
n.	3 REMOVE (E) CONCRETE W/ SAWCUT & BASE	111	SF	$ 60.88	$ 3,759.24	100%	0%	$ -	100%	$ 3,759.24
d	**MISC. SITE DEMO**									
1.	MISC. SITE DEMO & PROTECTION WORK	1	LS	$ 8,260.00	$ 8,260.00	100%	0%	$ -	100%	$ 8,260.00
	EARTHWORK- SITE PREPERATION (ESTIMATED)									
a.	SITE CLEARING	17,500	SF	$ 0.18	$ 3,150.00	100%	0%	$ -	100%	$ 3,150.00
b.	ROUGH GRADING	17,500	SF	$ 2.36	$ 41,300.00	100%	0%	$ -	100%	$ 41,300.00
c.	RAW CUT - PER C.A. QUANTITY	91	CY	$ 23.60	$ 2,147.60	100%	0%	$ -	100%	$ 2,147.60
d.	FINE GRADING	24,787	SF	$ 2.14	$ 53,004.38	100%	0%	$ -	100%	$ 53,004.38
e.	BUILDING PAD OVEREXCAVATION - WEST ADDITION	2,852	SF	$ 23.60	$ 66,338.20	100%	0%	$ -	100%	$ 66,338.20
f.	BUILDING PAD OVEREXCAVATION - EXTENDED BLADE	231	SF	$ 47.20	$ 10,903.20	100%	0%	$ -	100%	$ 10,903.20
g.	SCARIFY & COMPACT 12" PAVING	5,901	SF	$ 1.18	$ 6,963.18	100%	0%	$ -	100%	$ 6,963.18
h.	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	105	CY	$ 159.30	$ 16,726.50	100%	0%	$ -	100%	$ 16,726.50
i.	BROWN CONTROL	17,500	SF	$ 3.77	$ 65,997.13	100%	0%	$ -	100%	$ 65,997.13
	EXTERIOR IMPROVEMENTS (ESTIMATED)									
a	**SENIOR CENTER SITE**									
1.	10% HARDSCAPE								0%	$ -
7.	CONCRETE PAVING (TYPE 1 + 3 AGG. BASE	4,515	SF	$ 29.50	$ 133,193.10	26%	0%	$ -	74%	$ 95,900.60
8.	CONCRETE PAVING TYPE 2 (THICKENED + AGG. BASE	178	SF	$ 35.40	$ 6,301.20	0%	0%	$ -	0%	$ -
b	**BRICK PAVERS**									
7.	3'DIA CONCRETE	101	LF	$ 11.80	$ 1,215.40	0%	0%	$ -	0%	$ -
8.	BRICK PAVERS + CONSTRUCTS + AGG. BASE	2,531	SF	$ 47.20	$ 119,513.20	18%	0%	$ -	74%	$ 88,500.00
10.	EXTRA FOR CONCRETE EDGE CURB AND TOP A.	248	LF	$ 9.44	$ 2,227.20	0%	0%	$ -	0%	$ -
c	**LANDSCAPE**									
1.	SHRUBS + PLANTING SOIL + IRRIGATION	1,600	SF	$ 34.40	$ 144,276.24	3%	5%	$ 7,017.60	8%	$ 12,317.60
3.	GRASS + PLANTING SOIL + IRRIGATION	1,400	SF	$ 31.40	$ 20,605.03	0%	25%	$ 5,152.26	25%	$ 5,152.26
10.	TREE, 48" BOX	1	EA	$ 2,645.35	$ 13,226.00	0%	25%	$ 1,956.00	25%	$ 1,956.00
11.	TREE, 36" BOX	1	EA	$ 1,385.32	$ 1,385.32	0%	100%	$ 1,385.32	100%	$ 1,385.32
7.	RAISED PLANTERS, 4'W x 4'L + PLANTING SOIL	1	EA	$ 3,131.33	$ 9,363.30	0%	25%	$ 2,340.83	25%	$ 2,340.83
14.	SIGNAGE/MAINTENANCE	1	LS	$ 8,260.00	$ 8,260.00	0%	0%	$ -	0%	$ -
d	**SITE SIGNAGE**									
1.	12"W x 60"H CURVED BRICK SIGNAGE WALL	148	LF	$ 177.00	$ 26,196.00	0%	0%	$ -	0%	$ -
2.	EXTRA FOR CONCRETE POSTING	148	LF	$ 116.60	$ 17,264.00	0%	0%	$ -	0%	$ -
e	**ORNAMENTAL STEEL FENCING (ALL GATES)**									
1.	5'ENTIRE FENCE + PAINT	21	LF	$ 724.60	$ 15,679.60	0%	0%	$ -	0%	$ -
5.	STEEL AWNING GATE, 5'W x 12'H + PAINT	1	EA	$ 7,566.80	$ 7,566.80	100%	0%	$ -	100%	$ 7,566.80
10.	STEEL AWNING GATE, 4.5'W x 12'H + PAINT	1	EA	$ 7,717.20	$ 7,717.20	100%	0%	$ -	100%	$ 7,717.20
11.	STEEL AWNING GATE, 5'W x 12'H + PAINT	1	EA	$ 15,717.60	$ 15,717.60	25%	0%	$ -	25%	$ 3,929.40
7.	CURVED STEEL AWNING GATE, 15.5'W x 12'H + PAINT	1	EA	$ 19,611.60	$ 19,611.60	21%	0%	$ -	21%	$ 4,118.44
13.	CURVED STEEL AWNING GATE, 15'W x 12'H + PAINT	1	EA	$ 19,816.80	$ 19,816.80	20%	0%	$ -	20%	$ 4,068.84
14.	STEEL SLIDING GATE, 15.75'W x 12'H + PAINT	1	EA	$ 13,337.60	$ 13,337.60	20%	0%	$ -	20%	$ 2,671.52
h	**EAST PARKING LOT**									
1.	ASPHALT PAVING + AGG. BASE	2,186	SF	$ 14.15	$ 30,915.31	100%	0%	$ -	100%	$ 30,915.31
5.	CONCRETE CURB	40	LF	$ 118.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
10.	24" CONCRETE CURB & GUTTER	99	LF	$ 236.00	$ 23,364.00	100%	0%	$ -	100%	$ 23,364.00
11.	2'DIA CONCRETE CURB	1	EA	$ 11.80	$ 11.80	0%	0%	$ -	0%	$ -
7.	2'DIA ASPHALT PAVING	117	LF	$ 11.80	$ 1,380.60	0%	0%	$ -	0%	$ -
15.	SLURRY SEAL (E) AC PAVING - ALLOWANCE	13,312	SF	$ 1.18	$ 15,528.31	38%	0%	$ -	56%	$ 8,570.14
16.	SHRUBS + PLANTING SOIL + IRRIGATION	178	SF	$ 34.38	$ 6,127.60	0%	0%	$ -	0%	$ -
17.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -
18.	PARKING STALL STRIPING - BIKE	34	EA	$ 295.00	$ 10,030.00	0%	0%	$ -	0%	$ -
7.	W-AGE-ANGLE STRIPING - CHEVRON	158	SF	$ 4.72	$ 745.76	0%	0%	$ -	0%	$ -
19.	PAINT BIKE CURB	40	LF	$ 11.80	$ 472.00	0%	0%	$ -	0%	$ -
20.	CONCRETE WHEEL STOP	36	EA	$ 472.00	$ 16,992.00	0%	0%	$ -	0%	$ -
21.	ADA PARKING SIGNAGE - WALL MOUNT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -	0%	$ -
22.	POLE SIGNAGE - PARKING ENTRY/EXIT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
i	**NORTH PARKING LOT**									
1.	CONCRETE PAD FOR ELECTRICAL EQUIPMENT	248	SF	$ 35.40	$ 8,779.20	100%	0%	$ -	100%	$ 8,779.20
5.	CONCRETE CURB & RAMP + AGG. BASE	53	SF	$ 35.40	$ 1,876.20	100%	0%	$ -	100%	$ 1,876.20
10.	24 1/2" CONCRETE CURB & GUTTER	18	LF	$ 236.00	$ 4,664.00	100%	0%	$ -	100%	$ 4,664.00
11.	2'DIA CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	100%	0%	$ -	100%	$ 247.80
7.	3'DIA CONCRETE CURB & GUTTER	4	EA	$ 11.80	$ 47.20	100%	0%	$ -	100%	$ 47.20
15.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
16.	PARKING STALL STRIPING - EV CHARGING STATION	2	EA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
17.	PARKING STALL STRIPING - BIKE	24	EA	$ 295.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
18.	W-AGE-ANGLE STRIPING - CHEVRON	96	SF	$ 4.72	$ 453.60	100%	0%	$ -	100%	$ 453.60

a.	PAINT BED CURB	38	LF	$ 11.10	$ 1,268.20	100%	0%	$ -		100%	$ 1,268.20
a.	TRUNCATED DOME	12	SF	$ 58.00	$ 708.00	100%	0%	$ -		100%	$ 708.00
ab.	CONCRETE WHEEL STOP	24	EA	$ 472.00	$ 11,328.00	72%	0%	$ -		70%	$ 8,157.60
ac.	ADA PARKING POLE SIGNAGE	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -		0%	$ -
ae.	FENCING TO PROTECT ELECTRICAL EQUIPMENT	62	LF	$ 472.00	$ 29,264.00	0%	0%	$ -		0%	$ -
d.		**SIGNAGE**									
i.	STREET ADDRESS IMMENTIFICATION 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 (VITIFICATION)											
a.		**STORM DRAINS**									
i.	6" AREA DRAIN	2	EA	$ 1,475.00	$ 2,950.00	100%	0%	$ -		100%	$ 2,950.00
ii.	SDR 35 PVC - 4 INCHES 4"	108	LF	$ 56.40	$ 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	$ 500.00	$ 500.00	100%	0%	$ -		100%	$ 500.00
v.	2" DOMESTIC WATER METER	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -		100%	$ 1,180.00
vi.	2" RPBP ASSEMBLY	1	EA	$ 295.00	$ 295.00	100%	0%	$ -		100%	$ 295.00
vii.	2" 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	130	LF	$ 118.00	$ 14,340.00	100%	0%	$ -		100%	$ 14,340.00
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.	PIV/OS&Y	1	EA	$ 17,700.00	$ 17,700.00	100%	0%	$ -		100%	$ 17,700.00
iv.	6" DIP/PVC PIPE	126	LF	$ 177.00	$ 22,302.00	100%	0%	$ -		100%	$ 22,302.00
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	130	LF	$ 118.00	$ 14,340.00	100%	0%	$ -		100%	$ 14,340.00
xii.	TRAFFIC CONTROL	3	DAY	$ 2,950.00	$ 8,850.00	100%	0%	$ -		100%	$ 8,850.00
c.		**SANITARY SEWER**									
i.	4" SDR 35 PIPE	57	LF	$ 94.40	$ 5,381.00	100%	0%	$ -		100%	$ 5,381.00
ii.	4" SDR 35 PIPE	25	LF	$ 118.00	$ 2,950.00	100%	0%	$ -		100%	$ 2,950.00
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.	MH POC (5'O-DIAMETER)(4" SCP)	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	135	LF	$ 118.00	$ 15,570.00	100%	0%	$ -		100%	$ 15,570.00
d.		**NATURAL GAS**									
i.	SIMARC 3405 CATV VAULT TO (E) PACIFIC 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	79%	9%	$ 5,000.00		88%	$ 46,905.00
ii.	UTILITY TRANSFORMER PAD	1	EA	$ 11,800.00	$ 11,800.00	85%	0%	$ -		85%	$ 9,770.00
iii.	SECONDARY POWER FEEDER, 3000A 3P + DUCTBANK	50	LF	$ 83.60	$ 4,130.00	28%	0%	$ -		28%	$ 1,024.50
iv.	MAIN SWITCHBOARD, 3000A, 277/480V (3PH) INC. NEMA 3 + CONCRETE PAD	1	EA	$ 15,800.00	$ 15,800.00	46%	0%	$ -		46%	$ 7,454.10
v.	TRANSFORMER GROUNDING GRID	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -		100%	$ 1,180.00
vi.	PROTECTIVE BOLLARDS - ALLOWANCE	10	EA	$ 770.00	$ 17,700.00	50%	0%	$ -		50%	$ 8,790.00
vii.	CUT & PATCH (E) CONCRETE PAVING	23	LF	$ 118.00	$ 2,714.00	47%	0%	$ -		47%	$ 1,271.40
f.		**ELECTRIC VEHICLE CHARGING STATION**									
i.	DIGAL CORE (E) CHARGER + PAD	2	EA	$ 7,670.00	$ 15,340.00	67%	10%	$ 2,500.00		84%	$ 12,895.60
ii.	UG CIRCUIT - 4 AWG NE AWG	60	LF	$ 88.50	$ 5,310.00	45%	0%	$ -		45%	$ 2,389.50
iii.	EIC TRANSC	55	LF	$ 147.50	$ 8,112.50	45%	0%	$ -		45%	$ 3,650.63
iv.	BOLLARD + FOOTING	4	EA	$ 1,770.00	$ 7,080.00	45%	0%	$ -		45%	$ 3,186.00
v.	CUT & PATCH (E) CONCRETE PAVING	45	LF	$ 118.00	$ 5,310.00	48%	0%	$ -		48%	$ 2,602.90
g.		**SITE LIGHTING**									
i.	ALLOWANCE FOR SITE LIGHTING - TYPE LIGHTED POLE LIGHT + FOOTING, COMPLETE W/ CIRCUITS	5	EA	$ 8,260.00	$ 41,300.00	51%	6%	$ 2,500.00		57%	$ 19,500.00
ii.	REMOVE (E) EAST PARKING POLE LIGHT & RELOCATE + NEW FOOTING & EXTENSION PC CIRCUIT - COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	25%	0%	$ -		25%	$ 1,475.00
h.		**MISCELLANEOUS**									
i.	MISC. SITE UTILITY SYSTEM TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -		0%	$ -
EXISTING CONDITIONS (EXISTING BUILDING DEMOLITION + SITE PREPARATION)											
a.		**SELECTIVE BUILDING DEMOLITION (BALLPARK 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'H EXT. WINDOW OPENING TO CREATE A NEW 3'W x 6'H 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) 3'W x 3'H EXT. WINDOW OPENING TO CREATE A NEW 3'W x 5'H 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 3'W x 5'H WINDOW OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -		100%	$ 2,950.00
vii.	SAWCUT/REMOVE 6.5'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DEAD-LEAF DOOR OPENING	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -		100%	$ 5,900.00
viii.	SAWCUT/REMOVE 5.25'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 & CROSS TIE, COMPLETE	1,818	SF	$ 5.90	$ 10,726.20	100%	0%	$ -		100%	$ 10,726.20
x.	REMOVE (E) ROOF MATERIALS, & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,450	SF	$ 5.90	$ 55,755.00	100%	0%	$ -		100%	$ 55,755.00
xi.	REMOVE (E) PARAPET CAP	275	LF	$ 11.80	$ 3,245.00	100%	0%	$ -		100%	$ 3,245.00
xii.	REMOVE (E) ROOF EQUIPMENT PAD	297	SF	$ 11.80	$ 3,503.60	100%	0%	$ -		100%	$ 3,503.60
xiii.	SAWCUT (E) ROOF FRAMES & SHEATHING	90	LF	$ 23.60	$ 2,262.60	100%	0%	$ -		100%	$ 2,262.60
xiv.	REMOVE (E) ROOF FRAMES & MOUNTAING, COMPLETE	4,450	SF	$ 5.90	$ 26,137.00	100%	0%	$ -		100%	$ 26,137.00
xv.	EXTRA FOR SHORING @ EDGE 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) EXT. DOOR/FRAME, PER LEAF	10	EA	$ 236.00	$ 2,360.00	100%	0%	$ -		100%	$ 2,360.00
xviii.	REMOVE (E) EXT. PLUMBING ALL, COMPLETE	70	SF	$ 11.80	$ 826.00	100%	0%	$ -		100%	$ 826.00
xix.	REMOVE (E) EXT. WALL, SINGLE STUD, COMPLETE	3,612	SF	$ 5.90	$ 21,310.80	100%	0%	$ -		100%	$ 21,310.80
xx.	REMOVE (E) EXT. WALL, DOUBLE STUD, COMPLETE	910	SF	$ 5.90	$ 5,369.00	100%	0%	$ -		100%	$ 5,369.00
xxi.	SAWCUT/REMOVE 6.5'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DEAD-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	8,833	SF	$ 3.54	$ 31,276.40	100%	0%	$ -		100%	$ 31,276.40
xxvii.	REMOVE (E) CONCRETE CURB	115	LF	$ 23.60	$ 2,714.00	100%	0%	$ -		100%	$ 2,714.00
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 DEDICTED FLOOR	37	SF	$ 11.80	$ 436.60	100%	0%	$ -		100%	$ 436.60
xxx.	REMOVE (E) SLAB & BASE - PER NEW SLAT CLEREYARD, SLEEVE FOR PIT, & NEW FOUNDATIONS	1,700	SF	$ 11.80	$ 20,060.00	100%	0%	$ -		100%	$ 20,060.00
xxxi.	REMOVE (E) FIRE SPRINKLER SYSTEM	8,400	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) EXT. DOOR/FRAMES, PER LEAF	2	EA	$ 118.00	$ 236.00	100%	0%	$ -		100%	$ 236.00

[illegible]	PROTECT (8) 3'-x-6' EXT. WINDOW	1	EA	$ 110.00	$ 110.00	100%	0%	$ -	100%	$ 110.00
[illegible]	PROTECT (8)PRECAUSIONS	3	EA	$ 110.00	$ 330.00	100%	0%	$ -	100%	$ 330.00
[illegible]	MISC. DEMO/TOO DEMO & PROTECTION WORK	8,400	GRF	$ 0.38	$ 3,137.00	100%	0%	$ -	100%	$ 3,137.00
b.	PLUMBING DEMOLITION									
1.	REMOVE (8) RESTROOM PLUMBING FIXTURES (8-SINKS/8-FIXTURES @ EXISTING MENS & WOMEN RESTROOMS & ALL 8-NECTED PIPING, COMPLETE.	272	SF	$ 17.70	$ 4,814.40	100%	0%	$ -	100%	$ 4,814.40
c.	HVAC DEMOLITION									
1.	REMOVE(8)AC ROOFTOP UNIT, COMPLETE	4	EA	$ 560.50	$ 2,242.00	100%	0%	$ -	100%	$ 2,242.00
2.	REMOVE (8)ROOF EXHAUST FAN	2	EA	$ 356.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
3.	REMOVE (8) DUCTWORK, DIFFUSERS/GRILLES, & ALL RELATED COMPONENTS COMPLETE	8,400	GRF	$ 0.55	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
4.	REMOVE (8) EQUIPMENT CONTROLS	6	EA	$ 236.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
d.	ELECTRICAL DEMOLITION							$ -		
1.	MISC. HVAC DEMO & PROTECTION WORK	8,400	GRF	$ 0.38	$ 3,228.00	100%	0%	$ -	100%	$ 3,228.00
2.	REMOVE (8) ELECTRICAL EQUIPMENT & PANELS/LIGHTING PANEL "K", PANEL "L" & SPARE "T2"	8,400	GRF	$ 5.58	$ 46,848.00	100%	0%	$ -	100%	$ 46,848.00
3.	POD/REMOVE (8) PANEL "K" FEEDER	100	LF	$ 20.50	$ 2,050.00	100%	0%	$ -	100%	$ 2,050.00
4.	POD/REMOVE (8)@VAC EQUIPMENT FEEDER	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
5.	REMOVE (8) BRANCH BOMBS SYSTEM	8,400	GRF	$ 5.58	$ 46,848.00	100%	0%	$ -	100%	$ 46,848.00
6.	REMOVE (8) LIGHTING SYSTEM	8,400	GRF	$ 5.58	$ 46,848.00	100%	0%	$ -	100%	$ 46,848.00
7.	REMOVE (8) CHEMICINCA DENA SYSTEM	8,400	GRF	$ 0.55	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
8.	REMOVE (8) FIRE ALARM SYSTEM	8,400	GRF	$ 0.38	$ 3,137.00	100%	0%	$ -	100%	$ 3,137.00
9.	REMOVE (8) SECURITY SYSTEM	8,400	GRF	$ 0.38	$ 3,137.00	100%	0%	$ -	100%	$ 3,137.00
CONCRETE(ADDITING BUILDING/RENOVATION + EXTENSION)										
a.	FOUNDATION									
1.	INCLUDED FOR SEPARATE ADDITION	0	0	$ -	0	0%	0%	$ -	0%	
b.	PLATFORM PIT									
1.	BULK EXCAVATION	47	CY	$ 376.00	$ 17,688.32	100%	0%	$ -	100%	$ 17,688.32
2.	WALL FOOTING	5	CY	$ 1,180.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
3.	3' CONCRETE RETAINING WALL	210	SF	$ 295.00	$ 61,950.00	100%	0%	$ -	100%	$ 61,950.00
4.	12" CONCRETE SLAB + VIR + AR	108	SF	$ 44.00	$ 4,753.04	100%	0%	$ -	100%	$ 4,753.04
5.	EXTRA FOR SUMP PIT + PUMP/PIPING, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
6.	W/A TIMPROOFING	336	SF	$ 326.50	$ 109,797.00	100%	0%	$ -	100%	$ 109,797.00
7.	BACKFILL & COMPACT	20	CY	$ 236.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
8.	HAULE/EXPORT SURPLUS + 35% SWELL VOLUME	31	CY	$ 70.85	$ 2,194.30	100%	0%	$ -	100%	$ 2,194.30
9.	TEMP. SHORING, ETTD + REMOVAL			$ -	$ -	100%	0%	$ -	100%	$ -
c.	SLAB ON GROUND CURBS TO LP									
1.	REPLACEMENT SLAB ON GRADE + VIR/AR, 5"-6"	1,316	SF	$ 35.40	$ 45,646.40	100%	0%	$ -	100%	$ 45,646.40
2.	EXTENDED SLAB ON GRADE + VIR/AR, 5"-6"	210	SF	$ 35.40	$ 7,433.40	100%	0%	$ -	100%	$ 7,433.40
3.	REPAIR PATCH @ SLAB ON GRADE - @ RESTROOM	272	SF	$ 47.20	$ 12,838.40	100%	0%	$ -	100%	$ 12,838.40
4.	THICKENED SLAB ON EXT FOOTING	11	CY	$ 590.00	$ 6,490.00	100%	0%	$ -	100%	$ 6,490.00
5.	THICKENED SLAB EDGE	1	CY	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
6.	2ND SLAB TO EXISTING	145	LF	$ 35.40	$ 10,293.00	100%	0%	$ -	100%	$ 10,293.00
7.	CONCRETE CURB, 4"- 6"W x6"H	105	LF	$ 35.40	$ 3,834.00	100%	0%	$ -	100%	$ 3,834.00
8.	CONCRETE CURB, 12"W x4"H	15	LF	$ 42.48	$ 637.20	100%	0%	$ -	100%	$ 637.20
9.	CONCRETE CMU STAIRTEB, 6"W x 16"H	65	LF	$ 36.40	$ 2,366.00	100%	0%	$ -	100%	$ 2,366.00
9.	CONCRETE CMU STAIRTEB, 12"W x 8"H	16	LF	$ 36.40	$ 582.40	100%	0%	$ -	100%	$ 582.40
MASONRY(ADDITING BUILDING/RENOVATION + EXTENSION)										
a.	EXTERIOR CMU WALL									$ -
1.	8" BURNISHED FACE CMU WALL	158	SF	$ 77.60	$ 12,261.72	100%	0%	$ -	100%	$ 12,261.72
b.	INTERIOR CMU WALL									$ -
1.	4" CMU WALL - PARTITION GIAS DRAWING	677	SF	$ 86.54	$ 58,594.78	100%	0%	$ -	100%	$ 58,594.78
2.	12" CMU WALL - PARTITION GIAS DRAWING	291	SF	$ 95.58	$ 27,815.78	100%	0%	$ -	100%	$ 27,815.78
3.	12" CMU WALL - SLEEVE FOR HEAT	734	SF	$ 95.58	$ 68,244.12	100%	0%	$ -	100%	$ 68,244.12
METALS (ADDITING BUILDING/RENOVATION + EXTENSION)										
a.	PERFORATED METAL PANEL									$ -
1.	PERFORATED METAL PANEL CI PLASTER WALL	208	SF	$ 260.50	$ 55,224.00	95%	0%	$ -	95%	$ 52,500.00
2.	PERFORATED METAL PANEL CI GLAZING	494	SF	$ 265.50	$ 131,157.00	67%	0%	$ -	67%	$ 87,900.00
b.	MISC. METALS									$ -
1.	REPAIR/REPIT FLASHING + PAINT	1	EA	$ 4,720.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
2.	ACCESS LADDER TO ROOF, W/ELL, 11 FH	1	EA	$ 3,540.00	$ 3,540.00	22%	0%	$ -	22%	$ 784.27
3.	WALL BRACKING/SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	11%	47%	$ 3,650.00	58%	$ 5,045.33
4.	MISC. METALS ALLOWANCE	8,400	GRF	$ -	$ -	0%	0%	$ -	0%	$ -
CARPENTRY (ADDITING BUILDING/RENOVATION + EXTENSION)										
a.	FINISH CARPENTRY									$ -
1.	24"W PLAM BASE CABINET W/ WOOD SURFACE TOP & 3"H BACKSPLASH	40	LF	$ 1,180.00	$ 56,640.00	3%	0%	$ -	3%	$ 1,699.20
2.	30"W WALL MOUNTED CABINETS/CLOSETS	18	LF	$ 590.00	$ 20,060.00	3%	0%	$ -	3%	$ 601.80
3.	27"W PAM THRU COUNTER	10	LF	$ 590.00	$ 5,900.00	3%	0%	$ -	3%	$ 177.00
4.	32"W WALL MOUNTED COUNTER + 3"H BACKSPLASH	9	LF	$ 590.00	$ 5,310.00	3%	0%	$ -	3%	$ 159.30
5.	15"W x 24"H CABINEWIRE W/ (2)UPPER HIRIS/SIFS	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
6.	15"W x 24"H CABINEWIRE W/ (2)UPPER HIRIS/SIFS	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
7.	15"W x 24"H CABINEWIRE W/ (2)UPPER HIRIS/SIFS	12	LF	$ 590.00	$ 7,080.00	3%	0%	$ -	3%	$ 212.40
8.	18"W x 24"H CABINEWIRE	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
9.	24"W x 18"H HUKLP UP HEAD WALL CUSTOM LOBBY COUNTER	17	LF	$ 800.00	$ 15,045.00	3%	0%	$ -	3%	$ 451.35
9.	COUNTERTOP, CUSTOM 3.5IN CURVED LOW WALL - 15.5" METAL STUD W/ WOOD VENEER	22	SF	$ 1,770.00	$ 38,940.00	3%	0%	$ -	3%	$ 1,168.20
10.	CSCRESTE SERIES + CAP 2.5TH PLAM LOBBY CABINET	6	LF	$ 590.00	$ 3,540.00	3%	0%	$ -	3%	$ 106.20
11.	MISC. FINISH CARPENTRY ALLOWANCE	8,400	GRF	$ -	$ -	0%	0%	$ -	0%	$ -
b.	ROUGH CARPENTRY									$ -
1.	2X6T 36"OH STUD, 2' x6"- 2HPIGLS	32	SF	$ 47.20	$ 1,670.40	100%	0%	$ -	100%	$ 1,670.40
2.	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	110	LF	$ 377.00	$ 41,561.00	100%	0%	$ -	100%	$ 41,561.00
3.	WOOD POST, 6" x6"	174	LF	$ 354.00	$ 56,096.00	100%	0%	$ -	100%	$ 56,096.00
4.	PLYWOOD SHEATHING	60	SF	$ 14.80	$ 967.60	100%	0%	$ -	100%	$ 967.60
5.	ROOF BEAM, 6" x 12"	92	LF	$ 590.00	$ 54,280.00	100%	0%	$ -	100%	$ 54,280.00
6.	POST HEIGHTS	17	EA	$ 295.00	$ 5,015.00	100%	0%	$ -	100%	$ 5,015.00
7.	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH + 12" ROOF PLYWOOD SHEATHING	86	SF	$ 47.20	$ 4,059.20	100%	0%	$ -	100%	$ 4,059.20
8.	3/4" CDX APA RATED ROOF SHEATHING @ HUGPE + 2X WOOD FRAMES/NAILERS	688	SF	$ 47.70	$ 32,817.60	100%	0%	$ -	100%	$ 32,817.60
9.	PREP (2)ROOF PLYWOOD SHEATHING FOR NEW ROOFING (MA TIMING INSTALLATION)	8,914	SF	$ 0.38	$ 3,450.63	100%	0%	$ -	100%	$ 3,450.63
9.	ALLOW A NCE FOR 5% ROOF SHEATHING REPLACEMENT	446	SF	$ 12.00	$ 5,348.00	100%	0%	$ -	100%	$ 5,348.00
10.	MISC. ROUGH CARPENTRY ALLOWANCE(backings, nailers, sills, misc headers, ect. ranges, etc.)	8,400	GRF	$ -	$ -	0%	0%	$ -	0%	$ -
THERMAL & MOISTURE PROTECTION (EXISTING BUILDING/RENOVATION + EXTENSION)										
a.	ROOFING									$ -
1.	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	$ 11.59	$ 95,425.470	80%	0%	$ -	80%	$ 76,339.93
2.	SINGLE-PLY ROOFING MEMBRANE - MEDIU WELL	852	SF	$ 11.59	$ 9,872.640	100%	0%	$ -	100%	$ 9,872.64
3.	ROOF BOARD	9,088	SF	$ 0.90	$ 8,257.360	100%	0%	$ -	100%	$ 8,257.36
4.	2" AG BRIDGING STEEN	9,088	SF	$ 5.82	$ 52,914.710	100%	0%	$ -	100%	$ 52,914.71
5.	VAPOR BARRIER	9,088	SF	$ 5.18	$ 46,803.110	100%	0%	$ -	100%	$ 46,803.11
6.	FASIA/JST COPING	176	LF	$ 110.00	$ 19,360.000	100%	0%	$ -	100%	$ 19,360.00
7.	ROOF EDGE FIA SHING	176	LF	$ 60.00	$ 10,560.000	100%	0%	$ -	100%	$ 10,560.00
8.	WALL-TO-ROOF FLASHING + HEIGHT	450	LF	$ 50.00	$ 22,710.000	100%	0%	$ -	100%	$ 22,710.00
b.	MISC. ALLOWANCE									$ -
1.	MISC. CAULKING/ SEALANTS ALLOWANCE	8,400	GRF	$ -	0	0%	0%	$ -	0%	$ -
2.	MISC. FIRESTOPPING ALLOWANCE	8,400	GRF	$ -	0	0%	0%	$ -	0%	$ -
OPENINGS (EXISTING BUILDING/RENOVATION + EXTENSION)										
a.	EXTERIOR DOORS + HW									$ -
1.	ALUM. GLASS DOOR/ALUM FRAME, (2) - 12'Tw x 8'H	1	PR	$ 3,437.50	$ 3,437.50	100%	0%	$ -	100%	$ 3,437.50
2.	ALUM. GLASS DOOR/ALUM FRAME, (2) - 3'W x 8'H	1	PR	$ 3,437.50	$ 3,437.50	100%	0%	$ -	100%	$ 3,437.50
3.	ALUM. GLASS DOOR/ALUM FRAME, (2) - 10'Tw x 8'H	1	PR	$ 3,437.50	$ 3,437.50	100%	0%	$ -	100%	$ 3,437.50
4.	ALUM. GLASS DOOR/ALUM FRAME, 2.75'W x8'H	1	EA	$ 3,437.50	$ 3,437.50	100%	0%	$ -	100%	$ 3,437.50
5.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 9,440.00	$ 9,440.00	100%	0%	$ -	100%	$ 9,440.00
6.	HM DOOR/HM FRAME, 3'W x8'H	3	EA	$ 4,720.00	$ 14,160.00	33%	0%	$ -	33%	$ 4,686.00

vii.	EXTRA FOR PANIC HARDWARE	5	EA.	$ 2,300.00	$ 11,600.00	50%	0%	$ -	100%	$ 6,476.00		
viii.	PAINT TO 3RE DOOR FRAME, PER LEAF INTERIOR	5	EA.	$ 100.00	$ 500.40	0%	0%	$ -	0%	$ -		
b.	WINDOWS									$ -		
i.	STOREFRONT CURTAIN WALL SYSTEM	1,500	SF	$ 25.00	$ 116,466.00	70%	17%	$ 20,000.00	66%	$ 111,000.00		
ii.	EXTRA FOR OPERABLE AWNINGS PANEL, 3'W x 6'H	1	EA.	$ 1,152.32	$ 1,152.32	100%	0%	$ -	100%	$ 1,152.32		
iii.	EXTRA FOR OPERABLE AWNINGS PANEL, 4'W x 7'H	11	EA.	$ 1,382.14	$ 15,225.54	100%	0%	$ -	100%	$ 15,225.54		
iv.	TRANSOM, 6.5'W x 2'H INTERIOR	1	EA.	$ 679.68	$ 679.68	100%	0%	$ -	100%	$ 679.68		
v.	FIRE TED GLASS	160	SF	$ 53.76	$ 10,838.32	23%	21%	$ 20,000.00	85%	$ 41,929.16		
c.	DOORS + TRIM									$ -		
i.	ALUM GLASS DOOR ALUM FRAME, (2) - 3'W x 7'H	1	PR	$ 3,427.50	$ 3,427.50	60%	0%	$ -	40%	$ 1,452.74		
ii.	SIDING ALUM GLASS DOOR ALUM FRAME, 3'W x 6.67'H	1	EA.	$ 3,744.14	$ 3,744.14	60%	0%	$ -	40%	$ 1,586.49		
iii.	FIRE DOOR SET, (2) - 3'W x 8'H	2	PR	$ 9,600.00	$ 19,600.00	100%	0%	$ -	100%	$ 19,313.33		
iv.	FIRE DOOR SET FRAME, 7'W x 8'H	3	EA.	$ 4,720.00	$ 27,760.00	100%	0%	$ -	100%	$ 27,456.39		
v.	SC WOOD GLASS DOOR SET FRAME, 7'W x 8'H	1	EA.	$ 4,740.00	$ 14,160.00	60%	0%	$ -	40%	$ 8,496.00		
vi.	SC WOOD DOOR SET FRAME, 7'W x 8'H	1	EA.	$ 4,740.00	$ 14,160.00	60%	0%	$ -	40%	$ 8,496.00		
vii.	EXTRA FOR PANIC HARDWARE	2	EA.	$ 2,300.00	$ 4,740.00	100%	0%	$ -	100%	$ 9,600.00		
viii.	PAINT TO DOOR FRAME, PER LEAF	11	EA.	$ 100.00	$ 2,012.00	100%	0%	$ -	100%	$ 1,666.39		
ix.	PAINT TO FRAME, PER LEAF INTERIOR	3	EA.	$ 100.00	$ 500.40	0%	0%	$ -	0%	$ -		
d.	WINDOWS									$ -		
i.	ALUM FRAMED STOREFRONT	575	SF	$ 25.50	$ 16,905.50	53%	35%	$ -	0%	$ 14,000.00		
FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)												
a.	EXTERIOR WALLS									$ -		
i.	CEMENT PLASTER + LATHA VR. - SMOOTH FINISH	984	SF	$ 47.20	$ 46,444.80	100%	0%	$ -	100%	$ 46,444.80		
ii.	CEMENT PLASTER + LATHA VR. - SHIMMER FINISH	208	SF	$ 47.20	$ 9,440.00	100%	0%	$ -	100%	$ 9,440.00		
iii.	2" RIGID EG INSULATION	1,384	SF	$ 5.04	$ 6,975.60	100%	0%	$ -	100%	$ 6,975.60		
iv.	GLASSMAT SHEATHING	1,352	SF	$ 4.72	$ 6,381.44	100%	0%	$ -	100%	$ 6,381.44		
v.	PAINT TO CEMENT PLASTER	1,384	SF	$ 4.13	$ 5,699.92	0%	100%	$ 4,699.92	100%	$ 4,699.92		
vi.	PATCH/PAINT TO (2) PLASTER WALL	5,864	SF	$ 4.13	$ 24,014.32	96%	0%	$ -	96%	$ 23,053.75		
vii.	6" x 20 GA. METAL STUDS WALL	1,792	SF	$ 23.60	$ 42,297.20	100%	0%	$ -	100%	$ 42,297.20		
viii.	6" x 20 GA METAL STUDS HALF	32	SF	$ 23.60	$ 1,515.20	100%	0%	$ -	100%	$ 1,515.20		
ix.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	519	SF	$ 23.60	$ 12,248.40	100%	0%	$ -	100%	$ 12,248.40		
x.	5/8" GWB + PAINT - INT. OF EXT.	1,792	SF	$ 16.35	$ 29,308.32	40%	0%	$ -	40%	$ 11,723.33		
xi.	PATCH/PAINT TO (2) INT. OF EXT. WALL	3,520	SF	$ 2.26	$ 7,986.80	0%	60%	$ 5,019.00	60%	$ 5,019.00		
xii.	BATT INSULATION	1,792	SF	$ 1.19	$ 2,088.36	100%	0%	$ -	100%	$ 2,088.36		
b.	INTERIOR WALLS									$ -		
i.	70" FURRING CHANNEL	1,481	SF	$ 23.60	$ 35,046.20	76%	9%	$ 2,054.57	85%	$ 29,788.93		
ii.	3 5/8" x 20 GA. FURRING METAL STUD	20	SF	$ 23.60	$ 472.00	76%	9%	$ 41.68	85%	$ 401.30		
iii.	6" x 20 GA. FURRING METAL STUD	64	SF	$ 23.60	$ 2,195.40	76%	9%	$ 193.66	85%	$ 1,866.64		
iv.	3 5/8" x 20 GA. METAL STUD - 5/8" WALL	60	SF	$ 23.60	$ 1,416.00	76%	9%	$ 127.44	85%	$ 1,203.60		
v.	3 5/8" x 20 GA. METAL STUD WALL	1,180	SF	$ 23.60	$ 27,848.00	76%	9%	$ 2,506.32	85%	$ 23,676.80		
vi.	6" x 20 GA. METAL STUD INFILL	24	SF	$ 23.60	$ 566.40	76%	9%	$ 50.98	85%	$ 481.44		
vii.	6" x 20 GA. METAL STUD WALL	2,679	SF	$ 23.60	$ 63,224.40	76%	9%	$ 5,690.20	85%	$ 53,740.74		
viii.	8" x 20 GA. METAL STUD WALL	56	SF	$ 23.60	$ 1,321.60	76%	9%	$ 118.94	85%	$ 1,123.36		
ix.	(2) - 3 5/8" x 20 GA. METAL STUD WALL	295	SF	$ 23.60	$ 6,964.00	76%	9%	$ 626.31	85%	$ 5,917.64		
x.	(2) - 6" x 20 GA. METAL STUD WALL	282	SF	$ 23.60	$ 6,655.20	76%	9%	$ 598.97	85%	$ 5,656.83		
xi.	5/8" GWB + PAINT	10,747	SF	$ 16.35	$ 152,177.52	90%	0%	$ -	90%	$ 137,159.97		
xii.	BATT INSULATION	5,480	SF	$ 1.18	$ 6,455.02	55%	25%	$ 1,501.26	80%	$ 4,764.07		
xiii.	PAINT CONCRETE COLUMNS	452	SF	$ 5.00	$ 2,710.50	51%	49%	$ 554.78	76%	$ 1,903.93		
xiv.	PAINT TO CMU WALLS	1,655	SF	$ 2.26	$ 3,671.30	51%	49%	$ 458.26	76%	$ 1,488.34		
xv.	PAINT TO (2) STUD WALLS	1,640	SF	$ 2.26	$ 3,706.40	51%	49%	$ 462.64	76%	$ 1,503.93		
xvi.	PAINT TO EXPOSED STEEL COLUMN	32	LF	$ 5.00	$ 164.00	36%	28%	$ 64.96	65%	$ 104.71		
xvii.	SHEWOOD WALL PANEL	168	SF	$ 47.20	$ 17,494.80	51%	45%	$ 2,695.11	66%	$ 11,577.44		
xviii.	HANDRAIL TBD	176	SF	$ 47.20	$ 8,440.80	100%	0%	$ -	100%	$ 8,440.80		
c.	FLOOR FINISHES									$ -		
i.	WALL GRP MAT (BECKSHIRE)	100	SF	$ 50.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00		
ii.	SANDERS/SEALED CONCRETE FLOOR, LEVEL 1/FLAT	402	SF	$ 20.50	$ 11,859.00	100%	0%	$ -	100%	$ 11,859.00		
iii.	SANDERS/ SEALED CONCRETE FLOOR, LEVEL 1/GRND. SEMI POLISHED	780	SF	$ 20.50	$ 23,246.00	51%	0%	$ -	51%	$ 11,749.00		
iv.	SANDERS CONCRETE FLOOR W/ INTANS/PARTIC. SEALER	900	SF	$ 20.50	$ 26,520.00	0%	0%	$ -	0%	$ -		
v.	CARPET TILE	1,000	SF	$ 8.35	$ 8,500.00	0%	0%	$ -	0%	$ -		
vi.	LINOLEUM FLOORING, PATTERNED	4,979	SF	$ 14.19	$ 66,237.41	0%	0%	$ -	0%	$ -		
vii.	WALL BASE - @ VINYL CARPET FLOOR	730	LF	$ 2.61	$ 2,740.21	0%	0%	$ -	0%	$ -		
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	176	LF	$ 5.50	$ 1,363.00	0%	0%	$ -	0%	$ -		
d.	CEILING FINISHES									$ -		
i.	2'x2' ACT T-BAR CEILING	2,691	SF	$ 11.10	$ 31,867.91	40%	0%	$ -	40%	$ 12,747.16		
ii.	DRYWALL/SOFFIT/GL CEILING PANEL + FIRE BRD	1,750	SF	$ 16.35	$ 31,363.50	40%	0%	$ -	40%	$ 12,545.40		
iii.	CEILING - METAL STUD FRAMES + MATT	5,335	SF	$ 36.35	$ 123,011.40	57%	0%	$ -	57%	$ 69,907.37		
iv.	PAINT TO CEILING	5,335	SF	$ 2.26	$ 11,788.20	0%	0%	$ -	0%	$ -		
v.	PAINT TO GYP. SLAB BEHIND	106	SF	$ 0.99	$ 1,056.40	0%	0%	$ -	0%	$ -		
vi.	PAINT TO LVL 0 STAIR	1	LS	$ 4,956.00	$ 4,956.00	0%	0%	$ -	0%	$ -		
e.	VERTICAL SURFACE									$ -		
i.	6" x 20 GA. METAL STUD	1,787	SF	$ 23.60	$ 42,173.20	95%	5%	$ 2,172.26	100%	$ 40,479.95		
ii.	5/8" GWB + PAINT	1,168	SF	$ 9.92	$ 11,591.60	0%	40%	$ 3,336.80	40%	$ 3,336.80		
f.	EXTERIOR SOFFIT									$ -		
i.	PAINT (2) PLASTER SOFFIT	331	SF	$ 2.26	$ 748.60	0%	0%	$ -	0%	$ -		
g.	MISC. FINISHES									$ -		
i.	MISC. FINISHES PAINT TO BLOCK UP ALLOW ANCE	8,400	CSF	$ -	0	0%	0%	$ -	0%	$ -		
SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)												
a.	SITE TRANSIT 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 LAMINATED GRAB BAR	4	EA	$ 224.20	$ 896.80	0%	0%	$ -	0%	$ -		
iv.	COMBINATION RECESSED TOILET SEAT COVER DISPENSER, SCRATCH DISPOSAL & TOILET TISSUE DISPENSER	5	EA	$ 615.60	$ 3,068.00	0%	0%	$ -	0%	$ -		
v.	AUTOMATIC WALL MOUNTED SOAP DISPENSER	6	EA	$ 255.70	$ 1,532.20	0%	0%	$ -	0%	$ -		
vi.	AUTOMATIC WARM AIR HANDDRYER, RECESSED	4	EA	$ 1,516.30	$ 6,065.20	0%	0%	$ -	0%	$ -		
vii.	ADA MIRROR, 18"W x 72"H	2	EA	700.00	$ 1,400.00	0%	0%	$ -	0%	$ -		
viii.	BEVELED EDGE MIRROR, FIXING TOP, 2.5'W x 5.67'H	6	EA	$ 1,059.12	$ 6,317.12	0%	0%	$ -	0%	$ -		
ix.	BABY CHANGING STATION	2	EA	$ 256.14	$ 512.28	0%	0%	$ -	0%	$ -		
b.	MISC. SPECIALTIES									$ -		
i.	COLOSTER MSC ACCESSORIES, FIRE STATIONS	1	EA	$ 500.00	$ 500.00	0%	0%	$ -	0%	$ -		
ii.	FIRE EXTINGUISHER + RECESSED CABINET	5	EA	$ 1,100.00	$ 5,540.00	0%	0%	$ -	0%	$ -		
iii.	SIGNAGE - INT./EXT.	8,400	CSF	$ 2.48	$ 20,835.02	0%	0%	$ -	0%	$ -		
iv.	MISC. SPECIALTIES, ALLOW ANCE	8,400	CSF	$ -	$ -	0%	0%	$ -	0%	$ -		
EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)												
a.	ALL EQUIPMENT - NLC									$ -		
FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)												
a.	WINDOW TREATMENT									$ -		
i.	WINDOW SHADES, MOTORIZED	1,724	SF	$ 21.60	$ 20,397.60	18%	0%	$ -	18%	$ 3,524.69		
ii.	WINDOW SHADES, MANUAL	440	SF	$ 7.00	$ 3,256.00	0%	0%	$ -	0%	$ -		
b.	FURNISHINGS									$ -		
i.	ALL FF & E - NLC			$ -	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 SYSTEMS									$ -		
i.	FIRE SPRINKLER WET SYSTEM + SHORE, COMPLETE/FLARE CSF	8400	CSF	$ 14.42	$ 121,240.00	59%	30%	$ 20,000.00	76%	$ 80,000.00		
PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)												
a.	PLUMBING EQUIPMENT									$ -		
i.	INCLUDES PER SIPNA KTE ADDITION ESTIMATE	0		$ -	0	0%	0%	$ -	0%	$ -		
b.	PLUMBING FIXTURES									$ -		

c.	WATER CLOSET, WALL HUNG	5	EA.	$ 1,770.00	$ 8,850.00	61%	0%	$ -	61%	$ 5,397.50		
d.	URINAL	1	EA.	$ 1,180.00	$ 1,180.00	10%	0%	$ -	10%	$ 884.00		
dl.	LAVATORY SINK, WALL	6	EA.	$ 1,180.00	$ 7,080.00	47%	0%	$ -	47%	$ 3,363.00		
ev.	COUNTERS SINK	2	EA.	$ 1,180.00	$ 2,360.00	52%	0%	$ -	52%	$ 1,229.00		
v.	DI LUCIBRINKING FOUNTAIN	1	EA.	$ 5,900.00	$ 5,900.00	40%	0%	$ -	40%	$ 2,957.00		
vl.	ROUGHINS AT	15	RA	$ 590.00	$ 8,850.00	28%	0%	$ -	56%	$ 3,900.50		
c.		**COLD WATER**										
1.	1/2" TPM PIPE + INSULATION - BELOW SLAB	24	LF	$ 88.50	$ 885.00	100%	0%	$ -	100%	$ 885.00		
2.	1/2" CW PIPE	158	LF	$ 47.20	$ 4,958.80	100%	0%	$ -	100%	$ 4,958.80		
3l.	3/4" CW PIPE	48	LF	$ 59.00	$ 2,832.00	100%	0%	$ -	100%	$ 2,832.00		
4v.	1" CW PIPE	20	LF	$ 70.80	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00		
5.	1 1/2" CW PIPE	60	LF	$ 94.40	$ 5,664.00	100%	0%	$ -	100%	$ 5,664.00		
vl.	2" CW PIPE	95	LF	$ 118.00	$ 11,210.00	66%	0%	$ -	66%	$ 7,399.60		
vll.	2 1/2" CW PIPE	25	LF	$ 141.60	$ 3,540.00	48%	0%	$ -	48%	$ 1,700.40		
vlll.	HOSE BIBB, 3/4"	2	RA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 387.40		
ix.	WATER HAMMER ARRESTOR, 3/4"	2	RA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 387.40		
x.	TRAP PRIMER	1	RA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 216.40		
xl.	POC 1" CW PIPE TO WATER HEATER	1	RA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 216.40		
xll.	WALL ACCESS PANEL	3	RA	$ 590.00	$ 1,770.00	50%	0%	$ -	50%	$ 609.40		
xlll.	EXT. WALL PENETRATION, 1" PIPE	1	RA	$ 118.00	$ 118.00	38%	0%	$ -	38%	$ 38.40		
d.		**HOT WATER**										
1.	1/2" HW PIPE	98	LF	$ 47.20	$ 4,625.60	51%	0%	$ -	51%	$ 2,359.30		
2.	3/4" HW (HWS) PIPE	238	LF	$ 59.00	$ 12,980.00	94%	0%	$ -	94%	$ 12,202.20		
3l.	1" HW PIPE	20	LF	$ 70.80	$ 1,416.00	12%	0%	$ -	12%	$ 170.40		
4v.	PIPE INSULATION, 1/2" PIPE	98	LF	$ 5.90	$ 578.20	56%	0%	$ -	56%	$ 323.60		
5.	PIPE INSULATION, 3/4" PIPE	238	LF	$ 5.90	$ 1,298.00	50%	0%	$ -	50%	$ 649.00		
vl.	PIPE INSULATION, 1" PIPE	20	LF	$ 5.90	$ 118.00	45%	0%	$ -	45%	$ 53.10		
vll.	POC 1" HW PIPE TO WATER HEATER	1	RA	$ 295.00	$ 295.00	45%	0%	$ -	45%	$ 132.75		
vlll.	ROOF PENETRATION, 1" PIPE	1	RA	$ 118.00	$ 118.00	45%	0%	$ -	45%	$ 53.10		
e.		**SANITARY SEWER & VENT**										
1.	1 1/2" SENT PIPE - WALL/CEILING	184	LF	$ 59.00	$ 10,856.00	93%	0%	$ -	93%	$ 10,096.08		
2.	2" VENT PIPE - WALL/CEILING	94	LF	$ 70.80	$ 6,655.20	93%	0%	$ -	93%	$ 6,189.34		
3l.	3" VENT PIPE - WALL/CEILING	31	LF	$ 82.60	$ 2,561.60	93%	0%	$ -	93%	$ 1,996.06		
4v.	2" WASTE PIPE - WALL	22	LF	$ 60.40	$ 1,817.20	50%	0%	$ -	50%	$ 908.60		
5.	4" WASTE PIPE - WALL	10	LF	$ 94.40	$ 944.00	93%	0%	$ -	93%	$ 877.90		
vl.	1 1/4" SENT PIPE - BELOW SLAB	6	LF	$ 88.50	$ 531.00	93%	0%	$ -	93%	$ 493.80		
vll.	2" W/ASTE PIPE - BELOW SLAB	32	LF	$ 94.40	$ 4,908.80	93%	0%	$ -	93%	$ 4,565.18		
vlll.	4" W/ASTE PIPE - BELOW SLAB	168	LF	$ 118.00	$ 12,272.00	103%	0%	$ -	103%	$ 12,637.90		
ix.	FLOOR DRAIN	2	EA.	$ 1,180.00	$ 2,360.00	93%	0%	$ -	93%	$ 2,194.80		
x.	2" WCO	1	RA	$ 590.00	$ 590.00	93%	0%	$ -	93%	$ 548.70		
xl.	4" WCO	1	RA	$ 590.00	$ 590.00	93%	0%	$ -	93%	$ 548.70		
xll.	2" VTR - FLASHING	1	RA	$ 295.00	$ 295.00	93%	0%	$ -	93%	$ 274.35		
xlll.	3" VTR - FLASHING	1	RA	$ 295.00	$ 295.00	93%	0%	$ -	93%	$ 274.35		
xiv.	CUT & PATCH (8) SLAB ON GRADE	150	LF	$ 118.00	$ 17,700.00	88%	0%	$ -	88%	$ 15,463.50		
xv.	EXT. RTRN WALL PENETRATION, 4" PIPE	1	RA	$ 1,180.00	$ 1,180.00	73%	0%	$ -	73%	$ 861.40		
f.		**CONDENSATE DRAINS**										
1.	3/4" CD PIPE	238	LF	$ 59.00	$ 13,570.00	6%	0%	$ -	6%	$ 792.00		
2.	PIPE INSULATION, 3/4" PIPE	238	LF	$ 5.90	$ 1,357.00	9%	0%	$ -	9%	$ 192.00		
3l.	POC TO SINK TAILPIECE	2	RA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -		
4v.	POC TO HVAC UNIT W/ TRAP & VENT	11	RA	$ 590.00	$ 6,490.00	2%	0%	$ -	2%	$ 118.00		
g.		**ROOF DRAINS**										
1.	SREI DIVERSION 7" FOR GUTTER & DOWNSPOUT											
h.		**NATURAL GAS**										
1.	EXTEND & POC (8) GAS PIPE TO NEW ROOFTOP UNIT "AC-1" or MEW & WELL COMPLETE	1	RA	$ 590.00	$ 590.00	64%	0%	$ -	64%	$ 380.30		
i.		**MECHLLANEOUS**										
1.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	44%	0%	$ -	44%	$ 519.17		
2.	MISC. PLUMBING SYSTEM	1,450	LBS	$ 0.12	$ 174.00	47%	0%	$ -	47%	$ 81.78		
3l.	MISC. TESTING	1	LS	$ 590.00	$ 590.00	43%	0%	$ -	43%	$ 254.00		
4v.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -		
HVAC (EXCEPTNG HOLDING MOSON VIEW - EXTENSION)												
a.		**ROOFTOP AC UNIT**										
1.	AC1 - GAS-ELECTRIC RTU, 12.5 TON, 5000 CFM	1	RA	$ 11,800.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00		
2.	EXTRA FOR MODULATING ECONOMIZER	1	RA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00		
3l.	EXTRA FOR VIBRATION ISOLATION	1	SET	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00		
4v.	EXTRA. FOR EQUIPMENT PLATFORM	1	RA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00		
5.	DUCTWORK	2,150	LBS	$ 41.30	$ 88,795.00	54%	0%	$ 5,000.00	47%	$ 43,459.54		
vl.	DUCT INSULATION	1,585	SF	$ 4.72	$ 7,481.20	100%	0%	$ -	100%	$ 7,481.20		
vll.	EQUIPMENT FLEXIBLE CONNECTOR	2	RA	$ 88.50	$ 177.00	100%	0%	$ -	100%	$ 177.00		
vlll.	CEILING DIFFUSER + FAN CONNECTOR	5	RA	$ 94.40	$ 472.00	100%	0%	$ -	100%	$ 472.00		
ix.	SUPPLY REGISTER, DUCT MOUNTED	6	RA	$ 70.80	$ 424.30	100%	0%	$ -	100%	$ 424.30		
x.	RETURN REGISTER, SIDEWALL	2	RA	$ 118.00	$ 236.00	100%	0%	$ -	100%	$ 236.00		
xl.	MVD	11	RA	$ 64.90	$ 753.00	100%	0%	$ -	100%	$ 753.00		
xll.	DUCT SMOKE DETECTOR	2	RA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00		
xlll.	EXT. WALL PENETRATION - 36" x 20" DUCT	2	RA	$ 177.00	$ 354.00	100%	0%	$ -	100%	$ 354.00		
b.		**VRF SPLIT SYSTEM**										
1.	CU2 - 3(2 RETURN COOLING, 1(1 RETURN HEATING, (2) CONDENSER FANS, (2) COMPRESSORS, (2) MODULES	1	RA	$ 2,360.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00		
2.	FC1 - 5 TON, CEILING MOUNT 1 RA	1	RA	$ 3,540.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00		
3l.	FC2 - CEILING CASSETTE, 1.5 TON	1	RA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00		
4v.	FC3 - CEILING CASSETTE, 1.0 TON	2	RA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00		
5.	FC4- CEILING CASSETTE, 0.75 TON	2	RA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00		
vl.	FC5 - CEILING CASSETTE, 0.75 TON	2	RA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00		
vll.	3/4 LINA DUCTWORK	105	LBS	$ 41.30	$ 20,761.50	84%	0%	$ -	84%	$ 17,419.45		
vlll.	DUCT INSULATION	510	SF	$ 5.90	$ 3,009.00	100%	0%	$ -	100%	$ 3,009.00		
ix.	CEILING DIFFUSER + FAN CONNECTOR	2	RA	$ 59.00	$ 118.00	100%	0%	$ -	100%	$ 118.00		
x.	SUPPLY REGISTER, DUCT MOUNTED	4	RA	$ 106.20	$ 424.80	100%	0%	$ -	100%	$ 424.80		
xl.	RETURN A/R GRILLE	1	RA	$ 94.40	$ 94.40	100%	0%	$ -	100%	$ 94.40		
xll.	MVD	6	RA	$ 59.00	$ 354.00	100%	0%	$ -	100%	$ 354.00		
xlll.	12" WALL JACK + CAP	1	RA	$ 64.90	$ 64.90	100%	0%	$ -	100%	$ 64.90		
xiv.	REFRIGERANT PIPING - 3/4" + 1 1/8" + 1 1/8" + 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 - (2) PIPES + INSULATION	75	LF	$ 118.00	$ 8,260.00	100%	0%	$ -	100%	$ 8,260.00		
xvii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	150	LF	$ 118.00	$ 20,540.00	45%	0%	$ -	45%	$ 9,339.45		
xviii.	3/8 & NEW SHEET METAL	3	RA	$ 1,180.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00		
xix.	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	1	RA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00		
xx.	EXT. WALL PENETRATION - 12" DUCT	1	RA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00		
c.		**MINI SPLIT SYSTEM**										
1.	CU3 - 1(1 RETURN COOLING, (1 RETURN HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	RA	$ 4,130.00	$ 4,130.00	100%	0%	$ -	100%	$ 4,130.00		
2.	CU4 - 1(1 RETURN COOLING, (1 RETURN HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	RA	$ 3,186.00	$ 3,186.00	100%	0%	$ -	100%	$ 3,186.00		
3l.	FC11, 1.0 TON, WALL MOUNT	1	RA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00		
4v.	FC12, 1.0 TON, WALL MOUNT	1	RA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00		
5.	REFRIGERANT PIPING - (2) PIPES + INSULATION	178	LF	$ 118.00	$ 20,960.00	40%	0%	$ -	40%	$ 7,884.00		
vl.	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	2	RA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00		
d.		**EXHAUST FAN**										
1.	CEILING EXHAUST FAN, 150 CFM + GRILLE + SEID	2	EA.	$ 413.00	$ 826.00	100%	0%	$ -	100%	$ 826.00		
2.	EXHAUST DUCTWORK	25	LBS	$ 41.30	$ 1,032.50	16%	0%	$ -	16%	$ 168.14		
3l.	DUCT INSULATION	25	SF	$ 4.72	$ 118.00	100%	0%	$ -	100%	$ 118.00		
4v.	4" WALL JACK + CAP	2	RA	$ 147.50	$ 295.00	63%	0%	$ -	63%	$ 185.85		

v.	EXT. W/ALL PENETRATION , 2" EIA/CT	2	EA.	$ 292.00	$ 584.00	10%	0%	$ -	10%	$ 64.40
c		CONTROLS								
i.	BTU	1	EA.	$ 2,360.00	$ 2,360.00	53%	27%	$ 625.40	80%	$ 1,876.20
ii.	VRF SPLIT (EF/FAN/CIRCUI)	1	SET	$ 2,360.00	$ 2,360.00	53%	27%	$ 625.40	80%	$ 1,876.20
iii.	MINISPLIT	2	PR	$ 590.00	$ 1,180.00	53%	27%	$ 312.70	80%	$ 938.10
iv.	CEILING EXHAUST FAN	2	EA.	$ 590.00	$ 1,180.00	53%	27%	$ 312.70	80%	$ 938.10
v.	EXTRA FOR THERMOSTAT	11	EA.	$ 600.40	$ 6,605.40	53%	26%	$ 3,123.80	79%	$ 9,351.40
vi.	SMA SYSTEM	0.400	CRP	$ -	$ -	0%	0%	$ -	0%	$ -
5		MISCELLANEOUS								
i.	MISC. HVAC SYSTEM	0.400	CRP	$ -	$ -	0%	0%	$ -	0%	$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	50%	$ -	50%	$ 590.00
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
	ELECTRIC AL (EXISTING BUILDING RENOVATION + EXTENSION)									
a		ELECTRIC AL EQUIPMENT & PANELS								
i.	MAIN SWITCHBOARD "MSB", 3000A 277/480V 3PH,4W, NEMA 1 W/ 1/2 LOAD SECTION, METER/MAIN SECTION, & (2)(3/4 TO)(200) BREAKER SECTIONS	1	EA.	$ 11,800.00	$ 11,800.00	92%	0%	$ -	92%	$ 10,903.63
ii.	TRANSFORMER "T1"	1	EA.	$ 11,800.00	$ 11,800.00	92%	0%	$ -	92%	$ 10,903.63
iii.	PANEL BOARD "B"	1	EA.	$ 11,800.00	$ 11,800.00	94%	0%	$ -	94%	$ 11,113.73
iv.	PANEL BOARD "C"	1	EA.	$ 7,080.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
b		PANEL "B" FEEDER								
i.	1-1/2" EMT CONDUIT W/ 1-#1 + 1-#6 GRD	240	LF	$ 62.72	$ 30,547.20	92%	0%	$ -	92%	$ 28,206.00
ii.	PVC TO NEW SWITCHBOARD	1	EA.	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
c		BRANCH POWER								
i.	DUPLEX RECEPTACLE	49	EA.	$ 118.52	$ 5,810.28	100%	0%	$ -	100%	$ 5,810.28
ii.	DUPLEX RECEPTACLE, PED/SD SLAB	3	EA.	$ 590.13	$ 1,692.36	90%	0%	$ -	90%	$ 1,564.12
iii.	DOUBLE DUPLEX RECEPTACLE	3	EA.	$ 175.82	$ 527.46	90%	0%	$ -	90%	$ 474.71
iv.	DUPLEX RECEPTACLE, GFI	6	EA.	$ 356.70	$ 2,140.20	91%	0%	$ -	91%	$ 1,963.04
v.	DUPLEX RECEPTACLE, GFI, WP	2	EA.	$ 296.50	$ 593.00	90%	0%	$ -	90%	$ 543.40
vi.	DUPLEX RECEPTACLE, GFI, WP , @ MECH. WELL	2	EA.	$ 296.50	$ 593.00	90%	0%	$ -	90%	$ 543.40
vii.	BRANCH POWER CIRCUIT, EMT CONDUIT(CU WIRE)	1,565	LF	$ 35.35	$ 55,318.15	90%	0%	$ -	90%	$ 50,867.34
viii.	ALIGNMANCE FOR WP GFI RECEPTACLE TO EIFSA FOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA.	$ 944.00	$ 944.00	91%	0%	$ -	91%	$ 864.23
ix.	EXT. W/ALL PENETRATION , 3/4" CONDUIT	1	EA.	$ 118.00	$ 118.00	91%	0%	$ -	91%	$ 107.56
x.	ROOF PENETRATION , 3/4" CONDUIT 1 EA.	1	EA.	$ 590.00	$ 590.00	91%	0%	$ -	91%	$ 536.95
d		HVAC (PLUMBING EQUIPMENT POWER								
i.	DISC. SWITCH, 60A/3P, NEP , ACU	1	EA.	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
ii.	DISC. SWITCH , AS/SUBS 30A/3P, NEP FER CUTD & CUE	2	EA.	$ 1,770.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
iii.	DISC. SWITCH , A/SUBS 30A/3P FOR FCU	1	EA.	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
iv.	MOTOR SWITCH , INDOOR/AS NECESS	9	EA.	$ 590.00	$ 5,310.00	100%	0%	$ -	100%	$ 5,310.00
v.	60A 3P POWER CIRCUIT	128	LF	$ 169.14	$ 21,266.10	100%	0%	$ -	100%	$ 21,266.10
vi.	30A 3P POWER CIRCUIT	78	LF	$ 15.05	$ 1,169.32	100%	0%	$ -	100%	$ 1,169.32
vii.	20A 1P POWER CIRCUIT	148	LF	$ 14.15	$ 2,060.72	100%	0%	$ -	100%	$ 2,060.72
viii.	20A 1P POWER CIRCUIT	300	LF	$ 157.25	$ 47,624.53	81%	10%	$ 3,000.00	91%	$ 49,588.53
ix.	CEILING EXHAUST FAN POWER	2	EA.	$ 236.00	$ 472.00	100%	0%	$ -	100%	$ 472.00
x.	ELECTRIC HAND DRYER POWER	4	EA.	$ 590.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
xi.	EXT. W/ALL PENETRATION , 3/4" CONDUIT	2	EA.	$ 118.00	$ 236.00	100%	0%	$ -	100%	$ 236.00
xii.	ROOF PENETRATION , 1-1/2" CONDUIT	1	EA.	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
e		LIGHTING								
i.	L1 - 2x2,LAY-IN LED FIXTURE,4,8W	18	EA.	$ 1,180.00	$ 21,240.00	100%	0%	$ -	100%	$ 21,240.00
ii.	L4 - 8ft, SURFACE W/ALL W/A/SHIELD, 18W/FT	1	EA.	$ 1,180.00	$ 1,180.00	89%	11%	$ 129.80	100%	$ 1,309.80
iii.	L4 - 8ft, SURFACE W/ALL W/A/SHIELD, 18W/FT	1	EA.	$ 1,180.00	$ 1,180.00	89%	11%	$ 129.80	100%	$ 1,309.80
iv.	L4 - 12ft, SURFACE W/ALL W/A/SHIELD, 18W/FT	1	EA.	$ 1,416.00	$ 1,416.00	89%	11%	$ 155.76	100%	$ 1,416.00
v.	L4 - 12ft, SURFACE W/ALL W/A/SHIELD, 18W/FT	1	EA.	$ 1,888.00	$ 1,888.00	89%	11%	$ 207.68	100%	$ 1,888.00
vi.	L4C - 12ft, W/ALL ARM MOUNT W/ALL W/A/SHIELD W/ WIRE,RAIL, 13W/FT	1	EA.	$ 1,652.00	$ 1,652.00	89%	11%	$ 181.72	100%	$ 1,833.72
vii.	L5 - 4ft, PENDANT INDIRECT LED FIXTURE, 20W/FT	4	EA.	$ 1,180.00	$ 4,720.00	89%	11%	$ 519.20	100%	$ 5,239.20
viii.	L5 - 12ft, PENDANT INDIRECT LED FIXTURE, 20W/FT	1	EA.	$ 1,416.00	$ 1,416.00	89%	11%	$ 155.76	100%	$ 1,571.76
ix.	L5 - 28ft, PENDANT INDIRECT LED FIXTURE, 20W/FT	5	EA.	$ 3,068.00	$ 15,340.00	89%	11%	$ 1,687.40	100%	$ 17,027.40
x.	L5A - 5ft, SURFACE/LINEAR LED FIXTURE, 13W/FT	5	EA.	$ 1,180.00	$ 5,900.00	78%	22%	$ 1,297.42	100%	$ 7,197.42
xi.	L5A - 10ft, SURFACE/LINEAR LED FIXTURE, 13W/FT	2	EA.	$ 1,180.00	$ 2,360.00	84%	16%	$ 377.60	100%	$ 2,737.60
xii.	L6 - 5,10,20ft CIRCULAR/OVAL - 4ft,10ft - 3ft,20ft LED FIXTURE, 15W	2	EA.	$ 885.00	$ 1,770.00	84%	0%	$ 157.84	84%	$ 1,927.84
xiii.	L7 - RECESSED DOWNLIGHT , 17W	7	EA.	$ 885.00	$ 6,195.00	84%	0%	$ -	84%	$ 5,310.00
xiv.	L8 - 6ft, UNDERCABINET LED FIXTURE,18W/FT	1	EA.	$ 885.00	$ 885.00	84%	0%	$ -	84%	$ 745.40
xv.	L9 - SURFACE BOXED LED FIXTURE, 12W	10	EA.	$ 708.00	$ 7,080.00	80%	0%	$ -	80%	$ 5,664.00
xvi.	L11 - 12ft RECESSED LED LINEAR SLOT ,8W/FT	1	EA.	$ 7,080.00	$ 7,080.00	74%	0%	$ -	74%	$ 5,238.50
xvii.	L11A - 4ft, RECESSED LED LINEAR SLOT ,8W/FT	1	EA.	$ 708.00	$ 708.00	74%	0%	$ -	74%	$ 523.92
xviii.	L11A - 6ft, RECESSED LED LINEAR SLOT ,8W/FT	2	EA.	$ 708.00	$ 1,416.00	74%	0%	$ -	74%	$ 1,047.84
xix.	L14B - 12ft, RECESSED LINEAR W/ NARROW BEAM, 8W/FT	2	EA.	$ 1,298.00	$ 2,596.00	74%	0%	$ -	74%	$ 1,921.04
xx.	L14B - 12ft, RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA.	$ 1,534.00	$ 1,534.00	74%	0%	$ -	74%	$ 1,135.16
f		EXT								
i.	L18 , EXTERIOR UP/DOWN WALL LIGHT , 25W	10	EA.	$ 708.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
ii.	LED EXIT FIXTURE , A LOON ANGE	7	EA.	$ 708.00	$ 4,956.00	100%	0%	$ -	100%	$ 4,956.00
iii.	JUNCTION BOX/PULL BOX	10	EA.	$ 65.35	$ 653.50	100%	0%	$ -	100%	$ 653.50
iv.	DIMMER SWITCH, SINGLE	4	EA.	$ 227.74	$ 910.96	100%	0%	$ -	100%	$ 910.96
v.	DIMMER SWITCH, 2-GANG	1	EA.	$ 389.40	$ 389.40	100%	0%	$ -	100%	$ 389.40
vi.	DIMMER SWITCH, 4-GANG	1	EA.	$ 778.80	$ 778.80	100%	0%	$ -	100%	$ 778.80
vii.	VACANCY SENSOR - W/ALL	14	EA.	$ 175.82	$ 2,461.48	100%	0%	$ -	100%	$ 2,461.48
viii.	VACANCY SENSOR - CEILING	6	EA.	$ 545.68	$ 3,274.08	100%	0%	$ -	100%	$ 3,274.08
ix.	PHOTOSPACE - CEILING	8	EA.	$ 704.40	$ 5,635.20	100%	0%	$ -	100%	$ 5,635.20
x.	INTERIOR PHOTOCELL - CEILING	2	EA.	$ 649.68	$ 1,299.36	100%	0%	$ -	100%	$ 1,299.36
xi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT(CU WIRE)	1,010	LF	$ 196.20	$ 277,162.10	78%	0%	$ -	78%	$ 216,184.18
xii.	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA.	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
g		MISCELLANEOUS								
i.	MISC. ELECTRICAL SYSTEM	0.400	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%	$ -
	COMMUNICATION (EXISTING BUILDING RENOVATION + EXTENSION)									
a		SIGNAL SYSTEM								
i.	TELEPHONE/DATA W/ MDP	0.400	CRP	$ 7.50	$ 64,689.36	1%	39%	$ 25,000.00	40%	$ 91,600.00
ii.	EXTRA FOR POCKETFEED @ LAMAN PATHWAY	120	LF	$ 18.30	$ 2,196.00	10%	0%	$ -	10%	$ 200.00
iii.	PUBLIC ADDRESS/CC/CLOCK	0.400	CRP	$ 5.18	$ 5,521.44	5%	0%	$ -	5%	$ 260.00
iv.	AUDIO/VISUAL SYSTEM	0.400	CRP	$ 3.54	$ 20,764.32	44%	0%	$ -	44%	$ 9,000.00
v.	CTV	0.400	CRP	$ 3.54	$ 20,764.32	44%	0%	$ -	44%	$ 9,000.00
vi.	MISC. TESTING	1	LS	$ 235.23	$ 235.23	0%	0%	$ -	0%	$ -
	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)									
a		FIRE ALARM								
i.	FIRE ALARM SYSTEM, COMPLETE	0.400	CRP	$ 11.80	$ 50,214.40	51%	15%	$ 15,000.00	71%	$ 50,000.00
b		SECURITY								
i.	SECURITY SYSTEM, COMPLETE	0.400	CRP	$ 16.96	$ 119,057.28	51%	47%	$ 20,000.00	98%	$ 81,000.00
	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)									
a		EAST CHERT								
i.	VARIOUS/EXCAVATING	176	SF	$ 1.18	$ 143.68	100%	0%	$ -	100%	$ 143.68
ii.	CUT TOPSOIL, ASSUME 6"Average	1	CY	$ 30.00	$ 177.00	100%	0%	$ -	100%	$ 177.00
iii.	ROUGH FINE GRADING	176	SF	$ 3.54	$ 1,314.24	100%	0%	$ -	100%	$ 1,314.24
iv.	CAMPY & COMPACT UN SITE IN VING	101	SF	$ 6.18	$ 966.98	100%	0%	$ -	100%	$ 966.98
v.	EXPORT/HAUL EMT SURPLUS + 15% SWELL VOLUME	4	CY	$ 200.10	$ 1,056.49	100%	0%	$ -	100%	$ 1,056.49
vi.	FROMED CONTRIB.	176	SF	$ 2.77	$ 485.52	100%	0%	$ -	100%	$ 485.52
vii.	CONCRETE/PA VING TYPE 1 - 4.IN.	141	SF	$ 29.50	$ 4,159.50	100%	0%	$ -	100%	$ 4,159.50
viii.	BRICK PA VERS + SUBSTRATE + AGG. BASE	176	SF	$ 27.35	$ 4,814.00	22%	0%	$ -	22%	$ 1,059.08
ix.	EXTRA FOR CONCRETE EDGE CURB AXLE TOP A.	27	LF	$ 14.86	$ 398.68	0%	0%	$ -	0%	$ -

a	TIRE, 50" BOX	1	EA	$ 1,385.53	$ 1,385.53	0%	0%	$ -	#n/a	$ -
ai	SHRUBS + PLANTING SOIL + IRRIGATION	56	SF	$ 54.28	$ 3,039.68	0%	0%	$ -	#n/a	$ -
aii	12"W x 6"H CURVED BRICK MATWALL	0	LF	$ 236.69	$ 2,124.00	0%	0%	$ -	#n/a	$ -
aiii	XTRA FOR CONCRETE FOOTING	0	LF	$ 236.69	$ 2,124.00	0%	0%	$ -	#n/a	$ -
aiv	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	176	SF	$ -	$ -	0%	0%	$ -	#n/a	$ -
av	MISC.	1	LS	$ -	$ -	0%	0%	$ -	#n/a	$ -
EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
	SEE SEPARATE ATTACHED FOR SITE DEMOLITION					0%			#n/a	$ -
CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a		**FOUNDATION**								
i	SPREAD FOOTINGS P1	2	CY	$ 1,140.00	$ 2,360.00	100%	0%	$ -	100%	$ 5,360.00
ii	SPREAD FOOTINGS F2	12	CY	$ 1,140.00	$ 13,440.00	100%	0%	$ -	100%	$ 13,440.00
iii	SPREAD FOOTINGS F3A	10	CY	$ 1,140.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
iv	SPREAD FOOTINGS F10	22	CY	$ 1,140.00	$ 25,960.00	100%	0%	$ -	100%	$ 95,960.00
v	SPREAD FOOTINGS F60	4	CY	$ 1,140.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
vi	SPREAD FOOTINGS F70	6	CY	$ 1,140.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
vii	WALL FOOTING	46	CY	$ 1,140.00	$ 54,280.00	100%	0%	$ -	100%	$ 54,280.00
viii	GRADE BEAM	6	CY	$ 1,140.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
b		**SLAB ON GRADE/SUSPENDED**								
i	SLAB ON GRADE - 5 IN. (NL 5'-0" L	832	SF	$ 35.40	$ 29,448.00	100%	0%	$ -	100%	$ 59,448.00
ii	EXTERIOR SLAB ON GRADE + 5 IN.(NL 5'-0"	142	SF	$ 35.40	$ 5,026.80	100%	0%	$ -	100%	$ 5,026.80
iii	EXTRA FOR IMPRESSED SLAB - @ DANCE ROOM	1,002	SF	$ 35.40	$ 35,470.80	100%	0%	$ -	100%	$ 95,470.80
iv	THICKENED SLAB OVER FOOTING	8	CY	$ 1,140.00	$ 9,440.00	100%	0%	$ -	100%	$ 9,440.00
v	THICKENED SLAB EDGE	6	CY	$ 1,140.00	$ 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 STAIRS, 8"W x 48"H	182	LF	$ 35.40	$ 6,442.80	100%	0%	$ -	100%	$ 6,442.80
ix	CONCRETE CMU STAIRS, 12"W x 48"H	16	LF	$ 35.40	$ 566.40	100%	0%	$ -	100%	$ 566.40
c		**CONCRETE COLUMN**								
i	CONCRETE COLUMN, 16" dia.	138	LF	$ 590.00	$ 82,010.00	100%	0%	$ -	100%	$ 82,010.00
ii	CONCRETE COLUMN, 18" square	278	LF	$ 590.00	$ 164,020.00	100%	0%	$ -	100%	$ 164,020.00
d		**SUSPENDED CONCRETE SLAB & BEAMS**								
i	8" dia.2-WAY SUSP. SLAB - 2ND FLOOR	638	SF	$ 53.10	$ 33,853.80	100%	0%	$ -	100%	$ 33,853.80
ii	12" dia.2-WAY SUSP. SLAB - 2ND FLOOR	4,478	SF	$ 56.64	$ 253,633.92	100%	0%	$ -	100%	$ 953,633.92
iii	14" dia.2-WAY SUSP. SLAB - 2ND FLOOR	154	SF	$ 62.98	$ 9,696.92	100%	0%	$ -	100%	$ 45,146.92
iv	8" dia.2-WAY SUSP. SLAB - OUTDOOR DECK	198	SF	$ 53.10	$ 10,513.80	100%	0%	$ -	100%	$ 10,513.80
v	9" dia.2-WAY SUSP. IMPRESSED SLAB - OUTDOOR DECK	1,143	SF	$ 53.10	$ 60,704.10	100%	0%	$ -	100%	$ 60,704.10
vi	14" dia.2-WAY SUSP. SLAB - OUTDOOR DECK	1,425	SF	$ 62.98	$ 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.)@ OPEN DECK	1,140	SF	$ 47.20	$ 53,808.00	100%	0%	$ -	100%	$ 53,808.00
ix	CONCRETE BEAM, 12"W x 12"D - SHEAR CMU WALL	36	SF	$ 531.00	$ 20,178.00	100%	0%	$ -	100%	$ 20,178.00
x	CONCRETE BEAM, 24"W x 24"D	138	LF	$ 531.00	$ 73,233.10	100%	0%	$ -	100%	$ 73,233.10
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 36"D	152	LF	$ 531.00	$ 80,712.00	100%	0%	$ -	100%	$ 80,712.00
e		**MISC. CONCRETE**								
i	ETC/EQUIPMENT PAD	118	SF	$ 59.00	$ 7,023.00	100%	0%	$ -	100%	$ 7,023.00
MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a		**EXTERIOR CMU WALL**								
i	4" HORIZONTAL FACE CMU WALL	2,882	SF	$ 77.09	$ 222,228.56	100%	0%	$ -	100%	$ 222,228.56
ii	12" HORIZONTAL FACE CMU WALL INTERIOR CMU WALL	318	SF	$ 101.48	$ 32,473.60	100%	0%	$ -	100%	$ 32,473.60
iii	4" CMU W/ALL - PARTITIONS AND DEMARKING	623	SF	$ 86.54	$ 53,915.22	100%	0%	$ -	100%	$ 53,915.22
METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a		**STRUCTURAL STEEL**								
i	CONCENTRIC BRACED FRAMES (SCBF)									
ii	-W SECTION COLUMN	5,373	LBS	$ 6.58	$ 35,368.34	100%	0%	$ -	100%	$ 35,368.34
iii	W- SECTION BEAM	5,406	LBS	$ 5.58	$ 30,095.40	100%	0%	$ -	100%	$ 95,095.40
iv	WSS BRACE	5,905	LBS	$ 5.58	$ 35,134.50	100%	0%	$ -	100%	$ 95,134.50
v	DETAIL STEEL	1,473	LBS	$ 5.58	$ 8,608.70	100%	0%	$ -	100%	$ 8,608.70
vi	EXTRA FOR (2) HSS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 2/S301	5	EA	$ 3,523.58	$ 19,617.53	100%	0%	$ -	100%	$ 19,617.53
vii	EXTRA FOR W7 COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S301	6	EA	$ 5,786.32	$ 36,078.68	100%	0%	$ -	100%	$ 36,078.68
viii	EXTRA FOR MOMENT CONNECTION	10	EA	$ 5,664.00	$ 56,640.00	100%	0%	$ -	100%	$ 156,640.00
b	GRANDT'S FRAMES									
i	HSS COLUMN	21,252	LBS	$ 4.72	$ 100,029.44	100%	0%	$ -	100%	$ 100,029.44
ii	-PIPE COLUMN	432	LBS	$ -	$ -	0%	0%	$ -	#n/a	$ -
iii	-HSS BEAM	966	LBS	$ 8.26	$ 7,979.16	100%	0%	$ -	100%	$ 7,979.16
iv	-W SECTION BEAM	936	LBS	$ 8.26	$ 7,731.36	100%	0%	$ -	100%	$ 7,731.36
v	DETAIL STEEL	2,459	LBS	$ 5.58	$ 14,338.10	100%	0%	$ -	100%	$ 14,338.10
vi	EXTRA FOR HSS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S301	24	EA	$ 3,455.48	$ 34,955.68	100%	0%	$ -	100%	$ 94,955.68
b		**INTERIOR METAL STUDS**								
i	VIRA KOTI LIGHT - 5.57W x 3.5D CAST THRADS + 3/16 P/C CAST MIDLANDING ORGALIC & PAINTED STEEL STRINGERS & RISERS, COMPLETE	1	FLT	$ 64,500.00	$ 64,500.00	100%	0%	$ -	100%	$ 64,500.00
ii	GUARDRAIL W/ HANDRAIL + PAINT	45	LF	$ 388.34	$ 17,456.30	100%	0%	$ -	100%	$ 17,456.30
iii	WALL MOUNTED HANDRAIL + PAINT	45	LF	$ 129.00	$ 5,845.00	100%	0%	$ -	100%	$ 5,845.00
iv	HOLLOW PIPE + ROOFING HANDRAIL ON STAIR	178	SF	$ 148.68	$ 26,464.40	95%	0%	$ -	95%	$ 19,107.70
c		**METAL FRAMING, INTERIOR**								
i	MULTI-PARTITIONBACK, 2.5 IN x 3E THRADS + 2" OF 6ST LA NEING, 5WP 2ND LANDING, & 5T BELLANDING	1	FLT	$ 138,687.76	$ 138,687.76	100%	0%	$ -	100%	$ 138,687.76
ii	GLASS GUARDRAIL	148	LF	$ 236.69	$ 34,404.20	80%	0%	$ -	80%	$ 27,483.36
iii	HANDRAIL & TTACHED TO GLASS	148	LF	$ 236.69	$ 35,040.60	51%	46%	$ 12,000.00	80%	$ 29,024.48
d		**EXTERIOR SCREEN SYSTEM**								
i	PERFORATED METAL PANEL (5) PLASTER WALL	86	SF	$ 265.50	$ 22,833.00	40%	0%	$ -	40%	$ 11,366.50
ii	PERFORATED METAL PANELS (4) GLAZING	40	SF	$ 265.50	$ 10,620.00	42%	0%	$ -	42%	$ 4,480.50
iii	PERFORATED METAL PANEL + METAL FRAMES - @ SOUTH ELEVATION 1ST FLOOR	1,128	SF	$ 413.00	$ 465,864.00	78%	2%	$ 10,000.00	80%	$ 373,144.00
iv	PERFORATED METAL PANEL + METAL FRAME - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	936	SF	$ 413.00	$ 386,568.00	56%	3%	$ 10,000.00	59%	$ 224,833.35
v	PERFORATED METAL PANEL + METAL FRAMES - @ COURTYARD SCREEN WALL	95	SF	$ 413.00	$ 39,235.00	31%	0%	$ -	31%	$ 12,002.92
vi	PERFORATED METAL PANEL FENCE(5) CMU WALL @ NORTHEAST STAIR	338	SF	$ 265.50	$ 89,649.00	90%	0%	$ -	90%	$ 80,703.10
e		**MISC. METALS**								
i	1050 ROOF ACCESS LADDER W/ 42W CAGE	1	EA	$ 15,000.00	$ 15,000.00	100%	0%	$ -	100%	$ 15,000.00
ii	GUARDRAIL W/ PERFORATED METAL PANEL INFILL + PAINT - OUTDOOR DECK	280	LF	$ 458.00	$ 128,320.20	91%	4%	$ 4,000.00	95%	$ 118,448.19
iii	WALL BACKING(5) FOOT FOR TV MONITOR	6	EA	$ 500.00	$ 3,140.00	100%	0%	$ -	100%	$ 3,140.00
iv	SIDEBARE JOINT - 2 1/2W STUD 12MR	138	LF	$ 200.00	$ 27,760.00	59%	0%	$ -	60%	$ 17,758.00
v	FIRINGRING SOLDER TO OUTDOOR HVAC UNIT	62	LF	$ 177.00	$ 10,974.00	100%	0%	$ -	100%	$ 10,974.00
vi	MISC. METALS ALLOWANCE	8,964	GRF	$ -	$ -	0%	0%	$ -	#n/a	$ -
CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a		**FINISH CARPENTRY**								
i	24"W PLAM BASE CABINET W/ WOOD SURFACE TOP & 4"H BACKSPLASH	76	LF	$ 1,180.00	$ 82,600.00	2%	0%	$ -	2%	$ 1,653.00
ii	-2 DRPLAM UPPER CABINET	8	LF	$ 590.00	$ 4,720.00	1%	0%	$ -	1%	$ 47.20
iii	12"W x 7H x 12"DEE WALL-MOUNTED STACK	20	LF	$ 1,180.00	$ 20,680.00	1%	0%	$ -	1%	$ 206.80
iv	12"W x 8.5TH x 6.75DE WALL-MOUNTED STACK	19	LF	$ 1,180.00	$ 22,420.00	1%	0%	$ -	1%	$ 224.20
v	A/V CABINET, 20"W x 24"D x 8H W/ VENTED DOOR	2	EA	$ 2,950.00	$ 5,900.00	1%	0%	$ -	1%	$ 59.00
vi	A/V CABINET, 30"W x 24"D x 8H W/ VENTED DOOR	1	EA	$ 2,950.00	$ 2,950.00	1%	0%	$ -	1%	$ 29.50
vii	MISC. FINISH CARPENTRY ALLOWANCE	8,964	GRF	$ -	$ -	0%	0%	$ -	#n/a	$ -
b		**ROUGH CARPENTRY**								
i	WOOD BEAM, 6" x 10"	198	LF	$ 59.00	$ 11,718.00	100%	0%	$ -	100%	$ 11,718.00
ii	WOOD BLOCKING, 12" x 24"	48	LF	$ 59.00	$ 2,832.00	100%	0%	$ -	100%	$ 2,832.00
iii	GLULAM BEAM, 5.5" x 24"	158	LF	$ 59.00	$ 9,322.20	100%	0%	$ -	100%	$ 19,322.20
iv	GLULAM BEAM, 5.5" x 30"	108	LF	$ 59.00	$ 6,794.00	100%	0%	$ -	100%	$ 6,794.00
v	GLULAM BEAM, 5.5" x 33"	136	LF	$ 59.00	$ 8,024.00	100%	0%	$ -	100%	$ 8,024.00
vi	ROOF DECK STRUCTURAL PANEL - 1/2" x 4' TECTUM V + WOOD NAILERS, COMPLETE	8,964	SF	$ 23.60	$ 152,494.40	100%	0%	$ -	100%	$ 152,494.40

vii.	12"W WOOD FASCIA - STRAIGHT	218	LF	$ 20.15	$ 7,375.48	100%	0%	$ -	100%	$ 7,375.48
viii.	12"W WOOD FASCIA - CURVED	234	LF	$ 30.48	$ 8,203.60	100%	0%	$ -	100%	$ 8,203.60
ix.	EXTRA FOR GLB WITHS, PORT CONNECTION	20	EA	$ 350.00	$ 7,670.00	100%	0%	$ -	100%	$ 7,670.00
x.	EXTRA FOR GLB WITHS, BRANCH CONNECTION	5	EA	$ 350.00	$ 1,675.00	100%	0%	$ -	100%	$ 1,675.00
xi.	F.T. ROOF EDGE TANGER, 1" x 2"	450	LF	$ 0.90	$ 2,843.80	100%	0%	$ -	100%	$ 2,843.80
xii.	MISC. ROUGH CARPENTRY ALLOWANCE(blockings, nailers, sills, misc. headers, sill, ramps, etc.)	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
a.		**ROOFING**								
i.	SINGLE-PLY ROOFING,MEMBRANE	8,564	SF	$ 16.59	$ 75,565.75	40%	0%	$ -	40%	$ 30,466.84
ii.	ROOF BOARD	8,564	SF	$ 0.56	$ 5,008.53	50%	0%	$ -	50%	$ 2,504.06
iii.	2" 4#a IRGID INSULATION	8,564	SF	$ 5.82	$ 51,819.07	50%	0%	$ -	50%	$ 25,917.53
iv.	VAPOR BARRIER	8,564	SF	$ 1.14	$ 9,668.48	50%	0%	$ -	50%	$ 4,834.24
v.	METAL SUPTRS , FW' x17'W = SUPPORT	450	LF	$ 140.00	$ 63,056.10	25%	0%	$ -	75%	$ 15,764.03
vi.	ROOF EDGE FASCIA, FLASHING	450	LF	$ 10.85	$ 5,254.30	26%	0%	$ -	26%	$ 1,362.26
vii.	WALL CAP (OPPOSITE COURTYARD)W/PRC WALL	20	LF	$ 140.00	$ 3,304.00	25%	0%	$ -	75%	$ 817.00
viii.	DOWNSPOUT	110	LF	$ 23.09	$ 2,678.20	25%	0%	$ -	75%	$ 669.55
b.		**WATERPROOFING**								
i.	WATERPROOFING - PORTION OF STAIRS 1ST FLOOR	106	SF	$ 29.50	$ 3,487.00	100%	0%	$ -	100%	$ 3,487.00
ii.	WATERPROOFING - 2ND FLOOR BRIDGEMAS	128	SF	$ 5.58	$ 713.24	100%	0%	$ -	100%	$ 713.24
iii.	WATERPROOFING - IN TOOR DECK	2,955	SF	$ 20.96	$ 61,512.24	14%	0%	$ -	14%	$ 8,749.85
c.		**SHEETMETAL WORKS**								
i.	MISC. SHEET METALS ALLOWANCE	8,564	GSF	$ -	$ -	0	0%	0%	$ -	0%	$ -
ii.	MISC. CAULKING & SEALANTS ALLOWANCE	8,564	GSF	$ -	$ -	0	0%	0%	$ -	0%	$ -
iii.	MISC. FIRESTOPPING ALLOWANCE	8,564	GSF	$ -	$ -	0	0%	0%	$ -	0%	$ -
	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
a.		**PATIO DOORS + TRS.**								
i.	ALUM GLASS DOOR/ALUM FRAME, (2)- 5.25'W x 8'H	1	PR	$ 3,427.00	$ 3,427.00	100%	0%	$ -	100%	$ 3,427.00
ii.	ALUM GLASS DOOR/ALUM FRAME, (2) - 5'W x 8'H	1	PR	$ 3,427.00	$ 3,427.00	100%	0%	$ -	100%	$ 3,427.00
iii.	ALUM GLASS DOOR/ALUM FRAME, (2)- 5.67'W x 8'H	1	PR	$ 3,427.00	$ 3,427.00	100%	0%	$ -	100%	$ 3,427.00
iv.	ALUM GLASS DOOR/ALUM FRAME, 2.75'W x8'H	1	EA	$ 3,427.00	$ 3,427.00	100%	0%	$ -	100%	$ 3,427.00
v.	HM DOOR/HM FRAME, (2) - 5'W x 7'H	1	PR	$ 4,750.00	$ 4,750.00	100%	0%	$ -	100%	$ 4,750.00
vi.	HM DOOR/HM FRAME, 3'W x8'H	3	EA	$ 4,750.00	$ 14,160.00	75%	0%	$ -	75%	$ 10,262.00
vii.	EXTRA FOR PANIC HARDWARE	7	EA	$ 2,380.00	$ 16,860.00	100%	0%	$ -	100%	$ 16,860.00
viii.	PAINT TO MH DOOR/FRAME, PRE-LEAF	7	EA	$ 100.00	$ 700.00	100%	0%	$ -	100%	$ 700.00
b.		**FIXTURED WINDOWS**								
i.	STOREFRONT/CURTAIN WALL SYSTEM	1,500	SF	$ 20.50	$ 136,466.00	31%	17%	$ 19,320.32	47%	$ 65,070.32
ii.	EXTRA FOR OPERABLE AWNINGS PANEL, 3'W x 4'H	1	EA	$ 1,155.22	$ 1,155.22	43%	0%	$ -	43%	$ 500.00
iii.	EXTRA FOR OPERABLE AWNINGS PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	71%	0%	$ -	71%	$ 10,760.00
iv.	TRANSOM, 5.25'W x 2'H	1	EA	$ 679.68	$ 679.68	0%	100%	$ 679.68	100%	$ 679.68
v.	FRITTED GLASS	108	SF	$ 30.48	$ 15,540.69	68%	0%	$ -	68%	$ 10,500.00
c.		**INTERIOR DOORS + HW.**								
i.	ALUM GLASS DOOR/ALUM FRAME, (2) - 5'W x 7'H	1	PR	$ 3,427.00	$ 3,427.00	100%	0%	$ -	100%	$ 3,427.00
ii.	SIDING ALUM GLASS DOOR/ALUM FRAME, 5'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) - 5'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	100%	0%	$ -	100%	$ 18,880.00
iv.	HM DOOR/HM FRAME, 3'W x8'H	8	EA	$ 4,750.00	$ 37,760.00	81%	0%	$ -	81%	$ 30,706.16
v.	SC W/GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,750.00	$ 14,160.00	94%	0%	$ -	94%	$ 13,374.80
vi.	SC W/O DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,750.00	$ 14,160.00	94%	0%	$ -	94%	$ 13,374.80
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,380.00	$ 4,760.00	60%	0%	$ -	60%	$ 2,856.00
viii.	PAINT TO DOOR/FRAME, PRE-LEAF	21	EA	$ 100.00	$ 2,032.00	100%	0%	$ -	100%	$ 2,032.00
ix.	PAINT TO FRAME, PRE-LEAF	3	EA	$ 100.00	$ 300.40	100%	0%	$ -	100%	$ 300.40
d.		**INTERIOR WINDOWS**								
i.	ALUM FRAMED STOREFRONT	575	SF	$ 20.50	$ 16,503.50	44%	0%	$ -	44%	$ 7,000.00
	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
a.		**EXTERIOR WALLS**								
i.	CEMENT PLASTER + LATH W/B. - SMOOTH FINISH	5,800	SF	$ 47.20	$ 274,045.20	45%	80%	$ 45,000.00	61%	$ 168,072.62
ii.	2" IRIGID ICI INSULATION	5,800	SF	$ 5.90	$ 34,231.49	100%	0%	$ -	100%	$ 34,231.49
iii.	GLASSMAT SHEATHING	5,800	SF	$ 4.72	$ 27,404.32	100%	0%	$ -	100%	$ 27,404.32
iv.	PAINT TO CEMENT PLASTER	5,800	SF	$ 2.36	$ 13,702.16	100%	0%	$ -	100%	$ 13,702.16
v.	16" o.B.GA. METAL STUD WALL	1,147	SF	$ 23.60	$ 27,080.20	100%	0%	$ -	100%	$ 27,080.20
vi.	8" o.B.GA. METAL STUD WALL - WINDOW SILL	208	SF	$ 23.60	$ 4,932.40	100%	0%	$ -	100%	$ 4,932.40
vii.	8" o.B.GA. METAL STUD WALL	1,243	SF	$ 23.60	$ 29,334.80	100%	0%	$ -	100%	$ 29,334.80
viii.	(2) 16" o.B.GA. METAL STUD WALL	1,480	SF	$ 23.60	$ 34,928.00	100%	0%	$ -	100%	$ 34,928.00
ix.	8" o.B.GA. METAL STUD WALL	1,518	SF	$ 23.60	$ 35,824.80	100%	0%	$ -	100%	$ 35,824.80
x.	6" o.B.GA. METAL STUD FURRING - INT. OF EXT. CMU	1,496	SF	$ 23.60	$ 35,297.60	100%	0%	$ -	100%	$ 35,297.60
xi.	5/8" GWB + PAINT - INT. OF EXT.	8,272	SF	$ 14.16	$ 117,131.52	88%	0%	$ -	88%	$ 103,052.08
xii.	BATT INSULATION, 6"	9,561	SF	$ 1.18	$ 11,282.00	100%	0%	$ -	100%	$ 11,282.00
xiii.	BATT INSULATION, 8" - 10"	2,380	SF	$ 1.77	$ 4,230.30	100%	0%	$ -	100%	$ 4,230.30
b.		**INTERIOR WALLS**								
i.	7/8" FURRING CHANNEL	948	SF	$ 23.60	$ 22,372.80	100%	0%	$ -	100%	$ 22,372.80
ii.	3 5/8" o.B.GA. FURRING/METAL STUD	94	SF	$ 23.60	$ 2,218.40	100%	0%	$ -	100%	$ 2,218.40
iii.	3 5/8" o.B.GA. METAL STUD - LOW WALL	98	SF	$ 23.60	$ 2,312.80	100%	0%	$ -	100%	$ 2,312.80
iv.	3 5/8" o.B.GA. METAL STUD WALL	2,236	SF	$ 23.60	$ 52,769.60	100%	0%	$ -	100%	$ 52,769.60
v.	6" o.B.GA. METAL STUD WALL	2,600	SF	$ 23.60	$ 61,348.80	100%	0%	$ -	100%	$ 61,348.80
vi.	8" o.B.GA. METAL STUD WALL	416	SF	$ 23.60	$ 9,817.60	100%	0%	$ -	100%	$ 9,817.60
vii.	(2) - 6" o.B.GA. METAL STUD WALL	890	SF	$ 23.60	$ 21,004.00	100%	0%	$ -	100%	$ 21,004.00
viii.	8" C.B STUD	368	SF	$ 23.60	$ 8,684.80	100%	0%	$ -	100%	$ 8,684.80
ix.	6" C.B STUD + 6" o.B.GA. METAL STUD	120	SF	$ 23.60	$ 2,832.00	100%	0%	$ -	100%	$ 2,832.00
x.	5/8" GWB + PAINT	13,244	SF	$ 14.16	$ 171,375.04	50%	0%	$ -	50%	$ 85,687.54
xi.	1" CWB LINER	488	SF	$ 11.80	$ 5,758.40	10%	0%	$ -	10%	$ 575.84
xii.	BATT INSULATION	7,612	SF	$ 1.18	$ 8,993.96	100%	0%	$ -	100%	$ 8,993.96
xiii.	WALL TILE + CEMENT BOARD	1,792	SF	$ 47.20	$ 84,591.40	25%	50%	$ 20,000.00	49%	$ 40,491.86
xiv.	PECWOOD WALL PANEL	495	SF	$ 50.00	$ 24,750.00	0%	50%	$ 15,000.00	61%	$ 15,000.00
xiv.	PAINT TO CONCRETE CEILINGS	407	SF	$ 5.90	$ 2,401.30	0%	0%	$ -	0%	$ -
xvi.	PAINT TO GRID W/ WALL	613	SF	$ 4.72	$ 2,948.56	0%	0%	$ -	0%	$ -
xvii.	PAINT TO EXPOSED STEEL COLUMN/BRACE	135	LF	$ 23.60	$ 2,832.00	0%	0%	$ -	0%	$ -
c.		**FLOOR FINISHES**								
i.	SANDED & SEALED CONCRETE FIGOOR, LEVEL 1 FLAT	1,100	SF	$ 20.50	$ 35,646.00	0%	0%	$ -	0%	$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 SLOPED, SEMI-POLISHED	3,549	SF	$ 20.50	$ 92,884.10	0%	0%	$ -	0%	$ -
iii.	SANDED CONCRETE FLOOR W/ NEUNA SPARTIC SEALER	1,760	SF	$ 20.50	$ 46,245.60	0%	0%	$ -	0%	$ -
iv.	CARPET TILE	198	SF	$ 6.26	$ 6,245.48	0%	0%	$ -	0%	$ -
v.	LINOLEUM FLOORING, PATTERNED	218	SF	$ 14.18	$ 3,291.49	0%	0%	$ -	0%	$ -
vi.	WOOD FLOORING + SUBSTRATE	1,061	SF	$ 26.22	$ 26,376.64	0%	0%	$ -	0%	$ -
vii.	WALL BASE - @ SPOX CARPET FLOOR	250	LF	$ 3.83	$ 952.85	0%	0%	$ -	0%	$ -
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	702	LF	$ 5.58	$ 4,148.89	0%	0%	$ -	0%	$ -
ix.	WALL BASE - @ WOOD FLOORING	140	LF	$ 2.98	$ 416.50	0%	0%	$ -	0%	$ -
x.	TILE BASE	198	LF	$ 47.20	$ 9,345.60	0%	0%	$ -	0%	$ -
d.		**CEILING FINISHES**								
i.	2'x2' ACT T-BAR CEILING	1,176	SF	$ 11.10	$ 12,956.45	100%	0%	$ -	100%	$ 12,956.45
ii.	2'x4' ACT T-BAR CEILING	1,254	SF	$ 10.58	$ 13,388.85	100%	0%	$ -	100%	$ 13,388.85
iii.	48"W ACOUSTIC PANEL ATTACHED TO UN SLAB	688	SF	$ 19.22	$ 13,216.76	100%	0%	$ -	100%	$ 13,216.76
iv.	WOOD GRILLE CEILING SYSTEM	114	SF	$ 82.69	$ 10,252.11	53%	0%	$ -	53%	$ 5,453.84
v.	GWB CEILING + METAL STUD FRAMES + BATT	1,991	SF	$ 36.98	$ 49,018.52	0%	0%	$ -	0%	$ -
vi.	GWB CEILING + 12" METAL STUD FRAMES + BATT - UNDERSIDE NORTH WEST STAIR (DEMOLISHED AREA)	108	SF	$ 47.20	$ 8,073.60	0%	0%	$ -	0%	$ -
vii.	PAINT TO GWB CEILING	1,282	SF	$ 2.95	$ 3,784.38	0%	0%	$ -	0%	$ -
viii.	PAINT TO SANDBORD SLAB DECK	40	SF	$ 11.80	$ 472.00	0%	0%	$ -	0%	$ -
ix.	PAINT TO EXPOSED CEILING (STRUCTURE/TRUCTS)/ DECK	3,001	SF	$ 1.18	$ 3,514.68	0%	0%	$ -	0%	$ -
e.		**VERTICAL SURFACE**								
i.	6" o.B.GA. METAL STUD	1,063	SF	$ 47.20	$ 50,203.60	64%	0%	$ -	64%	$ 32,202.22

x.	5/8" GWB + PAINT	1,440	SF	$ 16.15	$ 26,520.48	0%	49%	$ 10,000.00	49%	$ 10,000.00
E	**EXTERIOR SOFFIT/FASCIA**									
i.	CEMENT PLASTER SOFFIT + STUD FRAMES	78	SF	$ 70.00	$ 5,522.40	0%	0%	$ -	0%	$ -
ii.	12"H CEMENT PLASTER FASCIA	484	LF	$ 118.00	$ 57,112.00	26%	0%	$ -	74%	$ 15,000.00
iii.	PAINT TO CEMENT PLASTER	562	SF	$ 4.15	$ 2,328.06	0%	0%	$ -	0%	$ -
iv.	PAINT TO CLOSED FLOOR SLAB DECK	2,500	SF	$ 1.18	$ 2,955.50	0%	0%	$ -	0%	$ -
v.	PAINT TO ACSOLIND FLOOR SLAB FASCIA	200	LF	$ 4.72	$ 944.44	0%	0%	$ -	0%	$ -
F	**MISC/ALTRS (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	41%	0%	$ -	41%	$ 20,000.00
iii.	URINAL SCREEN	1	EA	$ 1,097.40	$ 1,097.40	0%	0%	$ -	0%	$ -
iv.	ADA LIBRAPRO GRABBAR	3	EA	$ 293.03	$ 879.09	0%	0%	$ -	0%	$ -
v.	COMBINATION RECESSED TOILET SEAT COVER	5	EA	$ 633.60	$ 3,168.00	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 SANITARY DISPOSAL UNIT	6	EA	$ 613.60	$ 3,681.60	0%	0%	$ -	0%	$ -
viii.	AUTOMATIC WALL MOUNTED SOAP DISPENSER	7	EA	$ 252.57	$ 1,770.12	0%	0%	$ -	0%	$ -
ix.	AUTOMATIC WARM AIR HANDDRYER, RECESSED	3	EA	$ 1,536.32	$ 4,548.96	0%	0%	$ -	0%	$ -
x.	BEVELED EDGE MIRROR, ROUND TOP, 1.5INW x 6.17H	8	EA	$ 1,019.12	$ 8,152.96	0%	0%	$ -	0%	$ -
xi.	BABY CHANGING STATION	3	EA	$ 1,590.64	$ 4,771.92	0%	0%	$ -	0%	$ -
b	**MISC. SPECIALTIES**									
i.	COLOSTIER SIGN, ACCESSIBLE, PIR FIXTURE	6	EA	$ 590.00	$ 3,540.00	0%	0%	$ -	0%	$ -
ii.	FIRE EXTINGUISHER + RECESSED CABINET	5	EA	$ 1,590.00	$ 7,950.00	0%	0%	$ -	0%	$ -
iii.	SIGNAGE, INT ADIT	3,561	GSF	$ 5.48	$ 19,529.39	0%	0%	$ -	0%	$ -
iv.	EXTRA FOR EXTERIOR SIGNAGE - 30" H ALUMINA WITH LETTERS TO READ "SNOW THERMO"	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
v.	MISC. SPECIALTIES ALLOWANCE	3,561	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
G	**EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)**									
a	**EQUIPMENT**									
i.	ASL EQUIPMENT - N.I.C.			$ -		0%	0%	$ -	0%	$ -
H	**FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)**									
a	**WINDOW TREATMENT**									
i.	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,525	SF	$ -		0%	0%	$ -	0%	$ -
b	**FURNISHINGS**									
i.	ASL FF & E, N.I.C.			$ -		0%	0%	$ -	0%	$ -
SITEWORK (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a	**OUTDOOR DECK PERIMETER FOOTINGS**									
i.	PA SIDEWALK/PERIMETAL FOOTING, COMPLETE	2,385	SF	$ 76.12	$ 181,630.32	1%	0%	$ -	1%	$ 1,000.00
b	**OUTDOOR GREEN SPACE**									
i.	FIBRILLAS/POTS + SOIL + PLANTING	44	EA	$ 2,678.00	$ 118,032.00	2%	0%	$ -	2%	$ 2,000.00
CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a	**PASSENGER ELEVATOR**									
i.	SERVATRIO NL 2.0STOP	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 SYSTEMS**									
i.	FIRE SPRINKLER WET SYSTEM + REMOD COMPLETE	3,561	GSF	$ 34.42	$ 122,489.45	51%	16%	$ 20,000.00	67%	$ 80,000.00
PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a	**PLUMBING EQUIPMENT**									
i.	GAS-FIRED WATER HEATER, 80 GAL, 1,500BTUH + HEMMC ANCHORAGE + FLUE THRU ROOF	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
ii.	CIRCULATING PUMP, 5.5 GPM	1	EA	$ 2,360.00	$ 2,360.00	0%	0%	$ -	0%	$ -
iii.	EXPN MRION TANK	1	EA	$ 1,770.00	$ 1,770.00	0%	0%	$ -	0%	$ -
iv.	BOILER-HW A.T.	1	EA	$ 590.00	$ 1,770.00	0%	0%	$ -	0%	$ -
v.	EXTRA FOR SCHEDULE EQUIPMENT PLATFORM TO EXISTING MECH MCAL WALL	1	EA	$ 590.00	$ 2,950.00	0%	0%	$ -	0%	$ -
b	**PLUMBING FIXTURES**									
i.	WATER CLOSET, WALL HUNG	15	EA	$ 1,770.00	$ 23,010.00	51%	0%	$ -	51%	$ 12,000.00
ii.	URINAL	2	EA	$ 1,180.00	$ 2,360.00	56%	0%	$ -	56%	$ 1,000.00
iii.	LAVATORY SINK, WALL	8	EA	$ 1,180.00	$ 9,440.00	56%	0%	$ -	56%	$ 5,000.00
iv.	COLOSTIER SINK	6	EA	$ 1,180.00	$ 7,080.00	51%	0%	$ -	51%	$ 4,000.00
v.	BOILER-DW A.T.	29	EA	$ 590.00	$ 17,110.00	51%	0%	$ -	51%	$ 8,464.00
c	**COLD WATER**									
i.	1/2" CW PIPE	184	LF	$ 47.20	$ 8,684.80	100%	0%	$ -	100%	$ 8,684.80
ii.	3/4" CW PIPE	218	LF	$ 59.00	$ 12,862.00	100%	0%	$ -	100%	$ 12,862.00
iii.	1" CW PIPE	10	LF	$ 70.80	$ 708.00	100%	0%	$ -	100%	$ 708.00
iv.	1 1/2" CW PIPE	270	LF	$ 94.40	$ 25,488.00	100%	0%	$ -	100%	$ 25,488.00
v.	2" CW PIPE	28	LF	$ 118.00	$ 3,304.00	100%	0%	$ -	100%	$ 3,304.00
vi.	2 1/2" CW PIPE	32	LF	$ 147.50	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
vii.	3" CW PIPE	32	LF	$ 177.00	$ 5,664.00	72%	20%	$ 2,603.52	100%	$ 8,267.52
viii.	3" CW PIPE - BELOW GRADE	5	LF	$ 177.00	$ 885.00	67%	33%	$ 294.50	100%	$ 885.00
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
x.	TRAP PRIMER	2	EA	$ 590.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
xi.	WALL ACCESS PANEL	4	EA	$ 590.00	$ 2,360.00	52%	0%	$ 178.10	100%	$ 2,360.00
d	**HOT WATER**									
i.	1/2" HW PIPE	148	LF	$ 47.20	$ 6,698.60	100%	0%	$ -	100%	$ 6,698.60
ii.	3/4" HW PIPE	448	LF	$ 59.00	$ 26,560.00	100%	0%	$ -	100%	$ 26,560.00
iii.	PIPE INSULATION, 1/2" PIPE	148	LF	$ 5.90	$ 826.00	0%	100%	$ 826.00	100%	$ 826.00
iv.	PIPE INSULATION, 3/4" PIPE	448	LF	$ 7.08	$ 3,115.20	62%	38%	$ 1,183.20	100%	$ 4,298.40
e	**SANITARY/VENT & VENT**									
i.	1 1/2" VENT PIPE - WALL/CEILING	428	LF	$ 59.00	$ 25,252.00	97%	3%	$ 814.50	100%	$ 26,066.50
ii.	2" VENT PIPE - WALL/CEILING	140	LF	$ 70.80	$ 10,392.00	89%	11%	$ 1,529.50	100%	$ 11,921.50
iii.	3" VENT PIPE - WALL/CEILING	20	LF	$ 82.60	$ 1,652.00	34%	66%	$ 1,089.50	100%	$ 2,742.00
iv.	2" W/ASTE PIPE - WALL/CEILING	358	LF	$ 82.60	$ 12,950.80	100%	0%	$ 50.00	100%	$ 13,000.80
v.	3" W/ASTE PIPE - WALL/CEILING	12	LF	$ 118.00	$ 1,416.00	50%	50%	$ 708.00	100%	$ 2,124.00
vi.	4" W/ASTE PIPE - WALL/CEILING	180	LF	$ 118.00	$ 21,240.00	100%	0%	$ -	100%	$ 21,240.00
vii.	2" W/ASTE PIPE - BELOW SLAB	8	LF	$ 88.50	$ 708.00	100%	0%	$ -	100%	$ 708.00
viii.	4" W/ASTE PIPE - BELOW SLAB	56	LF	$ 118.00	$ 6,608.00	100%	0%	$ -	100%	$ 6,608.00
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
x.	4" WCO	2	EA	$ 590.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
xi.	2" FCO - ON SLAB SLAB	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xii.	4" FCO - ON SLAB SLAB	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xiii.	4" FCO - ON GRADE	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xiv.	1 1/2" VTR + FLASHING	2	EA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xv.	3" VTR + FLASHING	4	EA	$ 295.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
xvi.	CUT & PATCH (4) STUCTA SING	1	LF	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
f	**CONDENSATE DRAINS**									
i.	3/4" CD PIPE	108	LF	$ 59.00	$ 17,700.00	0%	0%	$ -	0%	$ -
ii.	PIPE INSULATION, 3/4" PIPE BELF	108	LF	$ 5.90	$ 1,770.00	0%	0%	$ -	0%	$ -
iii.	PUC TO SINK TAILPIECE	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	0%	$ -
iv.	PUC TO HVAC UNIT W/ TRAP & VENT			$ -	$ -	0%	0%	$ -	0%	$ -
g	**ROOF DRAINS**									
v.	MEZZANINE/CT FOR GUTTER & DOWNSPOUT			$ -	0	0%	0%	$ -	0%	$ -
vi.	OUTDOOR DECK DRAIN SYSTEM NATURAL GAS	3,905	SF	$ -	$ -	0%	0%	$ -	0%	$ -
vii.	GAS CONNECTION TO NEW WATER HEATER, COMPLETE	30	LF	$ 88.50	$ 2,655.00	53%	0%	$ -	53%	$ 845.00
h	**MISCELLANEOUS**									
i.	VALVES & SPECIALTIES	1	LS	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
ii.	MISC. PLUMBING SYSTEM	3,561	GSF	$ 0.14	$ 1,010.15	100%	0%	$ -	100%	$ 1,010.15
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**									

a	CU1 - 300 MBTUH COOLING, 300 MBTUH HEATING (2) CONDENSER FANS, (2) COMPRESSORS, (3) MODULE	1	EA	$ 11,800.00	$ 11,800.00	100%	0%	$ -	100%	$	11,800.00
b	CU2 - 350 MBTUH COOLING, 350 MBTUH HEATING (4) CONDENSER FANS, (3) COMPRESSORS, (3) MODULES	1	EA	$ 23,600.00	$ 23,600.00	100%	0%	$ -	100%	$	23,600.00
d	RC1 - 5.0 TON, CEILING MOUNT	1	EA	$ 4,130.00	$ 4,130.00	100%	0%	$ -	100%	$	4,130.00
e	RC2 - 3.0 TON, CEILING MOUNT	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -	100%	$	5,900.00
f	RC3 - 2.0 TON, CEILING MOUNT	3	EA	$ 2,360.00	$ 7,080.00	100%	0%	$ -	100%	$	7,080.00
g	RC4 - 1.5 TON, CEILING MOUNT	1	EA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$	1,770.00
h1	FCU - CEILING CASSETTE, 2.0 TON	1	EA	$ 2,360.00	$ 2,360.00	100%	0%	$ -	100%	$	2,360.00
h2B	FCU - CEILING CASSETTE, 1.5 TON	2	EA	$ 1,770.00	$ 3,540.00	100%	0%	$ -	100%	$	3,540.00
h3	RC10 - 2.0 TON, CEILING MOUNT	1	EA	$ 2,360.00	$ 2,360.00	100%	0%	$ -	100%	$	2,360.00
i	10 CFM - ELECTRIC	1,360	100	$ 46.30	$ 64,468.80	100%	0%	$ -	100%	$	64,468.80
k	DUCT INSULATION	1,320	SF	$ 2.12	$ 2,797.40	100%	0%	$ -	100%	$	2,797.40
n1	CEILING DIFFUSER + PAPA CONNECTOR	5	EA	$ 50.00	$ 250.00	100%	0%	$ -	100%	$	250.00
n2	CEILING DIFFUSER	4	EA	$ 59.00	$ 236.00	100%	0%	$ -	100%	$	236.00
n3	SUPPLY REGISTER, SIDEWALL	21	EA	$ 106.20	$ 2,230.20	100%	0%	$ -	100%	$	2,230.20
n4	RETURN AIR GRILLE, SIDEWALL	1	EA	$ 56.40	$ 56.40	100%	0%	$ -	100%	$	56.40
n5	RETURN AIR GRILLE, CEILING	3	EA	$ 118.00	$ 354.00	100%	0%	$ -	100%	$	354.00
n6B	NVED 12 EA	11	EA	$ 59.00	$ 649.00	100%	0%	$ -	100%	$	649.00
n6B	12" WALL JACK + CAP	1	EA	$ 64.00	$ 64.00	100%	0%	$ -	100%	$	64.00
n6c	14" ROOF JACK + CAP 1 EA	1	EA	$ 118.00	$ 118.00	100%	0%	$ -	100%	$	118.00
n6c	10" ROOF JACK + CAP	1	EA	$ 64.00	$ 64.00	100%	0%	$ -	100%	$	64.00
n6c	6" ROOF JACK + CAP	5	EA	$ 64.00	$ 320.00	100%	0%	$ -	100%	$	320.00
n8B	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 177.00	$ 3,540.00	100%	0%	$ -	100%	$	3,540.00
n8D	REFRIGERANT PIPING - (2) PIPES + INSULATION	90	LF	$ 177.00	$ 10,620.00	77%	0%	$ -	77%	$	8,262.60
n8E	REFRIGERANT PIPING - (2) PIPES + INSULATION	428	LF	$ 177.00	$ 75,540.00	3%	0%	$ 15,000.00	23%	$	17,800.00
n9B	100 MCH SELECTOR BOX	4	EA	$ 1,180.00	$ 4,720.00	0%	0%	$ -	0%	$	0.00
h	**MINI SPLIT SYSTEM**										
i	CU3 - 15 TON HEAT PUMP COOLING, 15 TON HEAT PUMP HEATING (2) CONDENSER FANS, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,720.00	$ 4,720.00	11%	38%	$ 1,700.00	49%	$	3,560.00
k	FCU, 1.5 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	81%	19%	$ 220.00	100%	$	1,180.00
m	REFRIGERANT PIPING - (2) PIPES + INSULATION	30	LF	$ 118.00	$ 3,540.00	100%	0%	$ -	100%	$	3,540.00
n	**EXHAUST FAN**										
c	ROOF EXHAUST FAN, 1000 CFM + HOOD + ROOF CURB	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$	590.00
n	EXHAUST DUCTWORK	185	LBS	$ 41.30	$ 7,640.50	97%	3%	$ 247.15	100%	$	7,640.50
m	DUCT INSULATION	170	SF	$ 2.72	$ 462.40	100%	0%	$ -	100%	$	462.40
m	CEILING GRILLE	3	EA	$ 118.00	$ 354.00	100%	0%	$ -	100%	$	354.00
d	**CONTROLS**										
i	VRF SYSTEM (15 IN-WORKS)	1	LS	$ 2,360.00	$ 2,360.00	10%	90%	$ 2,124.00	100%	$	2,360.00
k	CONTROLS - MINI SPLIT	1	PR	$ 590.00	$ 590.00	10%	90%	$ 531.00	100%	$	590.00
m	HOOD EXHAUST FAN	1	EA	$ 590.00	$ 590.00	10%	47%	$ 97.00	57%	$	456.00
n	EXTRA FOR THERMOSTAT	15	EA	$ 369.40	$ 5,542.20	10%	0%	$ -	10%	$	554.22
o	EMS SYSTEM	3,564	GSF	$ -	$ -	0%	0%	$ -	0%	$	-
o	**MISCELLANEOUS**										
c	MMC, HVAC SYSTEM	3,564	GSF	$ -	$ -	0%	0%	$ -	0%	$	-
n	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$	-
m	SALTSOURCE FOR HVAC DESIGN (COORDINATION FROM SCHEMA TIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$	-
MECHANICAL SYSTEM WITH 3% INSTALLATION BUILDING MISSING											
a	**ELECTRICAL EQUIPMENT**										
c	MAIN SWITCHBOARD "MSB", 3000A 277/480V 3PH 4W, NEMA 3 W/ UVU SECTION, METERING/AIS SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	51%	0%	$ -	51%	$	6,000.00
g	TRANSFORMER, TVSS VA	1	EA	$ 11,800.00	$ 11,800.00	51%	0%	$ -	51%	$	6,000.00
m	ELEVATOR DISCONNECT, 100A/3P, LOCKABLE	1	EA	$ 885.00	$ 885.00	0%	0%	$ -	0%	$	-
n	EQUIPMENT GROUNDING	2	EA	$ 590.00	$ 1,180.00	0%	0%	$ -	0%	$	-
b	**PANEL BOARD**										
i	PANEL BOARD, MLO, 225A 3PH, 277/480V, 42 CKT, BREAKER SPACES	2	EA	$ 2,360.00	$ 4,720.00	84%	0%	$ -	51%	$	2,400.00
k	PANEL BOARD, MLO, 200A 3PH, 277/480V, 42 CKT, BREAKER SPACES	1	EA	$ 2,360.00	$ 2,360.00	51%	0%	$ -	51%	$	1,200.00
m	PANEL BOARD, MLO, 100A 3PH, 277/480V, 42 CKT, BREAKER SPACES	1	EA	$ 1,770.00	$ 1,770.00	51%	0%	$ -	51%	$	900.00
n	LIGHTING INVERTER	2	EA	$ 1,770.00	$ 3,540.00	51%	0%	$ -	51%	$	1,800.00
c	**SECONDARY FEEDER**										
i	1-1/2" EMT CONDUIT W/ 3-#1 + 1-#6 GRD	200	LF	$ 76.70	$ 15,340.00	100%	0%	$ -	100%	$	15,340.00
k	1-1/4" EMT CONDUIT W/ 4-#1 + 1-#6 GRD	140	LF	$ 88.50	$ 12,390.00	100%	0%	$ -	100%	$	12,390.00
m	2" EMT CONDUIT W/ 4-#3/0 + 1-#6 GRD	216	LF	$ 106.10	$ 22,917.60	100%	0%	$ -	100%	$	22,917.60
n	1-1/2" EMT CONDUIT W/ INSULATORS/	50	LF	$ 66.80	$ 3,340.00	100%	0%	$ -	100%	$	3,340.00
d	**BRANCH POWER**										
i	DUPLEX RECEPTACLE	50	EA	$ 118.00	$ 5,900.00	31%	0%	$ -	31%	$	2,000.00
k	DUPLEX RECEPTACLE, TO 2ND FLOOR, FOR CTHRU	14	EA	$ 472.00	$ 6,608.00	61%	0%	$ -	61%	$	4,000.00
m	DOUBLE DUPLEX RECEPTACLE	10	EA	$ 179.40	$ 1,794.00	57%	0%	$ -	57%	$	1,000.00
n	DUPLEX RECEPTACLE, GFI	13	EA	$ 194.70	$ 2,531.10	40%	0%	$ -	40%	$	1,000.00
o	DUPLEX RECEPTACLE, GFI, WP	3	EA	$ 206.50	$ 619.50	81%	0%	$ -	81%	$	500.00
o1	BRANCH POWER DISCONNECT, EMT CONDUIT (+/) WORK	1,800	LF	$ 15.10	$ 27,548.28	89%	0%	$ -	89%	$	24,500.00
e	**HVAC PLUMBING EQUIPMENT POWER**										
i	HMC SWITCH - AMS MC 100A/3P, WP FOR CU2	1	EA	$ 885.30	$ 885.30	100%	0%	$ -	100%	$	885.30
k	HMC SWITCH - AMS MC 60A/3P, WP FOR CU1	1	EA	$ 649.00	$ 649.00	100%	0%	$ -	100%	$	649.00
m	DISC SWITCH - 60A/2P, WP FOR WH	1	EA	$ 570.00	$ 570.00	100%	0%	$ -	100%	$	570.00
n	HMC SWITCH - AMS MC 30A/3P, WP FOR CU3	1	EA	$ 391.30	$ 391.30	100%	0%	$ -	100%	$	391.30
o	HMC SWITCH - AMS MC 20A/3P FOR FCU & RC2	3	EA	$ 253.70	$ 761.10	100%	0%	$ -	100%	$	761.10
o1	MOTOR 1HP/TEF, INDOOR/OUTDOOR	9	EA	$ 147.10	$ 1,327.50	100%	0%	$ -	100%	$	1,327.50
o6	100A/3P POWER CIRCUIT	70	LF	$ 76.70	$ 5,369.00	100%	0%	$ -	100%	$	5,369.00
o6B	60A/3P POWER CIRCUIT	50	LF	$ 62.72	$ 3,136.00	100%	0%	$ -	100%	$	3,136.00
o6c	40A/3P POWER CIRCUIT	70	LF	$ 53.44	$ 3,893.76	22%	0%	$ -	22%	$	860.92
o	30A/3P POWER CIRCUIT	200	LF	$ 46.02	$ 9,204.00	100%	0%	$ -	100%	$	9,204.00
o1	20A/3P POWER CIRCUIT	50	LF	$ 42.48	$ 2,124.00	37%	0%	$ -	37%	$	786.00
o6	20A/1P POWER CIRCUIT	500	LF	$ 35.40	$ 17,700.00	35%	30%	$ 5,000.00	74%	$	8,000.00
o6B	ROOF EXHAUST FAN POWER	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$	-
o6c	CIRCULATING PUMP POWER	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	0%	$	-
o6c	ELECTRIC HUMIDIFIER POWER	4	EA	$ 295.00	$ 1,180.00	0%	0%	$ -	0%	$	-
o6D	EXT. WALL PENETRATION - 1-1/2" CONDUIT	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	0%	$	-
o6E	ROOF PENETRATION - 1-1/2" CONDUIT			$ -		0%	0%	$ -	0%	$	-
f	**LIGHTING**							$ -			
i	L1 - 2x2LAY-IN LED FIXTURE, 40W	25	EA	$ 708.00	$ 17,700.00	100%	0%	$ -	100%	$	17,700.00
k	L3 - 1 FT. PENDANT DIRECT/INDIRECT LED, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
m	L3 - 1 FT. PENDANT DIRECT/INDIRECT LED, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
n	L3 - 1 FT. PENDANT DIRECT/INDIRECT LED, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o	L4 - 4FT. SURFACE WALL W/ WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o1	L4 - 4FT. SURFACE WALL W/ WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o6	L4 - 4FT. SURFACE WALL W/ WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o6B	L4A - 7.5 FT. SUSPENDED W/ WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o6c	L1 - 4L PENDANT DIRECT LED, 20W/FT	12	EA	$ 708.00	$ 8,496.00	100%	0%	$ -	100%	$	8,496.00
o	L1 - 6L PENDANT DIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$	2,124.00
o1	L1 - 4FL PENDANT DIRECT LED, 20W/FT	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$	1,416.00
o6	L1 - 1 FL PENDANT DIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$	2,124.00
o6B	L1 - 2 FL PENDANT DIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$	2,124.00
o6c	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 708.00	$ 4,956.00	100%	0%	$ -	100%	$	4,956.00
o	L9 - SURFACE BOUND LED FIXTURE, 12W	14	EA	$ 708.00	$ 9,912.00	100%	0%	$ -	100%	$	9,912.00
o1	L12 - 12" dia PENDANT LED RECESSED FIXTURE, 18W	10	EA	$ 708.00	$ 7,080.00	100%	0%	$ -	100%	$	7,080.00
o6	L13 - PENDANT LED CYLINDER, 35W	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$	1,416.00
o6B	L14 - 7 FT. RECESSED LED LINEAR SLOT, 35W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o6c	L14 - 10 FT. RECESSED LED LINEAR SLOT, 35W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00
o	L14 - 10 FT. RECESSED LED LINEAR SLOT, 35W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$	708.00

ceb	LAIN - 5.5 FT, RECESSED LED LINEAR SLOT, 3500 FT	2	EA	$ 700.00	$ 1,416.00	100%	0%	$ -	100%	$	1,416.00
ceb	LAIN - 75, RECESSED LED LINEAR SLOT, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb2	LAIN - 10.5 FT, RECESSED LED LINEAR SLOT, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb3	LAIN - 14.5 FT, RECESSED LED LINEAR SLOT, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb4	LAIN - 20.5 FT, RECESSED LED LINEAR SLOT, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb5	LAIB - 5 ft, RECESSED LINEAR W/ NARROW BEAM, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb6	LAIB - 10 ft, RECESSED LINEAR W/ NARROW BEAM, 3500 FT	1	EA	$ 700.00	$ 700.00	100%	0%	$ -	100%	$	700.00
ceb10	LIE - MUSHROOM ROLLARD FIXTURE W/ BASE, 3500, WP	14	EA	$ 700.00	$ 9,912.00	100%	0%	$ -	100%	$	9,912.00
ceb11	LIE - EXTERIOR UP/DOWN WALL LIGHT, 3500	3	EA	$ 700.00	$ 2,124.00	100%	0%	$ -	100%	$	2,124.00
ceb12	LIE - WALL SURFACE TOPO SQUIRCLE, 3500	7	EA	$ 700.00	$ 4,956.00	100%	0%	$ -	100%	$	4,956.00
ceb13	LIGHEXIT FIXTURE - AGLON SINCE	8	EA	$ 700.00	$ 5,664.00	100%	0%	$ -	100%	$	5,664.00
ceb14	LIGHTER,FIXTURE TO EXTERIOR,SEDIUM LIG	2	EA	$ 700.00	$ 1,416.00	100%	0%	$ -	100%	$	1,416.00
ceb15	JUNCTION BOX/PULL BOX	16	EA	$ 66.43	$ 2,296.20	100%	0%	$ -	100%	$	2,296.20
ceb16	SWITCH, SINGLE	2	EA	$ 118.00	$ 236.00	100%	0%	$ -	100%	$	236.00
ceb17	DIMMER SWITCH, 3 GANG	5	EA	$ 399.40	$ 1,947.00	100%	0%	$ -	100%	$	1,947.00
ceb18	DIMMER SWITCH, 5 GANG	2	EA	$ 566.10	$ 1,168.20	100%	0%	$ -	100%	$	1,168.20
ceb19	VACANCY SENSOR - WALL	11	EA	$ 173.46	$ 1,934.02	100%	0%	$ -	100%	$	1,934.02
ceb20	VACANCY SENSOR - CEILING	11	EA	$ 549.08	$ 6,040.40	100%	0%	$ -	100%	$	6,040.40
ceb21	SWITEPACK - CEILING	11	EA	$ 704.46	$ 7,749.06	100%	0%	$ -	100%	$	7,749.06
ceb22	INTERIOR PHOTOCEL - CEILING	3	EA	$ 549.08	$ 1,649.64	100%	0%	$ -	100%	$	1,649.64
ceb23	BRANCH LIGHTING CIRCUIT, 3/0 CT CONDUIT/CU W/3#8	5,250	LF	$ 26.18	$ 84,051.20	62%	0%	$ 7,000.00	71%	$	106,988.17
D		**MISCELLANEOUS**									
1	MISC. ELECTRICAL SYSTEM	0.364	GSF	$ -	$ -	0%	0%	$ -	0%	$	-
2	TESTING	1	LS	$ 1,040.00	$ 1,040.00	50%	0%	$ -	50%	$	520.00
3L	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$	-
COMMON SENSE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)											
a		**SIGNAL SYSTEM**									
1	TELEPHONE/DATA W/ (2) RJ45 HEADS	0.364	GSF	$ 7.67	$ 65,685.88	20%	0%	$ -	20%	$	18,888.92
4	EXTRA FOR MAIN PATHWAY - MDF TO IDF1	240	LF	$ 42.30	$ 9,912.00	74%	0%	$ -	74%	$	7,335.68
5L	EXTRA FOR MAIN PATHWAY - MDF TO IDF2	120	LF	$ 36.76	$ 5,292.00	43%	0%	$ -	43%	$	2,000.05
6	PUBLIC ADDRESS CLOCK	0.364	GSF	$ 1.45	$ 10,395.32	0%	0%	$ -	0%	$	-
7	AUDIO VISUAL SYSTEM	0.364	GSF	$ 3.54	$ 30,316.56	41%	16%	$ 3,000.00	56%	$	17,000.00
15	CTV	0.364	GSF	$ 3.54	$ 30,316.56	41%	16%	$ 3,000.00	56%	$	17,000.00
16	MISC. TESTING	1	LS	$ 206.50	$ 206.50	0%	0%	$ -	0%	$	-
ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)											
a		**FIRE ALARM**									
1	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY COMPLETE	0.364	GSF	$ 11.00	$ 110,015.20	60%	5%	$ 5,000.00	65%	$	65,500.00
b		**SECURITY**									
1	SECURITY SYSTEM, COMPLETE	0.364	GSF	$ 34.16	$ 125,296.24	20%	10%	$ 12,000.00	30%	$	38,000.00
APPROVED CHANGE ORDERS											
CHANGE ORDER 001	Asbestos Abatement According to PI Report	1	LS	$ 137,865.00	$ 137,865.00	100%	0%	$ -	100%	$	137,865.00
CHANGE ORDER 002	proper removal of existing cabinetry, explosatory demolition and investigation to determine nature of under structure with existing ffg, proper removal and disposal of 3 ea/quarts, addition concrete slab, ceiling, floor finishes, and wall faces	1	LS	$ 82,863.17	$ 82,863.17	100%	0%	$ -	100%	$	82,863.17
CHANGE ORDER 003	electrical Floor Boxes (2) installation/connection to Panel F including cutting & patching concrete slab on grade, Existing StormDrain Line additional line and connections (3)/Bubbler 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 (Fourth of Existing bldg), roof frame, additional walkway/pathway demolitgrading, additional roof decking, relocation of kitchen wall	1	LS	$ 78,958.29	$ 78,958.29	100%	0%	$ -	100%	$	78,958.29
CHANGE ORDER 005	Added structural rebuttes, addition mechanical equipment, additional demo (interior walls, restroom), extending elevator pit footing and rebuttes, additional lighting equipment, additional floor opening, additional concrete footing, and repairing water damage/ structural	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 substantial for breakdown	1	LS	$ 73,375.78	$ 73,375.78	100%	0%	$ -	100%	$	73,375.78
CHANGE ORDER 007	Added demo & grading (Fourth of Existing bldg), hardscaping & irrigation changes, gas extending for water heaters, or AC unit on the roof, mechanical changes, concrete footing and rebuttes, Elevator pit footing and rebuttes, Elevator equipment, Elevator lift roof, Elevator opening adjustment, relocation of existing roof footing, structural adjustment	1	LS	$ 115,752.91	$ 115,752.91	100%	0%	$ -	100%	$	115,752.91
CHANGE ORDER 009	LOW VOLTAGE (UNDERGROUND CONDUITS, PC-1 DIRECT SIDE AND CONNECTION CHANGES, ADDITIONAL PARTITION WORK REQUESTED, CLAMP OF NEW BEAM POSTS WITH EXISTING DRAIN PIPE, HEADER REMOVE, VRF SYSTEM CONTROLLER	1	LS	$ 43,530.78	$ 43,530.78	100%	0%	$ -	100%	$	43,530.78
CHANGE ORDER 010	COCT1, 75, 79, 116, 126, 133,137, 147, 149 & 150	1	LS	$ 140,873.01	$ 140,873.01	100%	0%	$ -	100%	$	140,873.01
CHANGE ORDER 011	Change Order #89 - Credit Per Line	1	ls	$ (160,549.00)	$ (160,549.00)	100%	0%	$ -	100%	$	(160,549.00)
CHANGE ORDER 012	COs#18A, 19, 21, 75, 103, 105, 131, 134, 138, 139, 140, & 150	1	LS	$ 76,436.85	$ 76,436.85	0%	100%	$ 76,436.85	100%	$	76,436.85
TOTAL CONTRACT PRICE				$ 630,605.15	$ 11,126,200.78			$ 5,142,874.64		$	11,531,300.94
		TOTAL						$ 5,142,874.64		$	11,531,300.94

LESS RETENTION	$ 20,242.53	$ 566,565.05
LESS PREVIOUSLY PAID	$ -	$ 10,266,127.78
TOTAL AMOUNT DATE	$ 498,608.13	$ 498,608.13

TOTAL AMOUNT DUE FOR THIS 15th PROGRESS PAYMENT:

ACCOUNT#:-

550-1101-5059-0-0-485514	$	249,304.05
330-6112-000-0-0-485514	$	249,304.05

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: **15**

PERIOD FROM: **5/1/2026**
PERIOD TO: **5/31/2026**

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		781,200.78
3. CONTRACT SUM TO DATE (Line 1 ± 2)		15,226,200.78
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		11,201,300.93
5. RETAINAGE:		
a. 5 % of Work Completed (Column D + E on G703)	$ 560,065.05	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		560,065.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		10,641,235.88
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		10,142,627.77
8. CURRENT PAYMENT DUE		498,608.11
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		4,584,964.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 723,954	$ -
Total approved this Month	$57,246.85	$ -
TOTALS	$ 781,201	$ -
NET CHANGES by Change Order	$ 781,201	

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 . . . . . $ 498,608

(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: 15
APPLICATION DATE: 5/31/2026

PERIOD TO: 5/31/2026

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	52,204.38	0.00	0.00	0.00	$0.00	$52,204.38	100%	$0.00	$2,610.22
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	35,000.00	0.00	0.00	0.00	$0.00	$35,000.00	25%	$104,670.70	$1,750.00
3.a.II	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	31,000.00	0.00	0.00	0.00	$0.00	$31,000.00	26%	$90,197.80	$1,550.00
3.a.III	SENIOR CENTER SITE - LANDSCAPE	197,109.89	5,000.00	20,000.00	0.00	0.00	$0.00	$25,000.00	13%	$172,109.89	$1,250.00
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	30,000.00	0.00	0.00	0.00	$0.00	$30,000.00	28%	$76,412.40	$1,500.00
3.b	EAST PARKING LOT	109,801.36	55,000.00	0.00	0.00	0.00	$0.00	$55,000.00	50%	$54,801.36	$2,750.00
3.C	NORTH PARKING LOT	69,844.20	35,000.00	0.00	0.00	0.00	$0.00	$35,000.00	50%	$34,844.20	$1,750.00
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	70,000.00	5,000.00	0.00	0.00	$0.00	$75,000.00	73%	$27,424.00	$3,750.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	22,500.00	2,500.00	0.00	0.00	$0.00	$25,000.00	58%	$18,365.00	$1,250.00
4.g	SITE LIGHTING	47,200.00	22,500.00	2,500.00	0.00	0.00	$0.00	$25,000.00	53%	$22,200.00	$1,250.00
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

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.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
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	160,000.00	0.00	0.00	0.00	$0.00	$160,000.00	86%	$26,381.00	$8,000.00
8.b	MISC. METALS	11,800.00	8,350.00	1,650.00	0.00	0.00	$0.00	$10,000.00	85%	$1,800.00	$500.00
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	228,092.23	0.00	0.00	0.00	$0.00	$228,092.23	100%	$0.00	$11,404.61
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	167,500.00	0.00	0.00	0.00	$0.00	$167,500.00	90%	$19,357.25	$8,375.00
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	44,700.00	0.00	0.00	0.00	$0.00	$44,700.00	90%	$4,978.00	$2,235.00
11.b	WINDOWS	227,364.76	130,000.00	40,000.00	0.00	0.00	$0.00	$170,000.00	75%	$57,364.76	$8,500.00
11.c	DOORS + H.W.	100,250.44	90,000.00	0.00	0.00	0.00	$0.00	$90,000.00	90%	$10,250.44	$4,500.00
11.d	WINDOWS	16,903.50	9,000.00	5,000.00	0.00	0.00	$0.00	$14,000.00	83%	$2,903.50	$700.00
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	140,000.00	10,000.00	0.00	0.00	$0.00	$150,000.00	90%	$17,562.36	$7,500.00
12.b	INTERIOR WALLS	343,807.16	260,000.00	20,000.00	0.00	0.00	$0.00	$280,000.00	81%	$63,807.16	$14,000.00
12.c	FLOOR FINISHES	150,590.42	30,000.00	0.00	0.00	0.00	$0.00	$30,000.00	20%	$120,590.42	$1,500.00
12.d	CEILING FINISHES	203,943.81	20,000.00	0.00	0.00	0.00	$0.00	$20,000.00	10%	$183,943.81	$1,000.00
12.e	VERTICAL SOFFITS	53,764.20	40,000.00	7,500.00	0.00	0.00	$0.00	$47,500.00	88%	$6,264.20	$2,375.00
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	3,564.60	0.00	0.00	0.00	$0.00	$3,564.60	15%	$20,000.00	$178.23
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	72,000.00	20,000.00	0.00	0.00	$0.00	$92,000.00	76%	$29,240.00	$4,600.00
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

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.b	PLUMBING FIXTURES	34,220.00	21,000.00	0.00	0.00	0.00	$0.00	$21,000.00	61%	$13,220.00	$1,050.00
19.c	COLD WATER	37,771.80	37,771.80	0.00	0.00	0.00	$0.00	$37,771.80	100%	$0.00	$1,888.59
19.d	HOT WATER	21,428.80	21,428.80	0.00	0.00	0.00	$0.00	$21,428.80	100%	$0.00	$1,071.44
19.e	SANITARY SEWER & VENT	62,315.80	62,315.80	0.00	0.00	0.00	$0.00	$62,315.80	100%	$0.00	$3,115.79
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	100,000.00	5,000.00	0.00	0.00	$0.00	$105,000.00	91%	$10,223.46	$5,250.00
20.b	VRF SPLIT SYSTEM	92,712.60	85,500.00	0.00	0.00	0.00	$0.00	$85,500.00	92%	$7,212.60	$4,275.00
20.c	MINI SPLIT SYSTEM	30,326.00	26,000.00	0.00	0.00	0.00	$0.00	$26,000.00	86%	$4,326.00	$1,300.00
20.d	EXHAUST FAN	2,861.50	2,600.00	0.00	0.00	0.00	$0.00	$2,600.00	91%	$261.50	$130.00
20.e	CONTROLS	11,363.40	6,000.00	3,000.00	0.00	0.00	$0.00	$9,000.00	79%	$2,363.40	$450.00
20.f	MISCELLANEOUS	1,180.00	0.00	590.00	0.00	0.00	$0.00	$590.00	50%	$590.00	$29.50
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	40,000.00	0.00	0.00	0.00	$0.00	$40,000.00	94%	$2,480.00	$2,000.00
21.b	PANEL "K" FEEDER	16,862.20	15,500.00	0.00	0.00	0.00	$0.00	$15,500.00	92%	$1,362.20	$775.00
21.c	BRANCH POWER	32,579.56	30,000.00	0.00	0.00	0.00	$0.00	$30,000.00	92%	$2,579.56	$1,500.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	80,000.00	5,000.00	0.00	0.00	$0.00	$85,000.00	95%	$4,028.99	$4,250.00
21.e	LIGHTING	111,156.00	100,000.00	5,000.00	0.00	0.00	$0.00	$105,000.00	94%	$6,156.00	$5,250.00
21.f	EXT	305,717.82	245,000.00	0.00	0.00	0.00	$0.00	$245,000.00	80%	$60,717.82	$12,250.00
21.g	MISCELLANEOUS	1,180.00	590.00	0.00	0.00	0.00	$0.00	$590.00	50%	$590.00	$29.50
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	41,000.00	25,000.00	0.00	0.00	$0.00	$66,000.00	47%	$73,118.66	$3,300.00
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	55,000.00	15,000.00	0.00	0.00	$0.00	$70,000.00	71%	$29,214.40	$3,500.00
23.b	SECURITY	119,057.28	61,000.00	20,000.00	0.00	0.00	$0.00	$81,000.00	68%	$38,057.28	$4,050.00
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	10,100.00	0.00	0.00	0.00	$0.00	$10,100.00	40%	$15,215.72	$505.00
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

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	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	358,039.14	0.00	0.00	0.00	$0.00	$358,039.14	100%	$0.00	$17,901.96
28.b	EXTERIOR METAL STAIR	108,896.30	107,000.00	0.00	0.00	0.00	$0.00	$107,000.00	98%	$1,896.30	$5,350.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	184,000.00	12,000.00	0.00	0.00	$0.00	$196,000.00	95%	$10,183.76	$9,800.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	690,000.00	20,000.00	0.00	0.00	$0.00	$710,000.00	70%	$310,169.00	$35,500.00
28.e	MISC. METALS	187,195.20	175,500.00	4,500.00	0.00	0.00	$0.00	$180,000.00	96%	$7,195.20	$9,000.00
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	232,353.80	0.00	0.00	0.00	$0.00	$232,353.80	100%	$0.00	$11,617.69
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	50,000.00	0.00	0.00	0.00	$0.00	$50,000.00	37%	$85,812.34	$2,500.00
30.b	WATERPROOFING	97,783.59	21,500.00	0.00	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	41,000.00	0.00	0.00	0.00	$0.00	$41,000.00	91%	$3,958.00	$2,050.00
31.b	EXTERIOR WINDOWS	149,067.13	57,500.00	20,000.00	0.00	0.00	$0.00	$77,500.00	52%	$71,567.13	$3,875.00
31.c	INTERIOR DOORS + H.W.	100,250.44	90,000.00	0.00	0.00	0.00	$0.00	$90,000.00	90%	$10,250.44	$4,500.00
31.d	INTERIOR WINDOWS	16,903.50	7,500.00	0.00	0.00	0.00	$0.00	$7,500.00	44%	$9,403.50	$375.00
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	505,000.00	45,000.00	0.00	0.00	$0.00	$550,000.00	82%	$119,247.62	$27,500.00
32.b	INTERIOR WALLS	492,469.46	370,000.00	35,000.00	0.00	0.00	$0.00	$405,000.00	82%	$87,469.46	$20,250.00
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	50,000.00	10,000.00	0.00	0.00	$0.00	$60,000.00	61%	$38,997.28	$3,000.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	15,000.00	0.00	0.00	0.00	$0.00	$15,000.00	22%	$53,864.80	$750.00
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	20,000.00	0.00	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	130,000.00	0.00	0.00	0.00	$0.00	$130,000.00	81%	$30,480.00	$6,500.00

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				
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	62,500.00	20,000.00	0.00	0.00	$0.00	$82,500.00	67%	$40,989.45	$4,125.00
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
39.b	PLUMBING FIXTURES	59,000.00	32,500.00	0.00	0.00	0.00	$0.00	$32,500.00	55%	$26,500.00	$1,625.00
39.c	COLD WATER	70,575.80	67,500.00	3,075.80	0.00	0.00	$0.00	$70,575.80	100%	$0.00	$3,528.79
39.d	HOT WATER	36,509.20	34,500.00	2,009.20	0.00	0.00	$0.00	$36,509.20	100%	$0.00	$1,825.46
39.e	SANITARY SEWER & VENT	94,588.80	90,000.00	4,588.80	0.00	0.00	$0.00	$94,588.80	100%	$0.00	$4,729.44
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	4,845.55	0.00	0.00	0.00	$0.00	$4,845.55	100%	$0.00	$242.28
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	152,500.00	15,000.00	0.00	0.00	$0.00	$167,500.00	72%	$64,529.30	$8,375.00
40.b	MINI SPLIT SYSTEM	9,440.00	5,000.00	2,000.00	0.00	0.00	$0.00	$7,000.00	74%	$2,440.00	$350.00
40.c	EXHAUST FAN	19,169.10	10,000.00	3,000.00	0.00	0.00	$0.00	$13,000.00	68%	$6,169.10	$650.00
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	20,500.00	0.00	0.00	0.00	$0.00	$20,500.00	80%	$5,165.00	$1,025.00
41.b	PANEL BOARD	12,390.00	9,000.00	0.00	0.00	0.00	$0.00	$9,000.00	73%	$3,390.00	$450.00
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	35,500.00	0.00	0.00	0.00	$0.00	$35,500.00	78%	$9,996.08	$1,775.00
41.e	HVAC/PLUMBING EQUIPMENT POWER	44,092.12	28,592.12	5,000.00	0.00	0.00	$0.00	$33,592.12	76%	$10,500.00	$1,679.61
41.f	LIGHTING	201,952.16	170,000.00	7,500.00	0.00	0.00	$0.00	$177,500.00	88%	$24,452.16	$8,875.00
41.g	MISCELLANEOUS	1,180.00	590.00	0.00	0.00	0.00	$0.00	$590.00	50%	$590.00	$29.50
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	55,000.00	10,000.00	0.00	0.00	$0.00	$65,000.00	42%	$90,747.02	$3,250.00
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	60,500.00	5,000.00	0.00	0.00	$0.00	$65,500.00	65%	$35,555.20	$3,275.00
43.b	SECURITY	121,266.24	24,000.00	12,000.00	0.00	0.00	$0.00	$36,000.00	30%	$85,266.24	$1,800.00
		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

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				
13	Change Order #13 - Added Demolition & Grading - South Of Existing Building	62,452.85	62,452.85	0.00	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	Change Order #15R1 - Low Voltage Underground Conduits	11,683.17	2,500.00	7,500.00	0.00	0.00	$0.00	$10,000.00	86%	$1,683.17	$500.00
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	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	51%	$9,789.86	$500.00
18	Change Order #18 - Lighting Package Tariff Increase (1st Floor)	24,988.03	24,988.03	0.00	0.00	0.00	$0.00	$24,988.03	100%	$0.00	$1,249.40
19	Change Order #19 - Hose Bibb Clarification	1,081.73	0.00	540.00	0.00	0.00	$0.00	$540.00	50%	$541.73	$27.00
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	2,000.00	1,000.00	0.00	0.00	$0.00	$3,000.00	74%	$1,055.57	$150.00
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	25,300.00	0.00	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	18,982.99	0.00	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	80,078.32	0.00	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	$3,301.27	$0.00				$3,301.27	100%	$0.00	$165.06

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				
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	Chage Order #53 - Credit for Changed CMU Type	-24,525.00	-24,525.00	0.00	0.00	0.00	$0.00	-$24,525.00	100%	$0.00	-$1,226.25
54			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
55	Change Order #55 - FC-1 Duct Size and Connection Changes	6,702.03	6,702.03	0.00	0.00	0.00	$0.00	$6,702.03	100%	$0.00	$335.10
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
59	Change Order #59 - ASI-27 - Added Beam and Posts for E Roofing Situation	11,241.71	11,241.71	0.00	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	1,646.08	0.00	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	Change Order #63R1 - Additional Partition Work Requested	2,590.46	2,590.46	0.00	0.00	0.00	$0.00	$2,590.46	100%	$0.00	$129.52
64			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
65	Change Order #65 - Clash of (N) Beam Posts w Drain Pipe at (E) Stem Wall	1,453.19	1,453.19	0.00	0.00	0.00	$0.00	$1,453.19	100%	$0.00	$72.66
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	852.54	0.00	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	5,000.00	1,000.00		0.00	$0.00	$6,000.00	81%	$1,427.23	$300.00
72	Change Order #72 - Updated Utility Plan	91,163.38	91,163.38	0.00	0.00	0.00	$0.00	$91,163.38	100%	$0.00	$4,558.17
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	Change Order #75 - Hose Bibb Location Update	3,928.42	3,928.42	0.00	0.00	0.00	$0.00	$3,928.42	100%	$0.00	$196.42
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	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
79	Change Order #79 - CMU Rebar Details	1,666.86	1,666.86	0.00	0.00	0.00	$0.00	$1,666.86	100%	$0.00	$83.34
80	Change Order #80R1 - Lighting Package Tariff Price Increase - Second Floor	24,988.03	24,988.03	0.00	0.00	0.00	$0.00	$24,988.03	100%	$0.00	$1,249.40
81	Change Order #81 - Duct Fan Coil Filter Boxes	9,089.34	9,089.34	0.00	0.00	0.00	$0.00	$9,089.34	100%	$0.00	$454.47
82			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
83			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
84	Change Order #84 - New RR Wall Conflict with Roof Hatch	4,736.14	4,736.14	0.00	0.00	0.00	$0.00	$4,736.14	100%	$0.00	$236.81
85			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
86			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
87	Change Order #87 - Header Sizes for Openings Over 8'	2,647.07	2,647.07	0.00	0.00	0.00	$0.00	$2,647.07	100%	$0.00	$132.35
88			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$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				
89	Change Order #89 - Credit Fire Line	-183,549.00	-183,549.00	0.00	0.00	0.00	$0.00	-$183,549.00	100%	$0.00	-$9,177.45
90			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
91	Change Order #91 - RR Floor Finish Room 113 and 114	8,477.64	4,238.82	0.00	0.00	0.00	$0.00	$4,238.82	50%	$4,238.82	$211.94
92			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
93			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
94			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
95			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
96			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
97			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
98			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
99			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
100			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
101	Change Order #101 - VRF System Central Controller	10,805.76	2,650.00	2,650.00	0.00	0.00	$0.00	$5,300.00	49%	$5,505.76	$265.00
102			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
103			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
104			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
105	Change Order #105 - Anchor Bolt Extension	20,500.53	0.00	20,500.53	0.00	0.00	$0.00	$20,500.53	100%	$0.00	$1,025.03
106			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
107			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
108			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
109			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
110			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
111			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
112	Change Order #112 - Added Rebar for Block outs	3,447.39	3,447.39	0.00	0.00	0.00	$0.00	$3,447.39	100%	$0.00	$172.37
113			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
114	Change Order #114 - Existing Roof Water Damage -Insulation	9,956.16	9,956.16	0.00	0.00	0.00	$0.00	$9,956.16	100%	$0.00	$497.81
115			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
116			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
117			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
118			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
119			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
120			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
121	Change Order #121 - Connection Detail at Slab Edge B 37B1	9,827.65	0.00	9,827.65	0.00	0.00	$0.00	$9,827.65	100%	$0.00	$491.38
122			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
123			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
124	Change Order #124 - Missing HSS Post for Glulam Beam #1	7,470.16	0.00	7,470.16	0.00	0.00	$0.00	$7,470.16	100%	$0.00	$373.51
125	Change Order #125 - Door D112-1 Height Conflict with (E) Wall	2,806.46	2,806.46	0.00	0.00	0.00	$0.00	$2,806.46	100%	$0.00	$140.32
126	Change Order #126 - Duct Size to FC-1 in RR 113	2,697.72	2,697.72	0.00	0.00	0.00	$0.00	$2,697.72	100%	$0.00	$134.89
127	Change Order #127 - Damaged Plywood Around Door D101-3	3,456.01	3,456.01	0.00	0.00	0.00	$0.00	$3,456.01	100%	$0.00	$172.80
128	Change Order #128 - AV Cabinet Power Requirement	2,572.75	1,572.75	500.00	0.00	0.00	$0.00	$2,072.75	81%	$500.00	$103.64
129	Change Order #129 - Added Shut-Off Valves Throughout	20,332.40	20,332.40	0.00	0.00	0.00	$0.00	$20,332.40	100%	$0.00	$1,016.62
130			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
131			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
132			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
133	Change Order #133 - Removal of Two Exterior Lights	4,096.40	2,050.00	1,000.00	0.00	0.00	$0.00	$3,050.00	74%	$1,046.40	$152.50
134			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
135			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
136			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$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				
137	Change Order #137 - CU-6 Power Requirements	4,605.47	4,605.47	0.00	0.00	0.00	$0.00	$4,605.47	100%	$0.00	$230.27
138			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
139			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
140			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
141			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
142			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
143			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
144			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
145			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
146			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
147	Change Order #147 - Exit Sign on E111	1,411.44	1,411.44	0.00	0.00	0.00	$0.00	$1,411.44	100%	$0.00	$70.57
148	Change Order #148 - Door Hardware Set for D201-2	1,804.22	1,804.22	0.00	0.00	0.00	$0.00	$1,804.22	100%	$0.00	$90.21
149	Change Order #149 - Stair 2 Column	19,448.51	0.00	19,448.51	0.00	0.00	$0.00	$19,448.51	100%	$0.00	$972.43
150	Change Order #150 - Conflict Between Stair 1 and Waterproof	33,828.05	12,500.00	5,000.00	0.00	0.00	$0.00	$17,500.00	52%	$16,328.05	$875.00
151			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
152			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
153			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
154			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
155			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
156			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
157			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
158			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
159			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
160			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
161			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
162			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
163			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
164			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
165			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
166			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
167			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
168								$0.00	#DIV/0!	$0.00	$0.00
	TOTALS	15,226,200.78	10,676,450.28	524,850.65	0.00	0.00	0.00	11,201,300.93	73.57%	4,024,899.85	560,065.05

AGENDA ITEM NO. 28.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Human Resources

City Manager: Department Head:

SUBJECT:
Side Letter of Agreement between the City of Hawthorne and the Hawthorne Municipal Employees Association - Merit Pay.

RECOMMENDED MOTION:
It is recommended that the City Council approve and authorize the City Manager to execute the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Municipal Employees Association (HMEA), to amend Section 8.2 of the Memorandum of Understanding, as set forth in Resolution No. 8600, passed and approved on April 28, 2026.

DISCUSSION:
The proposed Side Letter of Agreement incorporates the terms of Resolution 8600, which clarifies how the Merit Pay provision operates and helps to ensure the City is compliant in its final reporting of final compensation to CalPERS.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not Applicable

FISCAL IMPACT:
None.

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

ATTACHMENTS
Side letter HMEA - Merit Pay Correction

Side Letter Agreement
between the
City of Hawthorne
and the
Hawthorne Municipal Employees Association

This side letter is executed pursuant to the July 1, 2024, through June 30, 2027, Memorandum of Understanding (MOU) between the City of Hawthorne (City) and the Hawthorne Municipal Employees Association (HMEA). The City and HMEA have met and conferred in good faith and have agreed to modify Section 8.2 within the MOU, pursuant to Resolution number 8600 of the City Council of the City of Hawthorne, attached and incorporated herein by this reference. Specifically, the City and HMEA agree to replace the existing Section 8.2 with the language contained in Exhibit A of Resolution number 8600. All other terms and conditions of the MOU from July 1, 2024, through June 30, 2027, shall remain in full force and effect.

Authorized Union Representatives:

_____ **Date** 06/04/2026

HMEA Representative(s)

Authorized City Representatives:

_____ **Date** _____

Erika Lampkin
Director of Human Resources

_____ **Date** _____

Vontray Norris
City Manager

AGENDA ITEM NO. 29.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: Human Resources

City Manager: Department Head:

SUBJECT:
Side Letter of Agreement between the City of Hawthorne and the Hawthorne Police Civilian Association – Merit Pay.

RECOMMENDED MOTION:
It is recommended that the City Council approve and authorize the City Manager to execute the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Police Civilian Association, to amend Section 8.2 of the Memorandum of Understanding, as set forth in Resolution No. 8601, passed and approved on April 28, 2026.

DISCUSSION:
The proposed Side Letter of Agreement incorporates the terms of Resolution 8601, which clarifies how the Merit Pay provision operates and helps to ensure the City is compliant in its final reporting of final compensation to CalPERS.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not Applicable.

FISCAL IMPACT:
None.

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

ATTACHMENTS
HPCA - Side Letter - Merit Pay Correction

Side Letter Agreement
between the
City of Hawthorne
and the
Hawthorne Police Civilian Association

This side letter is executed pursuant to the December 13, 2024, through June 30, 2027, Memorandum of Understanding between the City of Hawthorne (City) and the Hawthorne Police Civilian Association (HPCA). The City and HPCA have met and conferred in good faith and have agreed to modify Section 8.2 within the MOU, pursuant to Resolution number 8601 of the City Council of the City of Hawthorne, attached and incorporated herein by this reference. Specifically, the City and HPCA agree to replace the existing Section 8.2 with the language contained in Exhibit A of Resolution number 8601. All other terms and conditions of the MOU from December 13, 2024, through June 30, 2027, shall remain in full force and effect.

Authorized Union Representatives:

_____ **Date** 06/04/26

HPCA Representative(s)

Authorized City Representatives:

_____ **Date** _____

Erika Lampkin
Director of Human Resources

_____ **Date** _____

Vontray Norris
City Manager

AGENDA ITEM NO. 30.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: City Attorney

SUBJECT:

E-Bike Regulation (Criminal Prosecution) - A. Vargas

AGENDA ITEM NO. 31.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: City Attorney

SUBJECT:

Veteran Commission Member Removal - A. Vargas

AGENDA ITEM NO. 32.

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of 06/09/2026

Originating Department: City Attorney

SUBJECT:

Veteran Commission Member Duties and Responsibilities - A. Vargas

AGENDA ITEM NO. 33.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: City Attorney

SUBJECT:
Nominations of Commissioners for the Veterans' Commission and Parks, Recreation & Fine Arts Commission - A. Vargas

Veterans' Commission

Ralph Byrne
Greg Guich
Veletta Crawford

Parks, Recreation & Fine Arts Commission

Herceny Del Cid

AGENDA ITEM NO. 34.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: City Manager

SUBJECT:
Transient Occupancy Tax Increase (TOT) - (A. Monteiro)

AGENDA ITEM NO. 35.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 06/09/2026
Originating Department: City Manager

SUBJECT:
Parking Solutions to Increase Residential Parking in the City - (F. Johnson)