Rene Trevino, Mayor
Melissa Ramoso, Mayor Pro Tem
Monica Manalo, Councilmember
Zeel Ahir, Councilmember
Ali Sajjad Taj, Councilmember

City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701

Artesia City Council
Regular Meeting Agenda
Wednesday, July 8, 2026 - 7:00 PM

The meeting can be viewed online at : **https://ca-artesia2.civicplus.com/241/City-Council-Meetings-Video**

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Public Comment: The City of Artesia encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items.

The public can participate in the following ways:
In Person: Sign up to speak at the digital kiosk located at the entrance of the Council Chamber.
Virtual: Using the meeting Zoom link: https://us02web.zoom.us/s/86778538922?pwd=xdRWo9A9UEEz6x4uZhLxiv0ahKSwry.1 | Passcode: 639919
Raise hand to request to speak. Video capabilities are not functional.
Call-In: Meeting call-in telephone number: 669-444 -9171 | Meeting ID: 867 7853 8922 | Passcode: 639919
** 9 to request to speak | *6 to mute/unmute*
Written Comments: May be submitted via email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. These emails will be provided to City Council and made available for public review.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's department, (562) 865-6262. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Levine Act Notice: The City Council is required to comply with the **Levine Act** (Government Code § 84308) to prevent public officials from being influenced by campaign contributions from parties and other financially interested persons appearing before them and to prevent officials from using their position of authority to unduly influence applicants to make contributions to campaigns. The Levine Act only applies to certain matters, including permits, licenses, some contracts, and other entitlements for use, while these matters are pending and for 12 months after a decision has been made. Council members who need to recuse themselves from an agenda item may provide notice at any time during the Council meeting before consideration of the item.

1. CALL TO ORDER

1.A. Call to Order

2. ROLL CALL

2.A. Roll Call

3. INVOCATION

3.A. Invocation
— Noah Foster, Artesia Spartans

4. PLEDGE OF ALLEGIANCE

4.A. Pledge of Allegiance

5. PUBLIC COMMENTS

5.A. Public Comment

6. COUNCILMEMBER COMMENTS

6.A. Councilmember Comments

7. CEREMONIAL PRESENTATIONS

7.A. Presentation to Scholarship Recipients

7.B. 2026 Beautification Awards

7.C. Parks Make Life Better Month Proclamation

7.D. Americans with Disabilities Act Awareness Day Proclamation

7.E. Certificate of Recognition - TJs Subs

7.F. Presentation of GFOA Award

7.G. Staff Introductions

8. BUSINESS PRESENTATIONS

8.A. LASD Quarterly Update

8.B. Chamber of Commerce Update

9. CONSENT CALENDAR

It is recommended that Items (9A) through (9H) be acted on simultaneously in one vote unless a member of the City Council requests separate discussion and/or action on the item. In the event a member of the City Council requests separate discussion on a Consent Calendar item, or the item is removed from the Consent Calendar to allow for public comments on the item to be read. The City Council will consider that item immediately following approval of the rest of the Consent Calendar.

9.A. Accounts Payable Check Register - June 2026

— Recommendation: Receive and File.

9.B. City Financial Report - May 2026

— Recommendation: Receive and File.

9.C. AB 1234 Reporting

— Recommendation: Receive and File.

9.D. Second Reading and Consideration of Ordinance Regarding City Paid Parking Program Amendments and Preferential Parking Program Fee Schedule

— Recommendation: Adopt Ordinance No. 26-987, Amending Portions of Articles 6 and 7 of Title 4 of the Artesia Municipal Code Modifying the Preferential Parking Program and Parking Fees; And Determining the Ordinance To Be Exempt From CEQA; And

— Find the Ordinance exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guideline §15378(b)(5).

9.E. Resolution Regarding Participation in the Los Angeles County Program for Community Development Block Grant (CDBG) Funds

— Adopt Resolution No. 26-3108, A Resolution of the City Council of the City of Artesia, California, Approving Participation in the Los Angeles Urban County Program for Community Development Block Grant Funds by Authorizing the City Manager, or Designee, to Sign a Cooperation Agreement with the County of Los Angeles.

9.F. Agreement for Residential Curb Address Painting With Care for the Children

— Recommendation: Approve, and Authorize the City Manager To Execute on Their Behalf, the Agreement for Residential Curb Address Painting Between the City of Artesia and Care for the Children.

9.G. Resolution for the Approval of Plans, Specifications and Estimates for the Highway Safety Improvement Program and Traffic Calming Street Improvement Project; and to Award a Construction Contact to Onyx Paving Company, Inc. in the Amount of $880,900 to Implement the Project

— Recommendation: Staff Recommends the Adoption of Resolution No. 26-3109, Awarding a Construction Contract to Onyx Paving Company, Inc. For the Highway Safety Improvement Program and Traffic Calming Street Improvement Project in an Amount Not To Exceed $880,900, Authorizing the City Manager To Execute the Contract and Certain Non-Monetary Amendments, and Delegating Discretionary Authority to the City Engineer To Approve the Project Design, Plans, Specifications, and Estimates Pursuant to Government Code Section 830.6, and Finding the Project Categorically Exempt From CEQA; And

— Find That This Resolution Is Exempt From CEQA Pursuant to Section 15301 of the CEQA Guidelines.

9.H. Event Production Services Agreement with Ramirez Productions and Event Rentals, Inc.

— Recommendation: Approve Event Production Services Agreement For the 2026 International Street Fair and Diversity Festival in the Amount Not-To-Exceed $84,847.50, and Authorize the City Manager To Execute the Agreement.

10. PUBLIC HEARING

10.A. Placing Delinquent Solid Waste Charges on the 2026-27 Property Tax Roll

— Recommendation: Adopt Resolution No. 26-3107, A Resolution of the City Council of the City of Artesia, California, Adopting the Report Proposing to Have Delinquent Solid Waste Service Charges Collected on the Tax Roll for Fiscal Year 2026-27

10.B. Introduction of an Ordinance Regarding Twenty-Two Unit Residential Development - Zoning Map Amendment and Design Review

— Recommendation: That the City Council Introduce and Waive the First Reading of Ordinance No. 26-988, a Site-Specific Amendment to the Mixed-Use Overlay Zone (Mu-O) Establishing a Residential Density Standard of 24 Dwelling Units per Acre for Property Located at Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 by Adding Section 9-2.4807(c)(7) to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code;

— Affirm Planning Commission’s Conditional Approval of a Design Review Application for Case No. 2025-18 and Adopt Resolution No. 26-3097 for a 22 Residential Unit Townhome Development With Associated Parking and Landscaping Located on Parcels 7040-017-001, 7040-017-002, and 7040-017-008; And

— Determine That the Project Is Exempt From Further Environmental Review Pursuant to CEQA Guidelines Sections 15183 and 15332 and Direct Staff To File the Appropriate Notice of Exemption.

10.C. Ordinances Regarding Design Review Process Amendments, R-1 Zone Modernization, Reasonable Accommodation Standards and Code Clean-Up

— Conduct a Public Hearing and Introduce for First Reading Ordinance No. 26-989, Amending Title 9 of the Artesia Municipal Code Relating To Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, and General Code Cleanup Amendments And, Amend Title 1 of the Artesia Municipal Code To Establish Reasonable Accommodation Procedures, Ordinance No. 26-990 Consistent With State and Federal Fair Housing Laws, Thereby Implementing Housing Element Programs Relating To Housing Opportunities for Persons With Disabilities;

— Find Ordinance No. 26-989 Exempt From CEQA Pursuant to Public Resources Code Section 21080.085; And

— Find Ordinance No. 26-990 Exempt From CEQA Pursuant to CEQA Guidelines Section 15060(C)(2) and 15060(C)(3).

11. DISCUSSION - NONE

12. CITY MANAGER INFORMATIONAL REPORTING

12.A. City Manager Reporting

13. COUNCILMEMBER COMMENTS

13.A. Councilmember Comments

14. ADJOURNMENT

14.A. Adjournment

Date Posted: July 1, 2026

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9A.**

TO: Mayor and Members of the City Council

SUBJECT: Accounts Payable Check Register - June 2026

FROM: Jamie Murguia, Finance Director

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council receive and file this report.

BACKGROUND:
The attached demands summary (accounts payable checks) is a list of all checks issued by the City of Artesia from June 1, 2026 through June 30, 2026.

Prior to printing each check, payment requests are approved by the department manager, Finance Director, and City Manager. Once payment requests have been approved, a batch for disbursement is processed by the Senior Accountant, and approved by the Finance Director. Each check is then signed by the City Manager and Mayor.

FISCAL IMPACT:
There is no fiscal impact associated with approval of this item.

RECOMMENDED COUNCIL ACTION:
It is recommended that the City Council receive and file this report.

Attachments

June 2026 Demands Check Register.pdf

City of Artesia
June 2026 Check Register

Date	Transaction # Description	Transaction Type	Post Date Due Date	Transaction Amount	Payment #	Payment Date	Amount Paid
ABELARDO AVALOS							
06/30/2026	REIMB Reimbursement for Flight to JPIA Conference Oct 2026	Invoice	06/30/2026 06/30/2026	$285.47	88133	06/30/2026	$285.47
		Totals for ABELARDO AVALOS:		$285.47			$285.47
ADP COMMERCIAL LEASING LLC							
06/01/2026	3005273 Lease 007-0089611-001	Invoice	06/01/2026 06/01/2026	$104.17	41512	06/17/2026	$104.17
06/30/2026	3005464 Lease 007-0089611-001	Invoice	06/30/2026 06/30/2026	$104.17	41529	06/30/2026	$104.17
		Totals for ADP COMMERCIAL LEASING LLC:		$208.34			$208.34
ADP, Inc.							
06/11/2026	AHH06122026 ADP PAYROLL TAX Payment for Pay date 06/12/2026	Invoice	06/11/2026 06/11/2026	$32,420.31	41513	06/17/2026	$32,420.31
06/05/2026	722118731 AHH Processing Charges for PPE 05/22/26 Workforce	Invoice	06/05/2026 06/05/2026	$827.00	41513	06/17/2026	$827.00
06/26/2026	06262026_6GE ADP PAYROLL TAX Payment for Pay date 06/26/2026,	Invoice	06/26/2026 06/26/2026	$534.44	41530	06/30/2026	$534.44
06/26/2026	06262026 ADP PAYROLL TAX Payment for Pay date 06/26/2026,	Invoice	06/26/2026 06/26/2026	$31,263.07	41530	06/30/2026	$31,263.07
06/19/2026	723344472 AHH Processing Charges for PPE 06/05/26 Workforce	Invoice	06/19/2026 06/19/2026	$20.00	41530	06/30/2026	$20.00
		Totals for ADP, Inc.:		$65,064.82			$65,064.82
AFSCME DISTRICT COUNCIL 36							
06/12/2026	06122026 Union Dues, Payroll	Invoice	06/16/2026 06/16/2026	$823.85	88075	06/16/2026	$823.85
06/30/2026	06262026 Union Dues, Payroll	Invoice	06/30/2026 06/30/2026	$807.41	88134	06/30/2026	$807.41
		Totals for AFSCME DISTRICT COUNCIL 36:		$1,631.26			$1,631.26
AFSCME PEOPLE							
06/30/2026	JUN2026 Payroll 06.12.2026 and	Invoice	06/30/2026 06/30/2026	$8.34	88135	06/30/2026	$8.34
		Totals for AFSCME PEOPLE:		$8.34			$8.34
ALAN'S LAWN & GARDEN CENTER INC							
05/19/2026	135723 Replacement trimmer line	Invoice	05/19/2026 06/09/2026	$375.92	88051	06/09/2026	$375.92
		Totals for ALAN'S LAWN & GARDEN CENTER INC:		$375.92			$375.92
ALL CITY MANAGEMENT SERVICES							
06/01/2026	106477 5/15- 5/23/26 Crossing	Invoice	06/02/2026 06/02/2026	$12,684.82	88014	06/02/2026	$12,684.82
06/12/2026	106846 5/24- 6/6/26 Crossing Guard	Invoice	06/16/2026 06/16/2026	$5,488.00	88076	06/16/2026	$5,488.00
		Totals for ALL CITY MANAGEMENT SERVICES:		$18,172.82			$18,172.82
ANGEL MEMORIAL GRANITES INC							
06/22/2026	COA-202602 Granite memorial rock for	Invoice	06/30/2026 06/30/2026	$492.32	88136	06/30/2026	$492.32
06/24/2026	COA-202603 Granite memorial rock for	Invoice	06/24/2026 06/30/2026	$1,517.49	88136	06/30/2026	$1,517.49
06/20/2026	COA-202601 Granite memorial rock for	Invoice	06/30/2026 06/30/2026	$5,200.00	88136	06/30/2026	$5,200.00
		Totals for ANGEL MEMORIAL GRANITES INC:		$7,209.81			$7,209.81
ARTESIA CERRITOS LIONS CLUB							
04/22/2025	85326359	Invoice	04/22/2025	$150.00	88137	06/30/2026	$150.00

	Security Deposit Refund		04/22/2025				
			Totals for ARTESIA CERRITOS LIONS CLUB:	$150.00			$150.00
AT&T							
06/19/2026	287344025104X0604202	Invoice	06/19/2026	$707.12	41531	06/30/2026	$707.12
	26/05 License Plate Readers		06/19/2026				
06/26/2026	287252847559X0613202	Invoice	06/26/2026	$243.16	41531	06/30/2026	$243.16
	26/06 Parking Handheld		06/26/2026				
			Totals for AT&T:	$950.28			$950.28
AVANT GARDE, INC.							
06/15/2026	13283	Invoice	06/30/2026	$4,536.00	88138	06/30/2026	$4,536.00
	Studies and Construction Related to Pioneer Median		06/30/2026				
			Totals for AVANT GARDE, INC.:	$4,536.00			$4,536.00
BACKSTREET SURVEILLANCE, INC.							
06/03/2026	TDB 2	Invoice	06/30/2026	$25,000.00	88139	06/30/2026	$25,000.00
	Surveillance Trailer Rental		06/30/2026				
			Totals for BACKSTREET SURVEILLANCE, INC.:	$25,000.00			$25,000.00
BC TRAFFIC SPECIALIST							
05/11/2026	109665	Invoice	06/02/2026	$202.28	88015	06/02/2026	$202.28
	Rivets for Sign Installation		06/02/2026				
			Totals for BC TRAFFIC SPECIALIST:	$202.28			$202.28
BEST BEST & KRIEGER LLP							
06/09/2026	1064363	Invoice	06/16/2026	$245.00	88077	06/16/2026	$245.00
	26/05 Special Project -		06/16/2026				
06/09/2026	1064354	Invoice	06/16/2026	$403.20	88077	06/16/2026	$403.20
	26/05 Administration		06/16/2026				
06/09/2026	1064364	Invoice	06/16/2026	$420.00	88077	06/16/2026	$420.00
	26/05 Complex Real Estate		06/16/2026				
06/09/2026	1064357	Invoice	06/16/2026	$579.60	88077	06/16/2026	$579.60
	26/05 Parks & Recreation		06/16/2026				
06/09/2026	1064358	Invoice	06/16/2026	$730.80	88077	06/16/2026	$730.80
	26/05 Public Works		06/16/2026				
06/09/2026	1064356	Invoice	06/16/2026	$791.33	88077	06/16/2026	$791.33
	26/05 City Clerk		06/16/2026				
06/09/2026	1064353	Invoice	06/16/2026	$882.00	88077	06/16/2026	$882.00
	26/05 City Manager		06/16/2026				
06/09/2026	1064359	Invoice	06/16/2026	$1,058.40	88077	06/16/2026	$1,058.40
	26/05 Utilities		06/16/2026				
06/09/2026	1064362	Invoice	06/16/2026	$1,190.00	88077	06/16/2026	$1,190.00
	26/05 CFD General		06/16/2026				
06/09/2026	1064369	Invoice	06/16/2026	$1,833.40	88077	06/16/2026	$1,833.40
	26/05 Public Records Act		06/16/2026				
06/09/2026	1064360	Invoice	06/16/2026	$1,995.00	88077	06/16/2026	$1,995.00
	26/05 Finance		06/16/2026				
06/09/2026	1064365	Invoice	06/16/2026	$2,065.00	88077	06/16/2026	$2,065.00
	26/05 Economic		06/16/2026				
06/09/2026	1064367	Invoice	06/16/2026	$2,102.20	88077	06/16/2026	$2,102.20
	26/05 General Litigation		06/16/2026				
06/09/2026	1064366	Invoice	06/16/2026	$2,368.40	88077	06/16/2026	$2,368.40
	26/05 Code Enforcement		06/16/2026				
06/09/2026	1064361	Invoice	06/16/2026	$2,905.00	88077	06/16/2026	$2,905.00
	26/05 Labor /Employment		06/16/2026				
06/09/2026	1064352	Invoice	06/16/2026	$4,563.24	88078	06/16/2026	$4,563.24
	26/05 City Council Projects		06/16/2026				
06/09/2026	1064355	Invoice	06/16/2026	$7,594.50	88078	06/16/2026	$7,594.50
	26/05 Planning		06/16/2026				
06/09/2026	1064368	Invoice	06/16/2026	$9,189.45	88078	06/16/2026	$9,189.45
	26/05 Deposit 11818 183rd		06/16/2026				
			Totals for BEST BEST & KRIEGER LLP:	$40,916.52			$40,916.52
BPR CONSULTING GROUP							
05/22/2026	4329	Invoice	06/02/2026	$55,486.38	88016	06/02/2026	$55,486.38
	26/04 B&S Professional		06/02/2026				
			Totals for BPR CONSULTING GROUP:	$55,486.38			$55,486.38
BROTHERS JANITORIAL SUPPLY COMPANY							
04/10/2026	233	Invoice	06/30/2026	$847.54	88140	06/30/2026	$847.54

	Trash Can Liners		06/30/2026					
	Totals for BROTHERS JANITORIAL SUPPLY COMPANY:			$847.54				$847.54
BRYAN POMPA								
10/15/2025	96369026	Invoice	10/15/2025	$150.00	88052	06/09/2026		$150.00
	Street Fair deposit refund		10/15/2025					
	Totals for BRYAN POMPA:			$150.00				$150.00
CALED								
05/14/2026	300007473	Invoice	06/30/2026	$1,500.00	88141	06/30/2026		$1,500.00
	CalED Renewal 2026		06/30/2026					
	Totals for CALED:			$1,500.00				$1,500.00
CALIFORNIA CONSULTING INC								
04/16/2026	7920	Invoice	06/02/2026	$531.25	88142	06/30/2026		$531.25
	RMC Grant Application		06/02/2026					
03/17/2026	7842	Invoice	06/02/2026	$687.50	88142	06/30/2026		$687.50
	RMC Grant Application		06/02/2026					
03/01/2026	7822	Invoice	06/02/2026	$1,625.00	88142	06/30/2026		$1,625.00
	RMC Grant Application		06/02/2026					
	Totals for CALIFORNIA CONSULTING INC:			$2,843.75				$2,843.75
CalPers								
06/12/2026	06122026	Invoice	06/12/2026	$26,766.06	41514	06/17/2026		$26,766.06
	Pers/Pepra Retirement		06/12/2026					
06/01/2026	4203484552-06/2026	Invoice	06/01/2026	$91,831.82	41532	06/30/2026		$91,831.82
	26/06 Health Premium		06/01/2026					
06/26/2026	06262026_Monthly	Invoice	06/26/2026	$567.16	41532	06/30/2026		$567.16
	Pers/Pepra Retirement		06/26/2026					
06/26/2026	06262026	Invoice	06/26/2026	$26,451.76	41532	06/30/2026		$26,451.76
	Pers/Pepra Retirement		06/26/2026					
	Totals for CalPers:			$145,616.80				$145,616.80
CARAHSOFT TEHNOLOGY CORP								
05/18/2026	64217159INV	Invoice	06/02/2026	$2,982.76	88018	06/02/2026		$2,982.76
	Zoom for Business with		06/02/2026					
	Totals for CARAHSOFT TEHNOLOGY CORP:			$2,982.76				$2,982.76
CDW Government								
06/12/2026	AJ7F29H	Invoice	06/23/2026	$4,773.60	88114	06/23/2026		$4,773.60
	CISCO DUO Essentials and		06/12/2026					
	Totals for CDW Government:			$4,773.60				$4,773.60
CELL BUSINESS EQUIPMENT								
06/04/2026	5038998124	Invoice	06/23/2026	$659.69	88115	06/23/2026		$659.69
	6/20-7/19/26 Sharp Copiers		06/04/2026					
	Totals for CELL BUSINESS EQUIPMENT:			$659.69				$659.69
CERRITOS LIBRARY								
05/01/2026	75236	Invoice	06/16/2026	$180.00	88079	06/16/2026		$180.00
	Meeting room rental for off-site management meeting		06/16/2026					
	Totals for CERRITOS LIBRARY:			$180.00				$180.00
CHANSON WALKER								
06/16/2026	061626	Invoice	06/23/2026	$70.00	88116	06/23/2026		$70.00
	YAW T-Shirts (Uniforms)		06/16/2026					
06/30/2026	062426	Invoice	06/30/2026	$378.00	88143	06/30/2026		$378.00
	Event T-shirts		06/30/2026					
	Totals for CHANSON WALKER:			$448.00				$448.00
CHARTERS MAILING GROUP								
06/08/2026	28714	Invoice	06/16/2026	$284.24	88080	06/16/2026		$284.24
	Distribution of Town Hall		06/16/2026					
	Totals for CHARTERS MAILING GROUP:			$284.24				$284.24
CHEE SALETTE ARCHITECTURE OFFICE								
06/01/2026	2024-08-20	Invoice	06/16/2026	$4,105.00	88081	06/16/2026		$4,105.00
	26/05 Design Services		06/16/2026					
	Totals for CHEE SALETTE ARCHITECTURE OFFICE:			$4,105.00				$4,105.00
CHIRAG PATEL								
06/02/2026	MAY2026	Invoice	06/02/2026	$50.00	88019	06/02/2026		$50.00
	26/05 - Planning Commission Meeting Stipend		06/02/2026					
06/30/2026	JUN2026	Invoice	06/30/2026	$50.00	88144	06/30/2026		$50.00
	26/06 Stipend for PC		06/30/2026					

			Totals for CHIRAG PATEL:	$100.00				$100.00
CHRISTIAN JACKSON								
06/16/2026	107088610	Invoice	06/16/2026	$150.00	88082	06/16/2026		$150.00
	Deposit Refund 5/30/26		06/16/2026					
			Totals for CHRISTIAN JACKSON:	$150.00				$150.00
CINTAS CORP								
05/13/2026	4269144124	Invoice	06/16/2026	$299.61	88083	06/16/2026		$299.61
	26/05 AJ Park Janitorial		06/16/2026					
05/06/2026	4268396019	Invoice	06/16/2026	$677.64	88083	06/16/2026		$677.64
	26/05 Artesia Park Janitorial		06/16/2026					
			Totals for CINTAS CORP:	$977.25				$977.25
CITY OF BREA								
04/07/2026	ASIT001589	Invoice	06/09/2026	$5,480.00	88053	06/09/2026		$5,480.00
	26/03 IT Service		06/09/2026					
06/12/2026	ASIT001603	Invoice	06/23/2026	$5,480.00	88117	06/23/2026		$5,480.00
	26/05 IT service and onsite		06/12/2026					
			Totals for CITY OF BREA:	$10,960.00				$10,960.00
CITY OF CERRITOS								
04/02/2026	007118	Invoice	06/09/2026	$249,568.00	88054	06/09/2026		$249,568.00
	195th Street Improvements		06/09/2026					
			Totals for CITY OF CERRITOS:	$249,568.00				$249,568.00
CITY OF NORWALK								
06/02/2026	3507880-00-051526	Invoice	06/02/2026	$1,633.99	88020	06/02/2026		$1,633.99
	03/15-05/15/26 169th & Clarkdale		06/02/2026					
			Totals for CITY OF NORWALK:	$1,633.99				$1,633.99
CLOUD DRIVEN SOLUTIONS								
06/01/2026	1170	Invoice	06/30/2026	$5,886.00	88145	06/30/2026		$5,886.00
	Annual service payment for		06/30/2026					
			Totals for CLOUD DRIVEN SOLUTIONS:	$5,886.00				$5,886.00
COLONIAL LIFE								
06/07/2026	70687030601141	Invoice	06/07/2026	$4,406.08	41507	06/09/2026		$4,406.08
	26/06 Supplemental Ins.		06/07/2026					
			Totals for COLONIAL LIFE:	$4,406.08				$4,406.08
CONTINENTAL INTERPRETING SERVICES, INC.								
06/05/2026	36554	Invoice	06/09/2026	$1,035.00	88055	06/09/2026		$1,035.00
	Interpreters for Town Hall		06/09/2026					
			Totals for CONTINENTAL INTERPRETING SERVICES, INC.:	$1,035.00				$1,035.00
DAISY REYNA								
06/16/2026	107186428	Invoice	06/23/2026	$160.00	88118	06/23/2026		$160.00
	Refund for basketball		06/16/2026					
			Totals for DAISY REYNA:	$160.00				$160.00
DANIEL LEYVA								
06/09/2026	FY25/26	Invoice	06/09/2026	$610.16	88056	06/09/2026		$610.16
	FY25/26 Tuition		06/09/2026					
			Totals for DANIEL LEYVA:	$610.16				$610.16
DEB'S BOOKKEEPLUS								
05/22/2026	1858	Invoice	06/02/2026	$5,880.00	88021	06/02/2026		$5,880.00
	26/02 - 26/04 Acounting		06/02/2026					
			Totals for DEB'S BOOKKEEPLUS:	$5,880.00				$5,880.00
DELTA DENTAL INSURANCE COMPANY								
06/09/2026	70144-00001-060126	Invoice	06/09/2026	$433.35	88057	06/09/2026		$433.35
	26/06 HMO Dental		06/09/2026					
			Totals for DELTA DENTAL INSURANCE COMPANY:	$433.35				$433.35
DERAIN DAVIS								
06/16/2026	022	Invoice	06/23/2026	$900.00	88119	06/23/2026		$900.00
	DJ Services- Entertainment and Professional Sound Services		06/16/2026					
			Totals for DERAIN DAVIS:	$900.00				$900.00
DIANA MARTINEZ								
06/16/2026	107092927	Invoice	06/16/2026	$75.00	88084	06/16/2026		$75.00
	Deposit Refund 6/7/26		06/16/2026					
			Totals for DIANA MARTINEZ:	$75.00				$75.00
DUDEK								

05/14/2026	202604551	Invoice	06/16/2026	$16,590.05	88085	06/16/2026	$16,590.05
	CAAP Professional Services for 3/28- 4/24/2026		06/16/2026				
05/08/2026	202604351	Invoice	06/16/2026	$25,848.75	88085	06/16/2026	$25,848.75
	CAAP Professional Services for 1/24- 2/20/2026		06/16/2026				
05/08/2026	202604352	Invoice	06/16/2026	$30,438.75	88085	06/16/2026	$30,438.75
	CAAP Professional Services for 2/21- 3/27/2026		06/16/2026				
06/11/2026	202605477	Invoice	06/30/2026	$7,134.14	88146	06/30/2026	$7,134.14
	CAAP Professional Services for 4/25- 5/22/2026		06/30/2026				
			Totals for DUDEK:	$80,011.69			$80,011.69
EASTER SEALS SOUTHERN CALIFORNIA							
06/16/2026	107092530	Invoice	06/16/2026	$150.00	88086	06/16/2026	$150.00
	Deposit Refund 4/24/26		06/16/2026				
			Totals for EASTER SEALS SOUTHERN CALIFORNIA:	$150.00			$150.00
Employment Development Dept							
06/22/2026	L2093039152	Invoice	06/22/2026	$1,415.93	41533	06/30/2026	$1,415.93
	Q42025 State Tax Penalty		06/22/2026				
			Totals for Employment Development Dept:	$1,415.93			$1,415.93
ENTENMANN-ROVIN CO.							
06/03/2026	0208821	Invoice	06/16/2026	$565.76	88087	06/16/2026	$565.76
	Badge Order for Code		06/16/2026				
			Totals for ENTENMANN-ROVIN CO.:	$565.76			$565.76
Enterprise FM Trust							
06/12/2026	480414A-060326	Invoice	06/12/2026	$4,249.09	41515	06/17/2026	$4,249.09
	26/06 Electric Vehicle Lease & Fleet Maintenance		06/12/2026				
			Totals for Enterprise FM Trust:	$4,249.09			$4,249.09
ERNESTO OLIVARES							
06/16/2026	JUL2026	Invoice	06/16/2026	$240.64	88088	06/16/2026	$240.64
	26/07 Medical Premium		06/16/2026				
			Totals for ERNESTO OLIVARES:	$240.64			$240.64
FACILITY SOLUTIONS GROUP, INC							
06/15/2026	5620211-00	Invoice	06/23/2026	$410.69	88120	06/23/2026	$410.69
	U-Bend Lights for City Hall		06/15/2026				
			Totals for FACILITY SOLUTIONS GROUP, INC:	$410.69			$410.69
FIDELITY SECURITY LIFE INSURANCE CO.							
06/04/2026	167356929	Invoice	06/04/2026	$696.19	41508	06/09/2026	$696.19
	26/06 Vision Coverage		06/04/2026				
06/04/2026	167345882	Invoice	06/04/2026	$27.89	41508	06/09/2026	$27.89
	26/06 Cobra Vision		06/04/2026				
06/04/2026	167340931	Invoice	06/04/2026	$27.89	41508	06/09/2026	$27.89
	26/04 Cobra Vision		06/04/2026				
06/04/2026	167340932	Invoice	06/04/2026	$27.89	41508	06/09/2026	$27.89
	26/05 Cobra Vision		06/04/2026				
			Totals for FIDELITY SECURITY LIFE INSURANCE CO.:	$779.86			$779.86
FIESTA COOPERATIVE INC.							
03/31/2026	260300	Invoice	06/09/2026	$11,244.87	88058	06/09/2026	$11,244.87
	26/03 Dial-a-Ride Services		06/09/2026				
			Totals for FIESTA COOPERATIVE INC.:	$11,244.87			$11,244.87
FIRST CHOICE CHARTERS							
05/15/2026	1649	Invoice	06/02/2026	$1,400.00	88023	06/02/2026	$1,400.00
	Bus Trip for YAL on 6/12 to		06/02/2026				
05/15/2026	1650	Invoice	06/02/2026	$1,400.00	88022	06/02/2026	$1,400.00
	Bus Trip for YAL on 6/26 to		06/02/2026				
			Totals for FIRST CHOICE CHARTERS:	$2,800.00			$2,800.00
FLEXTG							
05/27/2026	INV105786-F	Invoice	06/02/2026	$911.54	88024	06/02/2026	$911.54
	4/20-5/19/26 Overage		06/02/2026				
04/20/2026	INV72245-F	Invoice	06/02/2026	$535.11	88024	06/02/2026	$535.11
	3/20-4/19/26 Overage		06/02/2026				
			Totals for FLEXTG:	$1,446.65			$1,446.65
FRANCHISE TAX BOARD							

06/12/2026	06122026	Invoice	06/16/2026	$80.00	88089	06/16/2026	$80.00
	Ericka Jackson, 06/12/2026		06/16/2026				
06/26/2026	06262026_EJ	Invoice	06/30/2026	$80.00	88148	06/30/2026	$80.00
	Ericka Jackson, 06/26/2026		06/30/2026				
06/26/2026	06262026_RT	Invoice	06/30/2026	$46.09	88147	06/30/2026	$46.09
	Rene Trevino, 06/26/2026		06/30/2026				
		Totals for FRANCHISE TAX BOARD:		$206.09			$206.09
FRONTIER							
06/29/2026	2131797882-060426	Invoice	06/29/2026	$75.98	41534	06/30/2026	$75.98
	Historical House 6/4- 7/3/26		06/29/2026				
06/12/2026	3231563850-051926	Invoice	06/12/2026	$184.99	41516	06/17/2026	$184.99
	City Hall Internet 5/19-		06/12/2026				
06/09/2026	5628095136-051626	Invoice	06/09/2026	$235.65	41516	06/17/2026	$235.65
	Public Work Internet 5/16-		06/09/2026				
		Totals for FRONTIER:		$496.62			$496.62
FUSION PROPERTY MANAGEMENT							
06/03/2026	17687	Invoice	06/23/2026	$800.00	88121	06/23/2026	$800.00
	Deposit Refund - 11562		06/03/2026				
		Totals for FUSION PROPERTY MANAGEMENT:		$800.00			$800.00
GATEWAY CITIES COUNCIL OF GOVERNMENTS							
05/28/2026	052826	Invoice	06/02/2026	$2,689.81	88025	06/02/2026	$2,689.81
	Flight and Hotel for CM Abel		06/02/2026				
	Avalos Advocacy Trip w/						
		Totals for GATEWAY CITIES COUNCIL OF GOVERNMENTS:		$2,689.81			$2,689.81
GENERAL CODE							
05/18/2026	PG000046721	Invoice	06/02/2026	$4,014.00	88026	06/02/2026	$4,014.00
	Supplement		06/02/2026				
		Totals for GENERAL CODE:		$4,014.00			$4,014.00
GEOTECHNICAL PROFESSIONALS INC							
06/11/2026	2026-0357	Invoice	06/30/2026	$12,800.00	88149	06/30/2026	$12,800.00
	Geotechnical services for		06/30/2026				
	Artesia Park Restroom						
		Totals for GEOTECHNICAL PROFESSIONALS INC:		$12,800.00			$12,800.00
GFT INFRASTRUCTURE INC							
06/22/2026	5010172	Invoice	06/30/2026	$4,890.81	88150	06/30/2026	$4,890.81
	26/05 Acquisition Services		06/30/2026				
		Totals for GFT INFRASTRUCTURE INC:		$4,890.81			$4,890.81
GIRL SCOUTS OF GREATER LA							
06/09/2026	107091601	Invoice	06/09/2026	$150.00	88059	06/09/2026	$150.00
	Deposit Refund 5/22/26		06/09/2026				
		Totals for GIRL SCOUTS OF GREATER LA:		$150.00			$150.00
GOLDEN STATE WATER COMPANY							
06/17/2026	00552386989-061126	Invoice	06/17/2026	$428.98	41517	06/17/2026	$428.98
	26/06 11938 South St		06/17/2026				
06/17/2026	28650044382-060426	Invoice	06/17/2026	$140.22	41517	06/17/2026	$140.22
	26/06 18609 Pioneer Blvd		06/17/2026				
06/17/2026	49057935782-061226	Invoice	06/17/2026	$538.81	41517	06/17/2026	$538.81
	26/06 18530 Corby Ave.		06/17/2026				
06/17/2026	13732300002-061526	Invoice	06/17/2026	$866.84	41517	06/17/2026	$866.84
	26/06 11504 Artesia Blvd		06/17/2026				
06/17/2026	80727400006-060426	Invoice	06/17/2026	$706.42	41517	06/17/2026	$706.42
	26/06 11710 South St IRR		06/17/2026				
06/17/2026	43024400004-060426	Invoice	06/17/2026	$320.84	41517	06/17/2026	$320.84
	26/06 11734 Artesia IRR		06/17/2026				
06/17/2026	11131392257-061526	Invoice	06/17/2026	$623.01	41517	06/17/2026	$623.01
	26/06 17189 Baber Ave IRR		06/17/2026				
06/17/2026	97259400006-061526	Invoice	06/17/2026	$67.94	41517	06/17/2026	$67.94
	26/06 17202 Alburtis Ave.		06/17/2026				
06/17/2026	82177200001-061526	Invoice	06/17/2026	$288.39	41517	06/17/2026	$288.39
	26/06 17203 Corby Ave		06/17/2026				
06/17/2026	7902300004-061526	Invoice	06/17/2026	$1,046.50	41517	06/17/2026	$1,046.50
	26/06 17815 Pioneer Blvd		06/17/2026				
06/17/2026	87836872074-061226	Invoice	06/17/2026	$692.05	41517	06/17/2026	$692.05
	26/06 18506 Pioneer Blvd		06/17/2026				
06/17/2026	2942300001-060426	Invoice	06/17/2026	$144.95	41517	06/17/2026	$144.95

	26/06 18641 Corby Ave.		06/17/2026					
06/17/2026	22743000006-060426	Invoice	06/17/2026	$246.87	41517	06/17/2026	$246.87	
	26/06 18644 Alburtis Ave.		06/17/2026					
06/17/2026	91743000001-060426	Invoice	06/17/2026	$569.24	41517	06/17/2026	$569.24	
	26/06 18747 Clarkdale Ave.		06/17/2026					
06/17/2026	02743000008-060426	Invoice	06/17/2026	$32.95	41517	06/17/2026	$32.95	
	26/06 18747 Clarkdale Ave.		06/17/2026					
06/17/2026	12743000007-060426	Invoice	06/17/2026	$770.59	41517	06/17/2026	$770.59	
	26/06 18750 Clarkdale Ave.		06/17/2026					
06/17/2026	85147443411-061126	Invoice	06/17/2026	$755.32	41517	06/17/2026	$755.32	
	26/06 18803 Elaine Ave.		06/17/2026					
06/17/2026	63500932239-061126	Invoice	06/17/2026	$525.22	41517	06/17/2026	$525.22	
	26/06 Norwalk & South St.		06/17/2026					
06/17/2026	55342200007-060426	Invoice	06/17/2026	$443.34	41517	06/17/2026	$443.34	
	26/06 Norwalk Blvd So of		06/17/2026					
06/17/2026	91385393847-060426	Invoice	06/17/2026	$448.23	41517	06/17/2026	$448.23	
	26/06 17514 Norwalk Blvd		06/17/2026					
06/17/2026	53533876818-060426	Invoice	06/17/2026	$204.39	41517	06/17/2026	$204.39	
	26/06 Droxford St. &		06/17/2026					
06/17/2026	76772389227-061226	Invoice	06/17/2026	$275.57	41517	06/17/2026	$275.57	
	26/06 11504 178th St		06/17/2026					
06/17/2026	23768366561-061226	Invoice	06/17/2026	$905.33	41517	06/17/2026	$905.33	
	26/06 186th ST & Jersey Ave		06/17/2026					
06/17/2026	42732300001-061626	Invoice	06/17/2026	$732.10	41517	06/17/2026	$732.10	
	26/06 12034 Artesia IRR		06/17/2026					
06/17/2026	87564300009-061626	Invoice	06/17/2026	$732.10	41517	06/17/2026	$732.10	
	26/06 17512 Norwalk Blvd		06/17/2026					
			Totals for GOLDEN STATE WATER COMPANY:	$12,506.20			$12,506.20	
Governmentjobs.com, Inc.								
05/13/2026	159240	Invoice	05/13/2026	$12,135.89	88060	06/09/2026	$12,135.89	
	FY26/27 Employment Ads		06/09/2026					
			Totals for Governmentjobs.com, Inc.:	$12,135.89			$12,135.89	
GUERRO ROOFING CORP								
06/09/2026	06092026	Invoice	06/09/2026	$250.00	88061	06/09/2026	$250.00	
	C&D Deposit Refund -		06/09/2026					
			Totals for GUERRO ROOFING CORP:	$250.00			$250.00	
HAZZARD BACKFLOW INC.								
04/12/2026	46406	Invoice	06/02/2026	$1,035.00	88027	06/02/2026	$1,035.00	
	Repair of two backflow		06/02/2026					
01/20/2026	45856	Invoice	06/02/2026	$765.00	88027	06/02/2026	$765.00	
	Annual Backflow Tests		06/02/2026					
			Totals for HAZZARD BACKFLOW INC.:	$1,800.00			$1,800.00	
HDL COREN & CONE								
04/27/2026	SIN062485	Invoice	06/30/2026	$2,264.51	88151	06/30/2026	$2,264.51	
	Apr/Jun '26 Property Tax		06/30/2026					
			Totals for HDL COREN & CONE:	$2,264.51			$2,264.51	
HEDSSON JIMENEZ								
06/02/2026	MAY2026	Invoice	06/02/2026	$1,738.75	88028	06/02/2026	$1,738.75	
	May '26 Karate Class		06/02/2026					
06/30/2026	JUN2026	Invoice	06/30/2026	$2,185.30	88152	06/30/2026	$2,185.30	
	26/06 Karate Class		06/30/2026					
			Totals for HEDSSON JIMENEZ:	$3,924.05			$3,924.05	
HINDERLITER DE LLAMAS & ASSOCIATES								
06/05/2026	SIN063486	Invoice	06/09/2026	$1,414.62	88062	06/09/2026	$1,414.62	
	Apr/Jun '26 Sales Tax		06/09/2026					
			Totals for HINDERLITER DE LLAMAS & ASSOCIATES:	$1,414.62			$1,414.62	
HUMAN SERVICES ASSOCIATION								
06/10/2026	05312526	Invoice	06/16/2026	$2,185.50	88090	06/16/2026	$2,185.50	
	26/05 Senior Meals		06/16/2026					
05/08/2026	04302526	Invoice	06/16/2026	$2,067.00	88090	06/16/2026	$2,067.00	
	26/04 Senior Meals		06/16/2026					
			Totals for HUMAN SERVICES ASSOCIATION:	$4,252.50			$4,252.50	
INTELESYS								
06/30/2026	122924	Invoice	06/30/2026	$856.44	88153	06/30/2026	$856.44	
	Cabling for new data port in		06/30/2026					
			Totals for INTELESYS:	$856.44			$856.44	

JOE A. GONSALVES & SON							
05/27/2026	164365	Invoice	06/02/2026	$4,500.00	88029	06/02/2026	$4,500.00
	26/06 - Lobbyist Contract		06/02/2026				
			Totals for JOE A. GONSALVES & SON:	$4,500.00			$4,500.00
JOHN L HUNTER & ASSOCIATES							
06/12/2026	ART1MS412605	Invoice	06/23/2026	$1,621.53	88122	06/23/2026	$1,621.53
	26/5 Invoice for Stormwater		06/12/2026				
			Totals for JOHN L HUNTER & ASSOCIATES:	$1,621.53			$1,621.53
JOSE ASCENCIO							
06/16/2026	JUL2026	Invoice	06/16/2026	$240.64	88091	06/16/2026	$240.64
	26/07 Medical Premium		06/16/2026				
			Totals for JOSE ASCENCIO:	$240.64			$240.64
JULIE KOGA							
06/30/2026	APR/JUN2026	Invoice	06/30/2026	$295.75	88154	06/30/2026	$295.75
	Apr/Jun '26 Taiko Drumming		06/30/2026				
			Totals for JULIE KOGA:	$295.75			$295.75
KAREN GONZALEZ							
04/01/2026	040126	Invoice	06/30/2026	$350.00	88155	06/30/2026	$350.00
	Mariachi Advertising		06/30/2026				
06/01/2026	060126 Artesia	Invoice	06/30/2026	$600.00	88155	06/30/2026	$600.00
	Independence Day Advertising		06/30/2026				
06/20/2026	062026 Artesia	Invoice	06/30/2026	$175.00	88155	06/30/2026	$175.00
	Independence Day Logo		06/30/2026				
05/30/2026	053026 Artesia	Invoice	06/30/2026	$1,500.00	88155	06/30/2026	$1,500.00
	Graduate banner artwork		06/30/2026				
			Totals for KAREN GONZALEZ:	$2,625.00			$2,625.00
KAREN HEATH							
06/16/2026	JUL2026	Invoice	06/16/2026	$225.36	88092	06/16/2026	$225.36
	26/07 Medical Premium		06/16/2026				
			Totals for KAREN HEATH:	$225.36			$225.36
KILEY & ASSOCIATES LLC							
06/01/2026	AR260601	Invoice	06/02/2026	$4,150.00	88030	06/02/2026	$4,150.00
	26/05 Lobbyist Service		06/02/2026				
			Totals for KILEY & ASSOCIATES LLC:	$4,150.00			$4,150.00
KIMLEY HORN AND ASSOCIATES INC							
04/30/2026	35798401	Invoice	06/02/2026	$2,320.00	88031	06/02/2026	$2,320.00
	26/04 EV Charging Facility		06/02/2026				
06/18/2026	35125813	Invoice	06/23/2026	$2,040.00	88123	06/23/2026	$2,040.00
	26/03 EV Charging Facility		06/18/2026				
06/01/2026	35925636	Invoice	06/23/2026	$8,960.00	88123	06/23/2026	$8,960.00
	26/05 EV Charging Facility		06/01/2026				
			Totals for KIMLEY HORN AND ASSOCIATES INC:	$13,320.00			$13,320.00
KOBA CONSTRUCTION LLC							
06/11/2026	004	Invoice	06/23/2026	$162,255.85	88124	06/23/2026	$162,255.85
	26/06-EV Charging Facility		06/11/2026				
06/26/2026	005	Invoice	06/30/2026	$36,492.35	88156	06/30/2026	$36,492.35
	26/06.2-EV Charging Facility		06/30/2026				
			Totals for KOBA CONSTRUCTION LLC:	$198,748.20			$198,748.20
LA COUNTY DEPT OF ANIMAL CONTROL							
05/25/2026	APR2026	Invoice	06/02/2026	$9,373.77	88032	06/02/2026	$9,373.77
	26/04 Animal Housing		06/02/2026				
06/25/2026	R875-MAY	Invoice	06/30/2026	$14,479.91	88157	06/30/2026	$14,479.91
	26/05 Animal Housing		06/30/2026				
			Totals for LA COUNTY DEPT OF ANIMAL CONTROL:	$23,853.68			$23,853.68
LA COUNTY DEPT OF PUBLIC WORKS							
06/08/2026	26060807001	Invoice	06/23/2026	$10,870.75	88125	06/23/2026	$10,870.75
	26/05 Industrial Waste		06/08/2026				
			Totals for LA COUNTY DEPT OF PUBLIC WORKS:	$10,870.75			$10,870.75
LA COUNTY SHERIFF'S DEPARTMENT							
05/28/2026	262843AY	Invoice	06/16/2026	$2,012.44	88093	06/16/2026	$2,012.44
	26/04 Foot Patrol		06/16/2026				
05/06/2026	262752AY	Invoice	06/06/2026	$395,282.85	88093	06/16/2026	$395,282.85
	26/04 General Law		06/16/2026				
			Totals for LA COUNTY SHERIFF'S DEPARTMENT:	$397,295.29			$397,295.29

LAEDC							
06/01/2026	2402	Invoice	06/16/2026	$50.00	88094	06/16/2026	$50.00
	88 Cities 2026 Super Early		06/16/2026				
			Totals for LAEDC:	$50.00			$50.00
LEAGUE OF CALIFORNIA CITIES							
05/28/2026	4435	Invoice	06/09/2026	$1,113.00	88063	06/09/2026	$1,113.00
	FY26/27 Los Angeles County		06/09/2026				
			Totals for LEAGUE OF CALIFORNIA CITIES:	$1,113.00			$1,113.00
LETICIA MORRIS							
06/02/2026	APR/MAY2026	Invoice	06/02/2026	$156.00	88033	06/02/2026	$156.00
	Apr/May '26 Zumba PM		06/02/2026				
			Totals for LETICIA MORRIS:	$156.00			$156.00
LIBERTY UTILITIES							
05/20/2026	200006718171-5/20/26	Invoice	06/02/2026	$1,305.97	88034	06/02/2026	$1,305.97
	3/17-5/14/26 - 16712 Pioneer Blvd		06/02/2026				
			Totals for LIBERTY UTILITIES:	$1,305.97			$1,305.97
LINCOLN NATIONAL LIFE INSURANCE							
06/02/2026	4973487109	Invoice	06/02/2026	$2,993.13	41509	06/09/2026	$2,993.13
	26/06 Life & Disability Ins.		06/02/2026				
			Totals for LINCOLN NATIONAL LIFE INSURANCE:	$2,993.13			$2,993.13
LOS ANGELES COUNTY PUBLIC WORKS							
05/21/2026	IN260000830	Invoice	06/02/2026	$67,276.83	88035	06/02/2026	$67,276.83
	26/03 Building & Safety		06/02/2026				
			Totals for LOS ANGELES COUNTY PUBLIC WORKS:	$67,276.83			$67,276.83
LOS CERRITOS COMMUNITY NEWS							
04/10/2026	38249	Invoice	06/02/2026	$2,766.60	88036	06/02/2026	$2,766.60
	Legal Notice Housing in-lieu;Case 2025-21, 2025- 18		06/02/2026				
06/22/2026	38351	Invoice	06/23/2026	$2,009.70	88126	06/23/2026	$2,009.70
	Public Hearing for 11818		06/22/2026				
05/22/2026	38339	Invoice	06/30/2026	$2,244.60	88158	06/30/2026	$2,244.60
	Legal Notice - Housing in-		06/30/2026				
05/29/2026	38336	Invoice	06/30/2026	$2,205.45	88158	06/30/2026	$2,205.45
	Notices -16809 Pioneer,		06/30/2026				
			Totals for LOS CERRITOS COMMUNITY NEWS:	$9,226.35			$9,226.35
LOURDES TREROTOLA							
06/30/2026	MAY/JUN2026	Invoice	06/30/2026	$120.25	88159	06/30/2026	$120.25
	May/Jun '26 Yoga PM		06/30/2026				
			Totals for LOURDES TREROTOLA:	$120.25			$120.25
MANHATTAN STITCHING CO.							
06/29/2026	14580	Invoice	06/30/2026	$207.71	88160	06/30/2026	$207.71
	Polos for 4th of July for		06/30/2026				
			Totals for MANHATTAN STITCHING CO.:	$207.71			$207.71
MARATHON PLUMBING HEATING & AIR LLC							
05/29/2026	218252026	Invoice	06/02/2026	$31,957.64	88037	06/02/2026	$31,957.64
	Repair to Ground Pump at		06/02/2026				
			Totals for MARATHON PLUMBING HEATING & AIR LLC:	$31,957.64			$31,957.64
MARIO FLORES							
06/16/2026	IR-7158	Invoice	06/23/2026	$3,500.00	88127	06/23/2026	$3,500.00
	Student Loan		06/16/2026				
			Totals for MARIO FLORES:	$3,500.00			$3,500.00
MARIPOSA LANDSCAPES INC							
03/31/2026	119505	Invoice	06/02/2026	$560.00	88038	06/02/2026	$560.00
	Repair of Irrigation Line Due to Tree Root Damage -		06/02/2026				
01/31/2026	118322	Invoice	06/02/2026	$1,750.00	88038	06/02/2026	$1,750.00
	Weed Abatement at Water Tower and Pioneer Blvd		06/02/2026				
03/31/2026	119504	Invoice	06/02/2026	$1,095.00	88038	06/02/2026	$1,095.00
	Extra Work - Repairing Irrigation in Median		06/02/2026				
03/31/2026	119503	Invoice	06/16/2026	$4,550.00	88095	06/16/2026	$4,550.00
	Corby Parking Lot		06/16/2026				
			Totals for MARIPOSA LANDSCAPES INC:	$7,955.00			$7,955.00

MARTIN GAMEZ							
06/16/2026	JUL2026	Invoice	06/16/2026	$240.64	88096	06/16/2026	$240.64
	26/07 Medical Premium		06/16/2026				
			Totals for MARTIN GAMEZ:	$240.64			$240.64
MARY CARMEN GARCIA							
06/30/2026	MAY/JUN2026	Invoice	06/30/2026	$630.00	88161	06/30/2026	$630.00
	May/Jun '26 Youth Dance		06/30/2026				
			Totals for MARY CARMEN GARCIA:	$630.00			$630.00
MAURICE PANTOJA							
06/02/2026	MAY2026	Invoice	06/02/2026	$50.00	88039	06/02/2026	$50.00
	26/05 - Planning Commission Meeting		06/02/2026				
			Totals for MAURICE PANTOJA:	$50.00			$50.00
MICHELE DIAZ							
06/02/2026	MAY2026	Invoice	06/02/2026	$50.00	88040	06/02/2026	$50.00
	26/05 - Planning Commission Meeting		06/02/2026				
06/30/2026	JUN2026	Invoice	06/30/2026	$50.00	88162	06/30/2026	$50.00
	26/06 Stipend for PC		06/30/2026				
			Totals for MICHELE DIAZ:	$100.00			$100.00
MissionSquare Retirement							
06/12/2026	06122026	Invoice	06/12/2026	$9,734.52	41518	06/17/2026	$9,734.52
	457b, 401a and Roth for		06/12/2026				
06/01/2026	05292026	Invoice	06/01/2026	$9,993.94	41518	06/17/2026	$9,993.94
	457b, 401a and Roth for		06/01/2026				
06/26/2026	06262026	Invoice	06/26/2026	$9,679.72	41535	06/30/2026	$9,679.72
	457b, 401a and Roth for		06/26/2026				
			Totals for MissionSquare Retirement:	$29,408.18			$29,408.18
MMASC							
06/08/2026	15900	Invoice	06/09/2026	$25.00	88064	06/09/2026	$25.00
	MMASC-Professional		06/09/2026				
06/04/2026	15868	Invoice	06/09/2026	$25.00	88064	06/09/2026	$25.00
	MMASC Lunch & Learn		06/09/2026				
06/04/2026	15868	Invoice	06/09/2026	$160.00	88064	06/09/2026	$160.00
	MMASC Women's Leadership Summit		06/09/2026				
06/09/2026	15911	Invoice	06/16/2026	$35.00	88097	06/16/2026	$35.00
	MMASC Region 6 Event		06/16/2026				
06/08/2026	15906	Invoice	06/26/2026	$125.00	88097	06/16/2026	$125.00
	FY26/27 Membership Dues		06/16/2026				
06/22/2026	16100	Invoice	06/30/2026	$160.00	88163	06/30/2026	$160.00
	MMASC Women's		06/30/2026				
06/16/2026	16023	Invoice	06/30/2026	$635.00	88163	06/30/2026	$635.00
	MMASC Annual Conference		06/30/2026				
06/30/2026	16085	Invoice	06/30/2026	$625.00	88163	06/30/2026	$625.00
	MMASC 2026 Annual		06/30/2026				
			Totals for MMASC:	$1,790.00			$1,790.00
MONICA MANALO							
06/30/2026	REIMB	Invoice	06/30/2026	$163.42	88164	06/30/2026	$163.42
	2026 Mileage Reimb. Indian		06/30/2026				
			Totals for MONICA MANALO:	$163.42			$163.42
MONJARAS & WISMEYER GROUP INC							
05/18/2026	30303	Invoice	06/02/2026	$1,220.00	88041	06/02/2026	$1,220.00
	Accommodation Meeting, city of Artesia (316-106)		06/02/2026				
			Totals for MONJARAS & WISMEYER GROUP INC:	$1,220.00			$1,220.00
MOSS, LEVY & HARTZHEIM, LLP							
05/31/2026	19070	Invoice	06/16/2026	$5,000.00	88098	06/16/2026	$5,000.00
	Interim Audit Work 6/30/26		06/16/2026				
			Totals for MOSS, LEVY & HARTZHEIM, LLP:	$5,000.00			$5,000.00
MUNICIPAL DENTAL POOL							
06/01/2026	23316-00001-060126	Invoice	06/16/2026	$4,135.10	88099	06/16/2026	$4,135.10
	26/06 PPO Dental Coverage		06/16/2026				
			Totals for MUNICIPAL DENTAL POOL:	$4,135.10			$4,135.10

NATALIE HERRERA							
06/16/2026	JUL2026	Invoice	06/16/2026	$240.64	41519	06/17/2026	$240.64
	26/07 Medical Premium		06/16/2026				
			Totals for NATALIE HERRERA:	$240.64			$240.64
NATIONAL TRENCH SAFETY							
03/17/2026	1246715	Invoice	06/02/2026	$3,029.87	88042	06/02/2026	$3,029.87
	Pallet of Cold Mix Perma-		06/02/2026				
			Totals for NATIONAL TRENCH SAFETY:	$3,029.87			$3,029.87
NATIONWIDE ENVIRONMENTAL SERVICES							
06/01/2026	40001	Invoice	06/09/2026	$16,333.34	88065	06/09/2026	$16,333.34
	26/06 Street Sweeping		06/09/2026				
			Totals for NATIONWIDE ENVIRONMENTAL SERVICES:	$16,333.34			$16,333.34
NEW CITY AMERICA							
06/05/2026	JUNE2026	Invoice	06/05/2026	$8,500.00	41520	06/17/2026	$8,500.00
	26/06 Business		06/05/2026				
			Totals for NEW CITY AMERICA:	$8,500.00			$8,500.00
NORWALK LA MIRADA PLUMBING							
06/11/2026	350984ALI	Invoice	06/16/2026	$153.00	88100	06/16/2026	$153.00
	Repair the men's restroom by the playground.		06/16/2026				
			Totals for NORWALK LA MIRADA PLUMBING:	$153.00			$153.00
P.F PETTIBONE & CO							
06/24/2026	189213	Invoice	06/30/2026	$280.65	88181	06/30/2026	$280.65
	Restock Reso/Minute Paper		06/30/2026				
			Totals for P.F PETTIBONE & CO:	$280.65			$280.65
PAINE'S FIRE PROTECTION							
06/25/2026	15001	Invoice	06/30/2026	$1,536.00	88182	06/30/2026	$1,536.00
	Replacement and recharge of fire extinguishers for		06/30/2026				
			Totals for PAINE'S FIRE PROTECTION:	$1,536.00			$1,536.00
PAUL BARCELOS							
06/02/2026	MAY2026	Invoice	06/02/2026	$50.00	88043	06/02/2026	$50.00
	26/05 - Planning Commission Meeting		06/02/2026				
06/30/2026	JUN2026	Invoice	06/30/2026	$50.00	88183	06/30/2026	$50.00
	26/06 Stipend for PC		06/30/2026				
			Totals for PAUL BARCELOS:	$100.00			$100.00
PAULO S REYNAGA							
06/16/2026	732026	Invoice	06/16/2026	$4,000.00	88101	06/16/2026	$4,000.00
	4th of July Entertainment		06/16/2026				
			Totals for PAULO S REYNAGA:	$4,000.00			$4,000.00
PCAM, LLC							
05/31/2026	INVM0020855	Invoice	06/16/2026	$21,389.06	88102	06/16/2026	$21,389.06
	26/05 Bus Service Invoice		06/16/2026				
05/09/2026	0006064	Invoice	06/30/2026	$743.47	88184	06/30/2026	$743.47
	Extended Bus Service for		06/30/2026				
			Totals for PCAM, LLC:	$22,132.53			$22,132.53
PIONEER HOLDING LLC							
06/16/2026	06162026	Invoice	06/23/2026	$926.69	88128	06/23/2026	$926.69
	CFD Deposit Refund to		06/16/2026				
			Totals for PIONEER HOLDING LLC:	$926.69			$926.69
PJ PRINTERS INC							
06/08/2026	236827	Invoice	06/16/2026	$3,151.90	88103	06/16/2026	$3,151.90
	EDDM Flyer/Mailing		06/16/2026				
			Totals for PJ PRINTERS INC:	$3,151.90			$3,151.90
PRIMO BRANDS							
06/18/2026	26F0019353937	Invoice	06/18/2026	$32.01	41536	06/30/2026	$32.01
	AJ Park - Water 5/15-		06/18/2026				
06/18/2026	26F0019168509	Invoice	06/18/2026	$88.10	41536	06/30/2026	$88.10
	Artesia Park - Water 5/15-		06/18/2026				
06/18/2026	26F0021825716	Invoice	06/18/2026	$242.34	41536	06/30/2026	$242.34
	Public Works Yard - Water		06/18/2026				
06/17/2026	26F1158700003	Invoice	06/17/2026	$325.02	41536	06/30/2026	$325.02
	City Hall - Water 5/15-		06/17/2026				
			Totals for PRIMO BRANDS:	$687.47			$687.47

PRINT N COPY CENTER							
06/04/2026	281359	Invoice	06/16/2026	$345.28	88104	06/16/2026	$345.28
	Town Hall Meeting Post		06/16/2026				
		Totals for PRINT N COPY CENTER:		$345.28			$345.28
Quadient Finance USA Inc.							
06/09/2026	80855574-060226	Invoice	06/09/2026	$1,000.00	41521	06/17/2026	$1,000.00
	Refilled Postage Machine		06/09/2026				
		Totals for Quadient Finance USA Inc.:		$1,000.00			$1,000.00
QUADIENT LEASING USA							
06/09/2026	Q2363164	Invoice	06/09/2026	$238.87	41522	06/17/2026	$238.87
	Stamp Machine Lease 6/12-		06/09/2026				
		Totals for QUADIENT LEASING USA:		$238.87			$238.87
RAMIREZ PRODUCTIONS							
06/21/2026	1628	Invoice	06/30/2026	$1,419.00	88185	06/30/2026	$1,419.00
	4th of July - Contracted		06/30/2026				
		Totals for RAMIREZ PRODUCTIONS:		$1,419.00			$1,419.00
RENE TREVINO							
06/09/2026	REIMB	Invoice	06/09/2026	$163.42	88066	06/09/2026	$163.42
	Mileage Reimbursement		06/09/2026				
	Annual Municipal Seminar						
06/16/2026	107757793	Invoice	06/16/2026	$150.00	88105	06/16/2026	$150.00
	Deposit Refund 6/13,		06/16/2026				
		Totals for RENE TREVINO:		$313.42			$313.42
RESHMA MAKKAR							
10/22/2024	78810019	Invoice	10/22/2024	$65.00	88067	06/09/2026	$65.00
	Football Refund		10/22/2024				
		Totals for RESHMA MAKKAR:		$65.00			$65.00
RINGCENTRAL							
06/28/2026	21008243002	Invoice	06/28/2026	$1,050.40	41537	06/30/2026	$1,050.40
	26/07 Telecommunication		06/28/2026				
		Totals for RINGCENTRAL:		$1,050.40			$1,050.40
ROBERT HALF							
04/30/2026	66147929	Invoice	06/02/2026	$6,657.00	88044	06/02/2026	$6,657.00
	Temp Staff Accountant WE		06/02/2026				
04/09/2026	66097609	Invoice	06/02/2026	$2,247.00	88044	06/02/2026	$2,247.00
	Temp Staff Accountant WE		06/02/2026				
06/25/2026	66358150	Invoice	06/30/2026	$1,351.50	88186	06/30/2026	$1,351.50
	Admin Assistant Temp WE		06/30/2026				
		Totals for ROBERT HALF:		$10,255.50			$10,255.50
ROBIN AXWORTHY							
06/09/2026	1913	Invoice	06/30/2026	$500.00	88187	06/30/2026	$500.00
	4th of July Reeactment -		06/30/2026				
	American Heritage						
06/09/2026	1914	Invoice	06/30/2026	$655.00	88187	06/30/2026	$655.00
	4th of July American		06/30/2026				
		Totals for ROBIN AXWORTHY:		$1,155.00			$1,155.00
RON IBARRA ENGINEERING							
06/01/2026	2026_05	Invoice	06/09/2026	$23,900.00	88068	06/09/2026	$23,900.00
	26/05 Engineering Services		06/09/2026				
06/01/2026	2026-05	Invoice	06/09/2026	$2,505.00	88068	06/09/2026	$2,505.00
	26/05 Encroachment Permits		06/09/2026				
06/01/2026	2026_05	Invoice	06/09/2026	$2,800.00	88068	06/09/2026	$2,800.00
	26/05 Engineering Services		06/09/2026				
		Totals for RON IBARRA ENGINEERING:		$29,205.00			$29,205.00
SAGECREST PLANNING AND ENVIRONMENTAL							
05/31/2026	5787	Invoice	06/16/2026	$200.00	88106	06/16/2026	$200.00
	26/04 Deposit - 17610-18		06/16/2026				
04/30/2026	5737	Invoice	06/16/2026	$250.00	88106	06/16/2026	$250.00
	26/04 Deposit - 17610-18		06/16/2026				
05/31/2026	5786	Invoice	06/16/2026	$600.00	88106	06/16/2026	$600.00
	26/05 Deposit - 11746		06/16/2026				
05/31/2026	5788	Invoice	06/16/2026	$630.00	88106	06/16/2026	$630.00
	26/05 Housing Element -		06/16/2026				
04/30/2026	5736	Invoice	06/16/2026	$1,050.00	88106	06/16/2026	$1,050.00
	26/04 Deposit - 11746		06/16/2026				

04/30/2026	5738	Invoice	06/16/2026	$1,627.50	88106	06/16/2026	$1,627.50
	26/04 Housing Element -		06/16/2026				
	Totals for SAGECREST PLANNING AND ENVIRONMENTAL:			$4,357.50			$4,357.50
SEUNG YOUNG JEUNG							
06/02/2026	APR/MAY2026	Invoice	06/02/2026	$130.65	88045	06/02/2026	$130.65
	Apr/May '26 Guitar		06/02/2026				
	Totals for SEUNG YOUNG JEUNG:			$130.65			$130.65
Soroptimist International of Artesia-Cerritos							
06/09/2026	061426	Invoice	06/09/2026	$45.00	88069	06/09/2026	$45.00
	Live Your Dream, Recognition & Installation Luncheon - Sorop		06/09/2026				
06/16/2026	FY2627	Invoice	06/16/2026	$209.00	88107	06/16/2026	$209.00
	FY26/27 MEMBERSHIP		06/16/2026				
	Totals for Soroptimist International of Artesia-Cerritos:			$254.00			$254.00
SOUTHERN CALIFORNIA EDISON CO							
06/09/2026	700454958639-052826	Invoice	06/09/2026	$169.80	41510	06/09/2026	$169.80
	26/05 18510 Corby Ave.		06/09/2026				
06/09/2026	700483004874-052926	Invoice	06/09/2026	$7,558.52	41510	06/09/2026	$7,558.52
	26/05 Various Locations		06/09/2026				
06/09/2026	700485859203-052826	Invoice	06/09/2026	$2,986.94	41510	06/09/2026	$2,986.94
	26/05 Various Traffic Signals		06/09/2026				
06/09/2026	70049283835-052026	Invoice	06/09/2026	$287.35	41510	06/09/2026	$287.35
	26/05 Various Locations TC-		06/09/2026				
06/09/2026	700492421150-052026	Invoice	06/09/2026	$162.85	41510	06/09/2026	$162.85
	26/05 Artesia/Gridley		06/09/2026				
06/09/2026	700498964105-052026	Invoice	06/09/2026	$266.53	41510	06/09/2026	$266.53
	26/05 18750 Clarkdale EV		06/09/2026				
06/09/2026	700560422190-052026	Invoice	06/09/2026	$54.05	41510	06/09/2026	$54.05
	26/05 18600 1/2 S Norwalk		06/09/2026				
06/09/2026	700562509108-052026	Invoice	06/09/2026	$73.96	41510	06/09/2026	$73.96
	26/05 12001 Artesia Blvd		06/09/2026				
06/09/2026	700405333439-052926	Invoice	06/09/2026	$663.02	41510	06/09/2026	$663.02
	26/05 Various Locations		06/09/2026				
06/09/2026	700491366274-060126	Invoice	06/09/2026	$18,434.72	41510	06/09/2026	$18,434.72
	26/05 Various Locations		06/09/2026				
	Totals for SOUTHERN CALIFORNIA EDISON CO:			$30,657.74			$30,657.74
Southern California Gas Company							
06/17/2026	12280628004-061726	Invoice	06/17/2026	$46.10	41523	06/17/2026	$46.10
	26/06 11931 South St -		06/17/2026				
06/17/2026	17740623008-060526	Invoice	06/17/2026	$20.23	41523	06/17/2026	$20.23
	26/06 18747 Clarkdale Ave		06/17/2026				
06/17/2026	17950623003-060526	Invoice	06/17/2026	$26.18	41523	06/17/2026	$26.18
	26/06 18750 Clarkdale Ave		06/17/2026				
06/17/2026	12690659565-061626	Invoice	06/17/2026	$14.79	41523	06/17/2026	$14.79
	26/06 18641 Corby Ave.		06/17/2026				
06/17/2026	17949759637-061626	Invoice	06/17/2026	$2.42	41523	06/17/2026	$2.42
	26/06 18644 Alburtis Ave		06/17/2026				
	Totals for Southern California Gas Company:			$109.72			$109.72
SOUTHERN CALIFORNIA SECURITY CENTERS							
06/10/2026	114374	Invoice	06/16/2026	$16.46	88108	06/16/2026	$16.46
	Keys for Park Office		06/16/2026				
06/17/2026	114468	Invoice	06/23/2026	$83.19	88129	06/23/2026	$83.19
	Master locks for 4th of July		06/17/2026				
	Totals for SOUTHERN CALIFORNIA SECURITY CENTERS:			$99.65			$99.65
SOUTHWEST PATROL INC							
05/31/2026	83155	Invoice	06/09/2026	$17,280.00	88070	06/09/2026	$17,280.00
	Security Guard Service 5/1-		06/09/2026				
06/15/2026	83370	Invoice	06/30/2026	$12,960.00	88188	06/30/2026	$12,960.00
	Security Guard Services 6/1-		06/30/2026				
	Totals for SOUTHWEST PATROL INC:			$30,240.00			$30,240.00
SPECTRUM BUSINESS							
06/09/2026	188521501-052126	Invoice	06/09/2026	$119.99	41524	06/17/2026	$119.99
	26/05 11870 169th St.		06/09/2026				
06/09/2026	188522301-052126	Invoice	06/09/2026	$169.99	41524	06/17/2026	$169.99

	26/05 18750 Clarkdale Ave.		06/09/2026				
06/09/2026	188521401-052126	Invoice	06/09/2026	$190.44	41524	06/17/2026	$190.44
	26/05 11870 169th St.		06/09/2026				
06/09/2026	18852201-052126	Invoice	06/09/2026	$196.03	41524	06/17/2026	$196.03
	26/05 18750 Clarkdale Ave.		06/09/2026				
06/20/2026	244400901-060126	Invoice	06/20/2026	$540.00	41538	06/30/2026	$540.00
	26/06 18747 Clarkdale		06/20/2026				
			Totals for SPECTRUM BUSINESS:	$1,216.45			$1,216.45
Sterling Administration							
06/02/2026	941215	Invoice	06/02/2026	$974.99	41525	06/17/2026	$974.99
	26/06 FSA/DCA		06/02/2026				
06/16/2026	946256	Invoice	06/16/2026	$974.99	41539	06/30/2026	$974.99
	26/06 FSA/DCA		06/16/2026				
			Totals for Sterling Administration:	$1,949.98			$1,949.98
SUSAN MCCORMICK							
06/30/2026	APR/JUN2026	Invoice	06/30/2026	$587.60	88189	06/30/2026	$587.60
	Apr/Jun '26 Ukulele & Guitar		06/30/2026				
			Totals for SUSAN MCCORMICK:	$587.60			$587.60
TERRA REALTY ADVISORS INC.							
06/04/2026	2026-02366	Invoice	06/04/2026	$1,226.66	88109	06/16/2026	$1,226.66
	26/05 Review Potential City		06/16/2026				
06/23/2026	2025-02145	Invoice	06/23/2026	$2,983.01	88130	06/23/2026	$2,983.01
	25/10 Review Potential City		06/23/2026				
			Totals for TERRA REALTY ADVISORS INC.:	$4,209.67			$4,209.67
THE CHARLIE CART PROJECT							
06/23/2026	1787	Invoice	06/23/2026	$82,345.50	88131	06/23/2026	$82,345.50
	Mobile Kitchen Carts for YAL		06/23/2026				
			Totals for THE CHARLIE CART PROJECT:	$82,345.50			$82,345.50
THE WALKING MAN, INC.							
06/10/2026	F5030	Invoice	06/16/2026	$975.00	88110	06/16/2026	$975.00
	Distribution for Artesian		06/16/2026				
			Totals for THE WALKING MAN, INC.:	$975.00			$975.00
T-MOBILE							
06/16/2026	981989691-050126	Invoice	06/16/2026	$1,273.27	41526	06/17/2026	$1,273.27
	26/05 City Cell Phone		06/16/2026				
			Totals for T-MOBILE:	$1,273.27			$1,273.27
TPX COMMUNICATIONS							
06/16/2026	190988078-0	Invoice	06/30/2026	$373.02	88190	06/30/2026	$373.02
	26/06 Telephone Service		06/30/2026				
			Totals for TPX COMMUNICATIONS:	$373.02			$373.02
TRANSPORTATION 101							
06/05/2026	1296	Invoice	06/09/2026	$825.00	88073	06/09/2026	$825.00
	Artesia Leaders Excursion -		06/09/2026				
05/16/2026	1283	Invoice	06/09/2026	$1,640.00	88074	06/09/2026	$1,640.00
	Artesia Leaders Excursion		06/09/2026				
06/19/2026	1304	Invoice	06/30/2026	$1,730.00	88191	06/30/2026	$1,730.00
	Transportation Services to		06/30/2026				
			Totals for TRANSPORTATION 101:	$4,195.00			$4,195.00
TURF STAR, INC.							
04/06/2026	146681	Invoice	06/16/2026	$480.51	88111	06/16/2026	$480.51
	Groundsmaster 3280D		06/16/2026				
			Totals for TURF STAR, INC.:	$480.51			$480.51
US DHAKA FOOD INC							
06/02/2026	18735	Invoice	06/02/2026	$1,227.93	88046	06/02/2026	$1,227.93
	Sheriff Deposit Refund -		06/02/2026				
			Totals for US DHAKA FOOD INC:	$1,227.93			$1,227.93
VALLEY ALARM							
06/01/2026	1380438	Invoice	06/01/2026	$30.50	41511	06/09/2026	$30.50
	26/06 - 18644 Alburtis		06/01/2026				
06/01/2026	1379045	Invoice	06/01/2026	$54.95	41511	06/09/2026	$54.95
	26/06- 17203 Corby Ave (		06/01/2026				
06/01/2026	1380430	Invoice	06/01/2026	$4,608.56	41511	06/09/2026	$4,608.56
	26/06- Fire Station, AJ Park		06/01/2026				
			Totals for VALLEY ALARM:	$4,694.01			$4,694.01
VENKATESH KOKA							

06/30/2026	17871	Invoice	06/30/2026	$3,671.84	88192	06/30/2026	$3,671.84
	Refund request - 18300		06/30/2026				
			Totals for VENKATESH KOKA:	$3,671.84			$3,671.84
VICTOR MANALO							
06/02/2026	MAY2026	Invoice	06/02/2026	$50.00	88047	06/02/2026	$50.00
	26/05 - Planning Commission Meeting		06/02/2026				
06/30/2026	JUN2026	Invoice	06/30/2026	$50.00	88193	06/30/2026	$50.00
	26/06 Stipend for PC		06/30/2026				
			Totals for VICTOR MANALO:	$100.00			$100.00
VINOD PATEL							
06/30/2026	107757369	Invoice	06/30/2026	$590.00	88194	06/30/2026	$590.00
	Deposit Refund 6/13/26		06/30/2026				
			Totals for VINOD PATEL:	$590.00			$590.00
WATER REPLENISHMENT DISTRICT OF SO. CALIF.							
06/03/2026	CBWM26-005	Invoice	06/16/2026	$57.83	88112	06/16/2026	$57.83
	FY26/27 Central Basin Watermaster		06/16/2026				
			Totals for WATER REPLENISHMENT DISTRICT OF SO. CALIF.:	$57.83			$57.83
WELLS FARGO							
05/06/2026	2552333	Invoice	06/30/2026	$4,500.00	88195	06/30/2026	$4,500.00
	Artesia RDA Ref Bonds		06/30/2026				
			Totals for WELLS FARGO:	$4,500.00			$4,500.00
WEST COAST ARBORISTS INC							
05/15/2026	244394	Invoice	06/02/2026	$92.50	88048	06/02/2026	$92.50
	Tree Service for 5.1.2026 to		06/02/2026				
05/28/2026	1-12181	Invoice	06/02/2026	$621.00	88048	06/02/2026	$621.00
	Tree Health Assessments		06/02/2026				
04/30/2026	243852	Invoice	06/02/2026	$11,484.65	88048	06/02/2026	$11,484.65
	Tree Services 4.16.2026 to		06/02/2026				
			Totals for WEST COAST ARBORISTS INC:	$12,198.15			$12,198.15
WESTERN AUDIO VISUAL							
05/15/2026	23922	Invoice	06/02/2026	$960.00	88049	06/02/2026	$960.00
	Mini PCs - Tech Installation		06/02/2026				
06/29/2026	24046	Invoice	06/30/2026	$4,544.50	88196	06/30/2026	$4,544.50
	New public comment		06/30/2026				
			Totals for WESTERN AUDIO VISUAL:	$5,504.50			$5,504.50
WESTERN EXTERMINATOR COMPANY							
06/01/2026	97634982	Invoice	06/16/2026	$109.08	88113	06/16/2026	$109.08
	26/06 18644 Alburtis Ave.		06/16/2026				
06/01/2026	97635073	Invoice	06/16/2026	$142.72	88113	06/16/2026	$142.72
	26/06 18747 Clarkdale Ave.		06/16/2026				
06/01/2026	97637567	Invoice	06/16/2026	$182.33	88113	06/16/2026	$182.33
	26/06 18750 Clarkdale Ave.		06/16/2026				
06/14/2026	96301394	Invoice	06/16/2026	$182.33	88113	06/16/2026	$182.33
	26/05 18750 Clarkdale Ave.		06/16/2026				
			Totals for WESTERN EXTERMINATOR COMPANY:	$616.46			$616.46
Wex Bank							
06/11/2026	113100349	Invoice	06/11/2026	$1,395.25	41527	06/17/2026	$1,395.25
	26/05 Gas Card Purchases		06/11/2026				
			Totals for Wex Bank:	$1,395.25			$1,395.25
WILLDAN FINANCIAL SERVICES							
05/20/2026	010-66066	Invoice	06/02/2026	$3,015.00	88050	06/02/2026	$3,015.00
	26/5 Finalize report and prepare PowerPoint		06/02/2026				
06/22/2026	010-65536	Invoice	06/23/2026	$7,530.00	88132	06/23/2026	$7,530.00
	Update Analysis and deliver draft in lieu housing report		06/22/2026				
06/22/2026	010-66295	Invoice	06/23/2026	$8,825.00	88132	06/23/2026	$8,825.00
	Prepare for and attend public hearing - Affordable		06/22/2026				
			Totals for WILLDAN FINANCIAL SERVICES:	$19,370.00			$19,370.00
ZEEL J. AHIR							
06/09/2026	REIMB	Invoice	06/09/2026	$157.76	88072	06/09/2026	$157.76
	Mileage Reimbursement		06/09/2026				

06/09/2026	SCAG BOD Meeting 5/6- 5/7 REIMB Mileage Reimbursement Annual Municipal Seminar	Invoice	06/09/2026 06/09/2026	$163.42	88072	06/09/2026	$163.42
		Totals for ZEEL J. AHIR:		$321.18			$321.18
		GRAND TOTALS:		**$1,986,298.56**			**$1,986,298.56**

A total of 303 transaction(s) listed

Payroll	**6/12/2026**	**$128,400.38**
	6/28/2026	**$131,229.08**
Total Payroll		**$259,629.46**
Total Disbursement		**$2,245,928.02**

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9B.**

TO: Mayor and Members of the City Council

SUBJECT: City Financial Report - May 2026

FROM: Jamie Murguia, Finance Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council receive and file the report.

BACKGROUND:
In accordance with Artesia Municipal Code (AMC) 2-4.705 (f), the attached Finance Report details the activity and balance for all City of Artesia ("City") accounts and funds as of May 31, 2026. Reports are reconciled for cash on hand (bank) to cash recorded in the general ledger through the period ending May 31, 2026.

Activity for Money Market, Checking, Revolving, Cafeteria, Local Agency Investment Fund, CDBG, and Petty Cash are provided for review. Fund Balances compare the cash to each fund's obligation. The balance of the individual accounts and funds should be read with the understanding that cash on hand, is not cash available for unplanned expenditures. The cash balance encompasses the City's contingency reserves, operating expenditures, and monies kept in restricted use funds including Trust and Agency. The City is debt-free; therefore, the finance report does not include any debt activity.

ANALYSIS:
The City is the recipient of several reimbursable grants. This means that, while the City has been awarded funding projects, the City must front the cost of those projects with General Fund revenue, and request reimbursement from the respective grantor as each project progresses. Towards that end, the balance of individual accounts and funds reflected in this Report will vary from month to month as expenses are made and reimbursements are received.

The Schedule of Investments highlights the City's longer duration investments held with Academy Asset Management, the City's investment advisor. A summary of these investments has always been highlighted on the Treasurer's Report; however, the Schedule of Investments provides an additional layer of visibility of the City's longer duration investments.

FISCAL IMPACT:
There is no fiscal impact associated with the receipt and file of this Report.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council receive and file the report.

Attachments

Treasurer Report 052026.pdf

City of Artesia
Treasurer's Report
05/31/26

	MONEY MARKET ACCOUNT	CHECKING ACCOUNT	LOCAL AGENCY INVESTMENT ACCOUNT
Beginning Balance - 5/1/2026	925,782.11	145,048.89	4,717,504.79
State/County/Misc Monthly Wires	1,214,158.87	-	-
Deposits	2,123,303.92	-	-
Civic Plus Credit deposits	-	15,764.00	-
Stripe Deposits	-	61,673.82	-
PayGov Credit Deposits	-	3,117.00	-
Transfer from Money Market	-	3,410,000.00	800,000.00
Transfer from Checking	-	-	2,100,000.00
Transfer from LAIF Account	-	1,330,000.00	-
Transfer from Investments	-	-	-
Interest Income	12.34	-	-
Transfer to Checking Account	(3,410,000.00)	-	-
Transfer to LAIF Account	(800,000.00)	(2,100,000.00)	(1,330,000.00)
Disbursements	-	(2,996,779.05)	-
PERS Retirement	-	(80,757.70)	-
Payroll	-	(262,444.18)	-
Payroll Tax Wire (IRS)	-	(65,890.24)	-
Bank Fees/Paid Parking Fees	(1,599.05)	-	-
Ending Balance - 5/31/2026	**51,658.19**	**(540,267.46)**	**6,287,504.79**

	CAMP ACCOUNT	CLASS ACCOUNT	ACADEMY AM
Beginning Balance - 5/1/2026	8,820,415.90	7,719,186.70	6,178,284.48
Transfer from Checking Account	-	-	-
Deposits	28,140.47	24,242.23	168.48
Transfer Out/Disbursements	-	-	(14,172.73)
Ending Balance - 5/31/2026	**8,848,556.37**	**7,743,428.93**	**6,164,280.23**

	CAFETERIA ACCOUNT	CDBG FIX-UP PROGRAM	PETTY CASH
Beginning Balance - 5/1/2026	1,324.56	1,716.19	500.00
Ending Balance - 5/31/2026	**1,324.56**	**1,716.19**	**500.00**

	REVOLVING ACCOUNT	TOTAL ALL ACCOUNTS
Beginning Balance - 5/1/2026	1,362.14	28,511,125.76
Deposits	-	11,110,581.13
Disbursements	-	(11,061,642.95)
Unrealized Gain/Loss	-	-
Ending Balance - 5/31/2026	**1,362.14**	**28,560,063.94**

City of Artesia
Comparison of Cash Balances to Fund Balance
05/31/26

	GENERAL FUND (100)	SUMMER LUNCH PROGRAM (150)
Cash Balance	18,148,883.19	5,368.08
Receivables	981,675.82	-
Prepaid Expenses	54,629.40	-
Investment Appreciation	(20,648.28)	-
Liabilities & Deposits	(1,768,029.85)	-
FUND BALANCE	**17,396,510.28**	**5,368.08**

SPECIAL REVENUE FUNDS

	ARTESIA HOUSING AUTHORITY (200)	AJ PARK EXPANSION (205)	BICYCLE / PEDESTRIAN FUND (210)
Cash Balance	52,981.01	(195,713.03)	11,407.27
Receivables		-	-
Liabilities	(61,895.00)	(1,100.00)	-
FUND BALANCE	**(8,913.99)**	**(196,813.03)**	**11,407.27**

	PUBLIC EDUCATION IN GOVERNMENT (215)	BILLBOARD FUND (220)	CNRA SPECIFIED GRANT (225)
Cash Balance	(27,507.39)	616,224.90	(545,862.70)
Receivables	-	2,238,681.62	-
Liabilities	-	(2,115,486.87)	-
FUND BALANCE	**(27,507.39)**	**739,419.65**	**(545,862.70)**

	HOUSING URBAN DEVELOPMENT (227)	CALIFORNIA BEVERAGE RECYCLING (230)	YOUTH ACTIVITIES LEAGUE (235)
Cash Balance	(13,708.33)	5,886.34	(101,586.44)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(13,708.33)**	**5,886.34**	**(101,586.44)**

City of Artesia
Comparison of Cash Balances to Fund Balance
05/31/26

SPECIAL REVENUE FUNDS (continued)

	CITIZEN OPTION FOR PUBLIC SAFETY (240)	ARTESIA PARKING AUTHORITY (245)	CLEAN AIR FUEL BUS GRANT (250)
Cash Balance	428,706.23	299,718.12	(10,547.50)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**428,706.23**	**299,718.12**	**(10,547.50)**

	COMMUNITY FACILITY DISTRICT (260)	COMMUNITY DEVELOPMENT BLOCK GRANT (270)	CALIFORNIA STREET GRANTS (280)
Cash Balance	117,849.39	(26,329.65)	563,853.50
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**117,849.39**	**(26,329.65)**	**563,853.50**

	FEDERAL STPL (290)	TRANSPORTN PLANNING GRANT (295)	MAP 21 EXCHANGE (310)
Cash Balance	74,369.65	(18,853.35)	205,371.86
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**74,369.65**	**(18,853.35)**	**205,371.86**

	MEASURE M (320)	MEASURE R (330)	TOD PLANNING GRANT (340)
Cash Balance	1,590,558.96	931,041.68	(12,948.59)
Receivables		-	-
Liabilities	-	-	-
FUND BALANCE	**1,590,558.96**	**931,041.68**	**(12,948.59)**

City of Artesia
Comparison of Cash Balances to Fund Balance
05/31/26

SPECIAL REVENUE FUNDS (continued)

	COUNTY PARK IMPROVEMENT (350)	PROPOSITION A FUND (360)	PROPOSITION C FUND (370)
Cash Balance	899,308.08	388,250.19	701,601.07
Receivables	60,200.09	2,773.00	-
Liabilities	-	-	-
FUND BALANCE	**959,508.17**	**391,023.19**	**701,601.07**

	SB1 RMRA (375)	SB 1383 GIVEAWAY (377)	SOUTH COAST AIR QUALITY MGMT DIST (390)
Cash Balance	1,514,497.28	39,734.13	127,467.69
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**1,514,497.28**	**39,734.13**	**127,467.69**

	SAFE ROUTE TO SCHOOL (400)	SHERIFF FORFEITURES & SEIZURES (410)	STATE GAS TAX (420)
Cash Balance	(0.32)	447.20	(157,808.91)
Receivables	-	-	10,420.67
Liabilities	-	-	-
FUND BALANCE	**(0.32)**	**447.20**	**(147,388.24)**

	HOME STAY PROGRAM (430)	STREET LIGHTING MAINTENANCE FUND (440)	TRAFFIC CONGESTION RELIEF (450)
Cash Balance	3,616.44	43,084.61	23,339.88
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**3,616.44**	**43,084.61**	**23,339.88**

City of Artesia
Comparison of Cash Balances to Fund Balance
05/31/26

SPECIAL REVENUE FUNDS (continued)

	CAL FIRE URBAN GRANT (460)	DEVELOPMENT IMPACT FEES (470)	MEASURE W (480)
Cash Balance	(90,876.69)	2,122,001.93	751,686.43
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(90,876.69)**	**2,122,001.93**	**751,686.43**

	RECYCLED OIL (490)
Cash Balance	5,335.94
Receivables	-
Liabilities	-
FUND BALANCE	**5,335.94**

CAPITAL PROJECTS FUNDS

	SPECIAL / CAPITAL PROJECT FUND (500)	PIONEER BOND PROJECT (510)	HISTORICAL DISTRICT BOND PROJECT (520)
Cash Balance	(187,120.81)	315,071.10	583,558.09
Receivables	16,084.06	-	-
Liabilities	-	-	-
FUND BALANCE	**(171,036.75)**	**315,071.10**	**583,558.09**

City of Artesia
Comparison of Cash Balances to Fund Balance
05/31/26

AGENCY FUNDS

	TRUST AND AGENCY (710)	SENIOR CITIZENS (720)	GEORGE NELSON MEMORIAL FUND (740)
Cash Balance	(70,463.99)	6,271.99	2,243.57
Receivables	-	-	-
Liabilities	70,463.99	(6,271.99)	(2,243.57)
FUND BALANCE	**-**	**-**	**-**

TOTAL ALL FUNDS

Cash Balance	29,120,408.10
Receivables	3,309,835.26
Fixed Assets, net	-
Prepaid Expenses	54,629.40
Investment Appreciation	(20,648.28)
Liabilities	(3,884,563.29)
FUND BALANCE	**28,579,661.19**

SUCCESSOR AGENCY FUNDS

	SUCCESSOR AGENCY ADMIN PROJECTS (800)	SUCCESSOR AGENCY TAX INCREMENT (810)	REDEVELPMT OBLIGATION RETIREMENT FUND (820)
Cash Balance	-	(1,660,717.33)	1,100,373.17
Cash with Fiscal Agent	-	701,725.04	-
Liabilities	-	(43,156.73)	-
Bonds Payable	-	(11,434,004.00)	-
FUND BALANCE	**-**	**(12,436,153.02)**	**1,100,373.17**

TOTAL SUCCESSOR FUNDS

Cash Balance	(560,344.16)
Cash with Fiscal Agent	701,725.04
Liabilities	(43,156.73)
Bonds Payable	(11,434,004.00)
FUND BALANCE	**(11,335,779.85)**

Schedule of Investments
City of Artesia
May 31, 2026

Investment	CUSIP #	PURCHASE Date	MATURITY Date**	COUPON	YIELD@	VALUE COST #	VALUE PAR	VALUE MARKET*	Annual Projected Interest	Weight
Money Market Funds + (Cash on Hand)										
c First American Government Oblig F	31846V203	Various	Demand	N/A	3.660%	$76,073.43	$76,073.43	$76,073.43	2,784.29	0.012
					Subtotal	$76,073.43	76,073.43	76,073.43	2,784.29	0.012
Government Securities:										
UNITED STATES TREASURY	912828Y95	2/27/2025	7/31/2026	1.875%	**1.900%**	707,244.53	730,000.00	727,802.70	13,687.50	0.119
UNITED STATES TREASURY	912828Z94	2/27/2025	2/15/2030	1.500%	**1.640%**	661,435.55	750,000.00	683,850.00	11,250.00	0.122
UNITED STATES TREASURY	91282CDK4	2/27/2025	11/30/2026	1.250%	**1.280%**	618,667.97	650,000.00	641,946.50	8,125.00	0.106
UNITED STATES TREASURY	91282CFB2	2/27/2025	7/31/2027	2.750%	**2.790%**	726,708.98	750,000.00	739,950.00	20,625.00	0.122
UNITED STATES TREASURY	91282CFT3	2/27/2025	10/31/2029	4.000%	**3.950%**	745,400.39	750,000.00	748,035.00	30,000.00	0.122
UNITED STATES TREASURY	91282CJW2	10/30/2025	1/31/2029	4.000%	**3.950%**	760,722.66	750,000.00	749,002.50	30,000.00	0.122
UNITED STATES TREASURY	91282CPA3	10/30/2025	9/30/2030	3.625%	**3.640%**	830,129.69	830,000.00	813,790.10	30,087.50	0.135
UNITED STATES TREASURY	91282CPW5	2/17/2026	1/31/2031	3.750%	**3.710%**	1,004,179.69	1,000,000.00	983,830.00	37,500.00	0.163
					Subtotal	6,054,489.46	6,210,000.00	6,088,206.80	181,275.00	1.013

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9C.**

TO: Mayor and Members of the City Council

SUBJECT: AB 1234 Reporting

FROM: Christina Nieto-Linares, Administrative Secretary

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council receive and file the report.

BACKGROUND:
AB 1234, became effective January 1, 2006. This bill requires a local agency that provides reimbursement for expenses to members of its legislative body to adopt a written policy on the duties for which legislative body members may receive compensation, other than meetings of the legislative body or an advisory body or attendance at a conference or organized educational activity. Resolution No. 24-2970 outlines the City's Expense Reimbursement and Travel Policy.

STATEMENT OF FACT:

Councilmember	Event	Benefit of Expenditure to the Residents
Ali Sajjad Taj	Steve Croft's Retirement Event - City of Lakewood 6/12	Attending City, community, regional and other events
	Soroptimist International Installation - 6/14	Attending City, community, regional and other events

Rene Trevino	N/A	N/A
Melissa Ramoso	N/A	N/A
Monica Manalo	N/A	N/A
Zeel Ahir	N/A	N/A

Additionally, Council is provided automobile reimbursement in the amount of a flat $150 per month amount as authorized in the Resolution 25-3056 which outlines the Expense Reimbursement and Travel Policy

FISCAL IMPACT:
The reported expenditures are in compliance with AB 1234, the City travel policy, and have been budgeted.

RECOMMENDED COUNCIL ACTION:
It is recommended that the City Council receive and file report.

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9D.**

TO: Mayor and Members of the City Council

SUBJECT: Second Reading and Consideration of Ordinance Regarding City Paid Parking Program Amendments and
Preferential Parking Program Fee Schedule

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council:

1. Adopt Ordinance No. 26-987, Amending Portions of Articles 6 and 7 of Title 4 of the Artesia Municipal Code Modifying the Preferential Parking Program and Parking Fees; And Determining the Ordinance To Be Exempt From CEQA;and
2. Find the ordinance exempt from CEQA under Sate CEQA Guidelines Section §15378(b)(5).

BACKGROUND:
The City Council took action to waive further reading, and introduce Ordinance No. 26-987 on June 8, 2026.

FISCAL IMPACT:
There are no fiscal impact associated with the approval of this item.

Attachments

Ordinance 26-987.pdf
Ordinance 26-987 Exhibit A.pdf
Ordinance 26-987 Exhibit B.pdf

ORDINANCE NO. 26-987

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY ARTESIA, CALIFORNIA, AMENDING PORTIONS OF ARTICLES 6 AND 7 OF TITLE 4 OF THE ARTESIA MUNICIPAL CODE MODIFYING THE PREFERENTIAL PARKING PROGRAM AND PARKING FEES; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

WHEREAS, the City of Artesia ("City") is authorized under its police power to enact regulations to preserve the public health, safety, and welfare;

WHEREAS, the Public Safety Commission convened on March 19, 2026, to consider staff recommendations for adjustments to paid parking rates throughout the City, including implementing a new Mobile Pay parking application , and an adjustment to the rate schedule for commercial and residential parking;

WHEREAS, the Public Safety Commission recommended to the City Council that the City update the Artesia Municipal Code regarding the Residential Parking Permit Program ("Preferential Parking") to change the number of residential permits issued per household, to three annual per household and charge a $10.00 fee per permit, change three annual no cost visitor passes per qualified household to as-needed 24-hour permits, and charge a $4.00 fee per permit to cover the cost of managing the program; and

WHEREAS, Article 6 of Title 4 of the Artesia Municipal Code ("AMC") currently regulates preferential parking throughout the City; and

WHEREAS, the City desires to amend Article 6 of Title 4 of the AMC to create a new preferential parking district, establish a process for creating preferential parking districts, modify the department and City personnel as listed in the code to reflect the appropriate authorities to enforce the code, and update language throughout the AMC reflecting the use of digitally-issued permits ("Ordinance"); and

WHEREAS, the Public Safety Commission recommends that the City standardize paid parking fees at $2.00 per hour for both on-street and off-street parking in the downtown areas and remove the first hour free offering; and

WHEREAS, Article 7 of Title 4 of the AMC currently regulates parking pay stations throughout the City; and

WHEREAS, the City desires to amend Article 7 of Title 4 of the AMC to reflect the use of Mobile Pay Stations to register parking payments, establish a new Parking Pay Station Zone, rename existing Parking Pay Station Zones to reflect their locations, modify language within the code to establish the appropriate authority for regulation, and update language within the code reflecting current rates for metered parking; and

WHEREAS, the City Council conducted a duly noticed public hearing on June 8, 2026 at which members of the public were afforded an opportunity to comment on the Ordinance, the recommendations of staff, and other public testimony; and

WHEREAS, all legal preconditions to the adoption of the Ordinance have occurred.

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

SECTION 1. Recitals. The City Council hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because the Ordinance is not a CEQA

"project" pursuant to State CEQA Guidelines section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects, and here the proposed Ordinance modifies existing regulations and standards related to preferential parking, and parking pay stations throughout the City. Further, the City Council finds that State CEQA Guidelines section 15061(b)(3) exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. The Ordinance has no potential to result in physical change to the environment, directly or indirectly, as the Ordinance does not propose nor authorize any action that would have the potential to cause a physical change to the environment, directly or indirectly. The City Council directs staff to file a notice of exemption within five days of the adoption of this Ordinance.

SECTION 3. Amendment. Articles 6 and 7 of Title 4 of the Municipal Code are hereby amended as shown in Exhibit A and B attached hereto.

SECTION 4. Effective Date. This Ordinance become effective thirty (30) days following its adoption.

SECTION 5. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 6. Adoption, Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 7. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Artesia, California, at a regular meeting of the City Council held on the 8th day of June 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

Article 6
Preferential Parking

§ 4-4.601. Purpose.

This article is enacted pursuant to authority granted by California Vehicle Code Section 22507 to alleviate a severe lack of on-street parking on certain residential streets surrounding the Old Downtown area and other areas of the City, provide reasonably available and convenient parking for the adjacent residents, reduce noise, traffic hazards, and environmental pollution, and encourage car pooling, telecommuting and mass transit. In establishing these restrictions, the City Council finds that there is a lack of sufficient and available parking for residents of certain streets listed in this article during all or portions of the day due to the influx of vehicles parked in conjunction with commercial uses in the Old Downtown area and other areas of the City, and by the establishment of a pay parking zone in the Old Downtown area.
~~(Ord. 13-797, § 2; Ord. 19-877, § 4)~~

§ 4-4.602. Definitions.

For purposes of this article, the following terms shall have the following meanings unless it is apparent from their context that a different meaning is intended:

"Dwelling unit" shall mean any one-family, two-family, or three-family dwelling or apartment house. "Dwelling unit" shall not include hotel guestrooms or suites.

"Guest" shall mean a person who visits or is employed by a resident.

"Parking restriction" shall mean the amount of time or time of day vehicles may park on the street in a preferential parking district. A "parking restriction" may include, without limitation, "one-hour parking except by permit," "two-hour parking except by permit," and "no parking except by permit."

"Preferential parking" shall mean a street block or group of street blocks where vehicles displaying a valid permit shall be exempt from certain daytime and nighttime parking restrictions.

"Preferential parking district" shall mean a street block or group of street blocks that are designated for preferential parking by the City Council.

<u>“24-hour parking permit” shall mean a parking pass purchased by a registered residential property owner or resident for a guest of the registered residential property owner or resident.</u>

"Resident" shall mean a person who lives in a dwelling unit located in a preferential parking district.

"Residential property owner" shall mean a person or entity who holds title to a dwelling unit or units located within a preferential parking district as evidenced on the last equalized roll of the Los Angeles County Registrar-Recorder's Office, and who is not otherwise a resident in the preferential parking district.

"Street" shall have the meaning set forth in Subsection (y) of Section 9-2.420 of Article 4 of Chapter 2 of Title 9 of this Code, except that "street" shall not include alleys.

"Street block" shall mean the portion of a street that lies between two immediately intersecting streets. If a street block has two residential land use designations and an alley is intersecting that street block, a street block shall mean that portion of the street that lies between the alley and the nearest intersecting street.

~~(Ord. 13-797, § 2; Ord. 14-805, § 2; Ord. 19-877, §§ 5,6)~~

§ 4-4.603. Old Downtown Area Preferential Parking District.

The following preferential parking district is hereby established within the Old Downtown area of the City. The parking restriction in this district shall be "no parking from 8:00 a.m. to 8:00 p.m. except by permit." The streets within this district shall be as follows:

(a) South side of 186th Street, from the alleyway west of Pioneer Boulevard and westerly along 186th Street to Jersey Avenue.

(b) Both sides of 186th Street, from Arline Avenue and easterly along 186th Street to Clarkdale Avenue.

(c) East side of Corby Avenue, from the north property line of the City Parking Lot and northerly along Corby Avenue to 184th Street.

(d) East side of Corby Avenue, from 186th Street and southerly along Corby Avenue to 187th Street.

(e) West side of Corby Avenue, from 184th Street and southerly along Corby Avenue to 187th Street.

(f) Both sides of Corby Avenue, from 187th Street and southerly along Corby Avenue to 188th Street.

(g) Both sides of Alburtis Avenue, from 184th Street and southerly along Alburtis Avenue to the MTA abandoned railroad property.

(h) The north side of 187th Street, from the alleyway west of Pioneer Boulevard and westerly along 187th Street to Jersey Avenue.

(i) The south side of 187th Street, from Corby Avenue and westward along 187th Street to Jersey Avenue.

(j) Both sides of 187th Street, from the alleyway east of Pioneer Boulevard and easterly along 187th Street to Clarkdale Avenue.

(k) Arline Avenue, from 183rd Street and southerly along Arline Avenue to the southerly City terminus south of 187th Street.

(l) West side of Clarkdale Avenue, from 186th Street and southerly along Clarkdale Avenue to 187th Street.

(m) Both sides of Alburtis Avenue between 187th Street on the north and 188th Street on the south.

(n) East side of Clarkdale Avenue, from 186th Street and southerly along Clarkdale Avenue to 187th Street excluding the street frontage of the property occupied by the Holy Family Church.

~~A map designating the preferential parking districts shall be prepared and maintained on file in the office of the City Manager.~~

~~(Ord. 13-797, § 2; Ord. 14-805, §§ 3, 4; Ord. 15-822, § 3)~~

§ 4-4.604. Roseton Avenue Permit Parking District.

The following permit parking district is hereby established within the City. The parking restriction in this district shall be "no parking except by permit." The streets within this district shall be as follows:

(a) East side of Roseton Avenue, from Artesia Boulevard southerly along Roseton Avenue to 178th Street.

~~A map designating the permit parking district shall be prepared and maintained on file in the office of the City Manager.~~

~~(Ord. 15-823, § 5)~~

§ 4-4.605. Ashworth Street 1 Preferential Parking District.

The following permit parking district is hereby established within the City. The parking restriction in this district shall be "no parking except by permit." The streets within this district shall be as follows:

(a) North and south side of Ashworth Street between Norwalk Boulevard and Horst Avenue.

~~A map designating the permit parking district shall be prepared and maintained on file in the office of the City Manager.~~

~~(Ord. 19-877, § 8)~~

§ 4-4.606. Alburtis Street Preferential Parking District.

The following permit parking district is hereby established within the City. The parking restriction in this district shall be "no parking from 8:00 a.m. to 8:00 p.m. except by permit." The streets within this district shall be as follows:

(a) East and west side of Alburtis Street between 183rd Street and 180th Street.

(b) South side of 178th Street from Alburtis Avenue to Jersey Avenue.

(c) East side of Alburtis Avenue from 178th Street southerly to Artesia-Cerritos United States Post Office parking lot.

(d) West side of Alburtis Avenue from 178th Street to 183rd Street.

(e) East and West side of Jersey Avenue from 178th Street southerly to 183rd Street.

(f) North and South side of 180th Street from Alburtis Avenue to Jersey Avenue.

(g) North side of 183rd Street from Jersey Avenue to Alburtis Avenue.

§ 4-4.607~~6~~. Signposting.

The Traffic Engineer shall place and maintain or cause to be placed and maintained on each of the streets included in a preferential parking district, appropriate signs notifying the public that vehicles must display preferential parking permits as well as showing the applicable time limits, if any, for parking of vehicles without preferential parking permits. ~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.608. Creation of Preferential Parking Districts.

(a) The City Council may establish new preferential parking districts at their discretion upon the City Clerk's receipt of a petition containing the signatures, printed names and addresses of one hundred percent (100%) of the residents residing on property abutting a street within the boundaries of the requested preferential parking district.

(b) With limited exception at the discretion of the Community Development Director, preferential parking districts must comprise an entire street block, to include both sides of the street. Partial street blocks will not be permitted.

(c) Only one signature per dwelling unit will be considered and subject to verification by the Community Development Department.

(d) If the petition fails to meet the minimum criteria, the petition will automatically be denied, and the requestor(s) will be notified in writing that the application has been rejected.

(e) Upon successful completion and validation of the petition, a staff report will be prepared and submitted to the Public Safety Commission for review. The Public Safety Commission will recommend that City Council approve or deny the request.

(f) The City Council will either approve by code amendment a preferential parking district or deny the request. The decision of the City Council will be final and conclusive in all cases.

(g) The City Manager, or designee, will also have the right to submit a proposal for a preferential parking district. Any such proposal shall require the same review by the Public Safety Commission and approval by Council.

(h) Upon approval of the new preferential parking district, written notification will be provided by the City to all affected residents and property owners. The notice shall be sent a minimum of 30 days before enforcement begins advising them of any required actions.

§ 4-4.609~~7~~. Termination of Preferential Parking Districts.

(a) The City Council may terminate a preferential parking district or a portion of a preferential parking district upon the City Clerk's receipt of a petition containing the signatures, printed names and addresses of more than 60% of the residents residing on property abutting a street within the preferential parking district requesting the termination of the preferential parking district.

(b) The Traffic Engineer shall periodically, but not more often than annually, review

the status of the preferential parking districts established under this article, and if the Traffic Engineer determines that a substantial number of eligible persons within a preferential parking district have failed to apply for and receive preferential parking permits, the Traffic Engineer may recommend termination of the preferential parking district to the City Council.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.61~~0~~08. Modification of Existing Districts.

(a) An existing district may be modified in one of the following ways:

(1) The Traffic Engineer, at the request of the City Council, may initiate a modification to an existing district. If a request is initiated by the City Council, the modification shall be heard by the City Council and approved by ordinance.

(2) Sixty percent of the residents within the existing district sign a petition requesting a modification to the parking restrictions in that district. The modification shall be approved by ordinance of the City Council.

(b) The City Council shall determine the maximum parking restriction that may be imposed for vehicles parking in the preferential parking district as it deems appropriate.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.611~~0~~09. Application and Issuance of Permits.

(a) *Issuing Department of the City.* The ~~Public Safety~~ Community Development Department shall issue initial preferential parking permits, renewal preferential parking permits, transfer preferential parking permits, in the case of a holder of a preferential parking permit in one preferential parking district moving to another preferential parking district and desiring a new permit for the latter district, ~~or replacement preferential parking permits, in the case of a lost or mutilated permit,~~ to residents occupying property within a preferential parking district.

(b) *Type of Permits.* Preferential parking permits shall be of ~~four~~ three types: residential preferential parking permits, residential property owner preferential parking permits, and 24-hour ~~guest preferential~~ parking permits~~, and temporary preferential parking permits~~. Each preferential parking permit issued shall reflect ~~by statements thereon or by color thereof, or both,~~ the particular preferential parking district for which the permit is issued and, except for residential property owner preferential parking permits, and 24-hour ~~guest preferential~~ parking permits, ~~and temporary preferential parking permits,~~ the permit shall reflect the license number of the vehicle for which the permit is issued.

(c) *Application and Issuing Requirements.* Preferential parking permits shall be issued subject to the following requirements and restrictions:

(1) Furnishing satisfactory proof of residency or property ownership on the street

in the preferential parking district;

(2) Furnishing proof of vehicle ownership for which the preferential parking permit is to be issued;

(3) Completion of an application on the form designated by the ~~Administrative Services Manager~~ Community Development Director;

(4) Payment of the preferential parking permit fee; and

(5) Verification that the applicant has no outstanding parking citations.

(d) Applications for preferential parking permits shall, at a minimum, contain:

(1) A statement to the effect that the applicant agrees that the preferential parking permit applied for may not be sold, rented or leased, for any value or consideration;

(2) A statement that the sale, rental or lease of the preferential parking permit in violation of this article shall be punishable in accordance with Section 1-2.01 of Chapter 2 of Title 1 of this Code;

(3) The purchase of a 24-hour parking permit must be purchased by the registered property owner or resident in that parking district.

(4) A statement that the preferential parking permit is subject to revocation pursuant to Section 4-4.61~~6~~7 of this article; and

(5) Such other information as the ~~Administrative Services Manager~~ Community Development Director deems necessary for the proper processing of the application.

(e) *Exemptions.* Persons parking the following types of vehicles may park in the preferential parking district without acquiring ~~displaying~~ a preferential parking permit and 24-hour parking permit:

(1) Vehicles owned by a government entity and displaying government license plates, when engaged in government-related activities in the preferential parking district;

(2) Vehicles with a valid disabled or disabled veteran license plate, or displaying a valid distinguishing disabled or disabled veteran placard;

(3) Vehicles of service providers, contractors, and utility companies, when those vehicles are engaged in work-related activities for a resident in a permit parking district, and when those vehicles have a clearly identifiable marking indicating the service provider, contractor or utility company. Private vehicles used by service providers, contractors or utility companies that do not have clearly identifiable markings indicating the service provider, contractor or utility company, shall not be exempt; and

(4) Oversized vehicles with a valid permit issued in accordance with Section 4-4.801 of this Code.

~~(Ord. 13-797, § 2; Ord. 14-805, § 5; Ord. 15-823, § 4; Ord. 19-877, § 7, 9, 10; Ord.~~

~~22-924, § 5)~~

§ 4-4.612~~0~~. Maximum Number of Permits.

(a) *Maximum Number of Preferential Parking Permits.*

(1) Except as provided in Subsection (b) of this section, up to three (3) residential preferential parking permits may be issued to the inhabitants of a dwelling unit who provide proof that they reside in the dwelling unit and that their vehicle is operable and registered to that dwelling unit address, to the satisfaction of the ~~Administrative Services Manager~~ Community Development Director, or designee.

(2) Up to one residential property owner preferential parking permit may be issued to the residential property owner of a dwelling unit or units in a preferential parking district, unless that person is a resident of the preferential parking district.

~~(3) Up to a total of three guest preferential parking permits may be issued to the inhabitants of a single dwelling unit.~~

(4) ~~Temporary~~ Guest 24-hour ~~preferential~~ parking permits may be ~~issued~~ purchased by registered property owners or residents ~~for guests of residents of a~~ within the preferential parking district for a period of ~~provided that temporary preferential parking permits shall be valid for no more than seven consecutive days~~ twenty-four (24) hours. ~~The number of temporary permits that may be issued shall be approved by the Administrative Services Manager on a case-by-case basis~~.

(b) *Additional Residential Preferential Parking Permits.* The City Manager, or his or her designee, may grant additional residential preferential parking permits upon application of a qualified applicant and proof that more than three vehicles are registered to the dwelling unit or used on a full-time basis by the inhabitants of the dwelling unit, that sufficient off-street parking is not available to the applicant and that an undue hardship will result if the additional permit request is not granted.

~~(Ord. 13-797, § 2; Ord. 14-805, §§ 6—8; Ord. 15-823, § 4; Ord. 18-873, § 1; Ord. 19-877, § 7, 11)~~

§ 4-4.613~~1~~. Term of Permits.

Except for temporary preferential parking permits, the Public Safety Department shall issue preferential parking permits on a calendar year basis, and each preferential parking permit shall expire at midnight (12:00 a.m.) on January 1st following its issuance or such time as the applicant ceases to reside in the preferential parking district, whichever occurs first. Preferential parking permits may be renewed annually by mail.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.614~~2~~. Permit Fees.

The City Council shall establish fees for the issuance of initial, renewal, transfer and replacement preferential parking permits by resolution. The fee charged for residential, residential property owner and guest preferential parking permits issued for less than 12 months may be reduced in proportion to the time already elapsed in the current calendar year for which the permit would be

valid. ~~The Administrative Services Manager shall not issue a replacement preferential parking permit unless he or she has received satisfactory evidence that the preferential parking permit being replaced has been lost or mutilated.~~
~~(Ord. 13-797, § 2; Ord. 14-805, § 9; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.615~~3~~. Use of Permits by Residents ~~and Guests~~.

(a) A resident who holds a valid, unrevoked residential preferential parking permit may use the permit to park on the street block adjacent to the resident's dwelling unit or adjacent to the dwelling unit of another resident who resides in the same preferential parking district while they are visiting that resident, without being limited by time restrictions on parking, other than those in effect for purposes of street sweeping, prohibiting parking or stopping at any time or prohibiting parking more than 72 consecutive hours, and applicable generally to parking of vehicles.

(b) A resident who holds a valid, unrevoked residential property owner preferential parking permit may use the permit to park on the street block adjacent to the residential property owner's dwelling unit, without being limited by time restrictions on parking, other than those in effect for purposes of street sweeping, prohibiting parking or stopping at any time or prohibiting parking more than 72 consecutive hours, and applicable generally to parking of vehicles.

~~(Ord. 13-797, § 2; Ord. 14-805, § 10; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

~~**§ 4-4.614. Display of Permits.**~~

~~Residential preferential parking permits, residential property owner preferential parking permits, guest preferential parking permits, and temporary preferential parking permits shall be hung on the rearview mirror of the vehicle.~~
~~(Ord. 13-797, § 2; Ord. 14-805, § 11; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.616~~5~~. Prohibitions and Restrictions on Permits.

(a) No vehicle shall be parked or stopped adjacent to any curb in a preferential parking district during the time preferential parking is in effect, unless the vehicle ~~has~~ is in possession of a City-issued preferential parking permit ~~displayed in accordance with Section 4-4.614 of this article~~.

(b) It is unlawful for any person to sell, rent or lease, or cause to be sold, rented or leased, for any value or consideration any preferential parking permit. The sale, rental or lease of a preferential parking permit in violation of this Subsection (b) shall constitute an infraction punishable in accordance with Section 1-2.01 of Chapter 2 of Title 1 of this Code.

(c) It is unlawful for any person to buy or otherwise acquire for value or use any preferential parking permit, except as provided for in this article.

(d) It is unlawful for a permit holder to fail to ~~return~~ surrender any preferential parking permit to the City when the permit holder moves, sells the vehicle for which the permit was issued, or no longer needs the permit.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4) ; Ord. 19-877, § 7, 12)~~

§ 4-4.616~~7~~7. Revocation of Permit.

(a) Where any permit issued under this article has been procured through fraud or misrepresentation, or where the permittee has violated provisions of this article, the City Manager, or designee, shall hold a hearing, with notice of the time and place of such hearing mailed to the permittee at least 10 calendar days preceding the hearing. If the permit is revoked following the hearing, the City Manager, or designee, shall mail written notice of the revocation and the reasons therefor to the permittee within five business days of the close of the hearing and the permittee shall surrender the permit to the City Manager or prove its destruction or disfigurement to the City Manager's, or designee's, satisfaction.

(b) Any person whose preferential parking permit has been revoked shall not be issued a new preferential parking permit until expiration of a period of one year following the date of revocation and until such person has made required application therefor and has paid the fee required for a renewal permit.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

§ 4-4.617~~8~~8. Appeal of Director's Decision to the Public Safety Commission.

Any decision of the ~~Public Safety~~ Community Development Department in granting or denying a permit under this article or any decision of the City Manager, or designee, revoking a permit under this article may be appealed to the Public Safety Commission. The appeal shall be in writing, and shall be filed with the Public Safety Commission within 14 days after the decision. The decision of the Public Safety Commission to uphold or reverse the decision of the ~~Public Safety~~ Community Development Department or the City Manager, or his or her designee, as the case may be, shall be final.

~~(Ord. 13-797, § 2; Ord. 15-823, § 4; Ord. 19-877, § 7)~~

EXHIBIT B
Article 7
Parking Pay Stations

§ 4-4.701. State Vehicle Code Provisions.

All of the provisions of this article concerning the parking of vehicles and the regulation of the parking of vehicles by the use of parking pay stations are expressly enacted under the Constitution of the State, Article XI, Section 11, together with the provisions of the California Vehicle Code, including, but not limited to, Vehicle Code Section 22508, as that section may be amended from time to time. The provisions set forth in the California Vehicle Code shall govern whenever this article fails to set forth any specific provisions. ~~(Ord. 12-787A, § 3)~~

§ 4-4.702. Definitions.

For the purpose of this article, certain words and phrases are defined and certain provisions shall be construed as provided below, unless it is apparent from the context that a different meaning is intended.

"Coin" means any lawful coin or combination of coins of the United States of America as designated by the legend on the parking pay station.

"Downtown business operator" means an owner, operator or manager of a business located on Pioneer Boulevard or within one block thereof and southerly of 183rd Street and northerly of the City's southern border who can provide proof to City staff of owning, operating or managing a business within that area.

"Operator" means and includes every individual who shall operate a vehicle as the owner, or as the agent, employee or permittee of the owner, or who is in actual physical control of the vehicle.

"Parking pay station" means and includes any mechanical or electronic device, system or meter that ~~has mechanical and electric components into which~~ registers payment for parking in a defined space ~~is deposited~~ as required by this article.
~~(Ord. 12-787A, § 3; Ord. 14-806, § 2)~~

§ 4-4.703. Designation of Pay Station Numbered Spaces.

The Traffic Engineer is authorized and empowered to: (a) mark off individual parking spaces in all parking pay station zones, which spaces shall be designated by lines painted or durably marked on the surface of the street or on the curb; and (b) assign and apply a pay station number adjacent to each parking space that corresponds with the parking place identified in the applicable pay station.
~~(Ord. 12-787A, § 3)~~

§ 4-4.704. Installation of Parking Pay Stations.

(a) *Street Parking Pay Stations.* The Traffic Engineer is authorized and empowered to install parking pay stations upon the curb or sidewalk on the same side of the street for those parking spaces along the streets designated in Section 4-4.711. Each parking pay station shall display a code, letters or a signal showing parking is allowed for a specific number of minutes or hours upon the deposit of appropriate coin and using a key pad to enter the vehicle license plate number. ~~identify the space number.~~ The pay station shall also

indicate by signal, code or letters when the lawful parking period has expired. No parking pay station shall be capable of registering permitted parking time in excess of the time limit established by the Traffic Engineer.

(b) *Parking Lot Pay Stations.* The Traffic Engineer is authorized and empowered to designate locations for and install parking pay stations within the City's parking lot designated in Section 4-4.712. Each parking pay station shall display a code, letters or a signal showing parking is allowed for a specific number of minutes or hours upon the deposit of appropriate coin and using a key pad to enter the vehicle license plate number ~~identify the space number~~. The pay station shall also indicate by signal, code or letters when the lawful parking period has expired. No parking pay station shall be capable of registering permitted parking time in excess of the time limit established by the Traffic Engineer.

(c) *Mobile Pay Stations.* The Traffic Engineer is authorized and empowered to designate parking locations which will be regulated by mobile pay stations in the form of an internet-based application. Mobile pay stations will record the license plate number of the vehicle and record the time of payment as the initiation of the parking period. The mobile pay station shall notify Traffic Enforcement Officers via mobile application when the lawful parking period has expired. No parking pay station shall be capable of registering permitted parking time in excess of the time limit established by the Traffic Engineer.

~~(Ord. 12-787A, § 3)~~

§ 4-4.705. Installation of Parking Pay Station Signage.

The Traffic Engineer, or designee, is directed to install standard and required signage indicating parking pay station restrictions in all parking pay station zones.
~~(Ord. 12-787A, § 3)~~

§ 4-4.706. Maintenance of Parking Pay Stations.

The Traffic Engineer and the City's contract pay station provider shall be responsible for the maintenance and operation of the parking pay stations.
~~(Ord. 12-787A, § 3)~~

§ 4-4.707. Reservation of Powers.

Nothing in this article shall be construed as prohibiting the Traffic Engineer from converting a parking space in a parking pay station zone to an area for a pedestrian crosswalk, bus stop, and taxicab stand and other use, including the loading and unloading of trucks, vans, and other commercial vehicles. Nothing in this article shall be construed as prohibiting the Traffic Engineer from establishing maximum parking time limits.
~~(Ord. 12-787A, § 3)~~

§ 4-4.708. Enforcement.

It shall be the duty of Traffic Enforcement officers to enforce the provisions of this article.
~~(Ord. 12-787A, § 3)~~

§ 4-4.709. Collection.

The City's Code Enforcement officers, Traffic Enforcement officers, or other City personnel designated by the City Manager shall be authorized to make regular collections of the money deposited in the parking pay stations and to deliver the money to the Finance Director, or designee, who shall count and deposit the funds into the City's Treasury. ~~(Ord. 12-787A, § 3)~~

§ 4-4.710. Parking Pay Station Zones.

The City shall be divided into the following parking pay station zones and each zone shall be subject to the rules and regulations established for that zone, as set forth below. Parking rates for parking a vehicle in a designated space in a parking pay station zone shall be two dollars ($2.00) per hour for both on-street and off-street parking.

~~(Ord. 12-787A, § 3)~~

§ 4-4.711. Parking Pay Station Zone A—"~~Zone A-Street Parking Pay Station Zone~~ Downtown Artesia On-Street Parking."

(a) The following named and described streets or portions of streets within the City shall constitute "Zone A-Downtown Artesia On-Street Parking ~~Street Parking Pay Station Zone~~":

(1) The north and south side of 186th Street between Pioneer Boulevard on the west and Arline Avenue on the east.

(2) The north and south side of 187th Street between Pioneer Boulevard on the west and the first alleyway on the east.

(3) The north side of 186th Street between Pioneer Boulevard on the east and Corby Boulevard on the west.

(4) The south side of 186th Street between Pioneer Boulevard on the east and the first alleyway on the west.

(5) The east side of Corby Avenue between 186th Street on the south and the north property line of the City parking lot on the north.

(6) The north and south side of 187th Street between Pioneer Boulevard on the east and the first alleyway on the west.

(7) The west side of Pioneer Boulevard between the Los Angeles County Metropolitan Transportation Authority right-of-way on the north and 188th Street on the south.

(8) The north and south sides of 187th Street between the alley west of Pioneer Boulevard and Corby Avenue.

~~(b) Parking rates for parking a vehicle in a designated space in parking pay station "Zone A-Street Parking Pay Station Zone" shall be one dollar fifty cents ($1.50) per hour.~~

(c) Parking pay stations shall be operated in "Zone A-Downtown Artesia On-Street Parking ~~Street Parking Pay Station Zone~~" at such times and hours as posted by the

Traffic Engineer.
~~(Ord. 12-787A, § 3; Ord. 14-806, § 3)~~

§ 4-4.712. Parking Pay Station Zone B—"Zone B-Downtown Artesia Public Parking Lot~~Parking Lot Pay Station Zone~~."

(a) The City parking lot on the northeast corner of 186th Street and Corby Avenue shall constitute "Zone B-Downtown Artesia Public Parking Lot ~~Parking Lot Pay Station Zone~~."

(b) Parking rates for parking a vehicle in a designated space in parking pay station "Zone B-Parking Lot Pay Station Zone" shall be one ($1.00) dollar per hour, unless the vehicle is displaying a downtown business operator parking permit.

(c) *Downtown Business Operator Parking Permit.*

(1) City staff is authorized to establish a system of downtown business operator parking permits for purposes of allowing downtown business operators and their employees to park in Zone B-Downtown Artesia Public Parking Lot ~~Pay Station Zone~~ for extended periods of time without depositing money into the pay stations in Zone B-Downtown Artesia Public Parking Lot ~~Pay Station Zone~~.

(2) Downtown business operators and their employees shall provide proof that they are a downtown business operator or employee and submit an application for a permit on the form designated by the ~~Administrative Services Manager~~ Community Development Director.

(3) Downtown business operators and their employees shall pay a downtown business operator parking permit fee. The City Council shall establish fees for the issuance of initial, renewal, transfer and replacement of downtown business operator parking permits.

(4) City staff shall issue downtown business operator parking permits quarterly, on a first-come, first-serve basis, not to exceed the available spaces in the Zone B-Downtown Artesia Public Parking Lot ~~Pay Station Zone~~.

(d) Parking pay stations shall be operated in "Zone B-Parking Lot ~~Pay Station Zone~~" at such times and hours as posted by the Traffic Engineer.
~~(Ord. 12-787A, § 3; Ord. 14-806, § 4)~~

§ 4-4.713. Parking Pay Station Zone C—Reserved.
(Ord. 12-787A, § 3)

§ 4-4.714. Violations.

It is unlawful and a violation of the provisions of this article for any person to violate the provisions of Sections 4-4.715 through 4-4.722.
(Ord. 12-787A, § 3)

§ 4-4.715. Parking Beyond Designated Space.

It is a violation to park any vehicle across any line or marking of a parking pay station space or in such a position that the vehicle shall not be entirely within the area designated by such lines or markings.
(Ord. 12-787A, § 3)

§ 4-4.716. Operation of Parking Pay Stations.

(a) Unless exempt pursuant to Subsection (b), (c) or (d) of this section, when any vehicle shall be parked in any parking pay station space, the operator immediately shall deposit payment in the manner prescribed on the parking pay station. Payment may be made by coins or credit card as designated by signage on the parking pay station. Unless otherwise permitted by law, no person shall park a vehicle in a designated parking pay station space in excess of the maximum parking time limit set by the Traffic Engineer, or designee.

(b) Subsection (a) of this section shall not require an operator of a vehicle to deposit payment in a parking pay station when:

(1) The parking pay station indicates an unexpired portion remains of the period for which payment had been previously made; or

(2) An officer of the Fire or Police Department has determined a period of emergency exists; or

(3) In compliance with the directions of a police officer or traffic control sign or signal.

(c) Subsection (a) of this section shall not require an operator of a vehicle to deposit payment in a parking pay station if the vehicle is lawfully displaying a disabled person or disabled veteran placard, pursuant to Vehicle Code Section 22511 issued by the California Department of Motor Vehicles.

(d) Subsection (a) of this section shall not require an operator of a vehicle to deposit payment in a parking pay station in Zone B-Downtown Public Parking Lot ~~Pay Station Zone~~ if the vehicle is lawfully displaying a down-town business operator parking permit. A downtown business operator parking permit shall not exempt the vehicle operator from having to deposit payment in any other parking pay station zone and such permits shall not be applicable in the Zone A-~~Street Parking Pay Station Zone~~Downtown Artesia On-Street Parking.

~~(Ord. 12-787A, § 3; Ord. 14-806, §§ 5, 6)~~

§ 4-4.717. Parking Beyond Time Limit.

It is a violation to cause, allow, permit or suffer any vehicle registered in the name of, or operated by such person to be parked overtime, or beyond the period of legal parking time established for any parking pay station zone as herein described, or to deposit in any parking pay station any coin for the purpose of parking beyond the maximum legal parking time for the particular parking pay station zone.

~~(Ord. 12-787A, § 3)~~

§ 4-4.718. Failure to Remove Vehicle within Posted Time Limit Period.

No owner or operator of a vehicle shall cause the vehicle to remain in a City owned or operated parking spot beyond the period of time allowed that is specified on posted signs.

~~(Ord. 12-787A, § 3)~~

§ 4-4.719. Parking When Parking Pay Station Indicates Time Limit is Over.

It is a violation to permit any vehicle to remain or be placed in any parking space adjacent to any parking pay station beyond the time permitted or when the pay station indicates the paid time period has expired.

(Ord. 12-787A, § 3)

§ 4-4.720. Damaging Parking Pay Stations.

It is a violation to deface, injure, tamper with, open or willfully break, alter, destroy, or impair the usefulness of any parking pay station installed or provided under the provisions of this article.

(Ord. 12-787A, § 3)

§ 4-4.721. Slugs.

It is a violation to deposit or cause to be deposited in any parking pay station any slugs, device or metal substance, or other substitute for lawful coins.

(Ord. 12-787A, § 3)

§ 4-4.722. Civil Penalties.

Notwithstanding any other provision of this Code to the contrary, violation of Sections 4-4.715 through 4-4.721 of this Code shall be punishable by the following civil penalties:

(a) If payment is made within the time set forth in the notice of citation of violation or as provided for by law, not less than $40 shall be assessed.

(b) If no payment or request for administrative review is made as provided for by law, after notice of delinquency is issued, in the manner required by law, not less than $23 shall be assessed in addition to the underlying assessment.

(Ord. 12-787A, § 3; Ord. 13-796, § 2)

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9E.**

TO: Mayor and Members of the City Council

SUBJECT: Resolution Regarding Participation in the Los Angeles County Program for Community Development Block Grant (CDBG) Funds

FROM: Mario Flores, Management Analyst

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager
HongDao Nguyen, City Attorney

RECOMMENDATION:
Staff recommends that the City Council, adopt Resolution No. 26-3108, A Resolution of the City Council of the City of Artesia, California, Approving Participation in the Los Angeles Urban County Program for Community Development Block Grant Funds by Authorizing the City Manager, or Designee, to Sign a Cooperation Agreement with the County of Los Angeles.

BACKGROUND:
In 1974, the Community Development Block Grant (CDBG) Program was enacted through the Housing and Community Development Act. Since the City of Artesia ("City") has a population of less than 50,000, the City receives CDBG funds from the Los Angeles County Development Authority (LACDA). The CDBG Program was established to provide communities with resources to address a wide range of unique community development needs, including but not limited to: addressing deteriorated or blighted conditions; assisting or benefiting low and moderate income households; or to meet the needs of special-population groups, such as disabled or senior citizens.

As part of the current 2024-2027 CDBG funding cycle, the City has prioritized infrastructure improvements that enhance pedestrian safety and accessibility. In Fiscal Year 2024-25, the City Council approved the use of CDBG funds for a citywide sidewalk improvement project addressing 38 locations identified through the City's sidewalk assessment as having the most critical safety hazards. Through participation in the Los Angeles County Revolving Grant Fund Program, the City was able to leverage its annual CDBG allocation of $90,423 to secure a total of $272,472 in available funding, significantly expanding the scope of the project. The project was constructed between the summer and fall of 2025. Building upon these efforts, the City anticipates allocating an additional $214,000 in CDBG funds in Fiscal Year 26-27 for a second phase of sidewalk improvements that will address an additional 17 high priority locations throughout the community.

ANALYSIS:

To maintain Urban County Program status with the United States Department of Housing and Urban Development (HUD), the LACDA must requalify every three years. As part of that process, LACDA must execute cooperation agreements with all non-entitlement cities in Los Angeles County with populations under 50,000, as well as any entitlement cities that voluntarily participate in the Los Angeles Urban County Program for CDBG funding. To continue receiving CDBG funding through LACDA, the City must enter into a cooperation agreement for the next three-year cycle covering July 1, 2027 through June 30, 2030.

Resolution No. 26-3108 approves the City's participation in the Los Angeles Urban County Program for CDBG funds and authorizes the City Manager or designee to execute the cooperation agreement on the Council's behalf. After LACDA receives a copy of the signed resolution, the City may execute the agreement. Continued participation in the program will provide approximately $200,000 annually to support a variety of community development needs, including the rehabilitation of non-ADA-compliant sidewalks throughout the City.

FISCAL IMPACT:
There is no impact to the General Fund associated with approval of Resolution No. 26-3108. Adopting the Resolution will allow the City to continue receiving CDBG funds from July 1, 2027 through June 30, 2030.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council, adopt Resolution No. 26-3108, A Resolution of the City Council of the City of Artesia, California, Approving Participation in the Los Angeles Urban County Program for Community Development Block Grant Funds by Authorizing the City Manager, or Designee, to Sign a Cooperation Agreement with the County of Los Angeles.

Attachments

Resolution 26-3108.pdf

RESOLUTION NO. 26-3108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PROGRAM FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS BY AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO SIGN A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES

WHEREAS, the City of Artesia desires to participate in the Los Angeles Urban County Program for Community Development Block Grant ("CDBG") funds in the County's Consolidated Plan for Fiscal Years 2027-2028, 2028-2029, and 2029-2030, the qualification period beginning July 1, 2027 through June 30, 2030; and

WHEREAS, the City Council authorizes the City Manager to execute a Cooperation Agreement with the County of Los Angeles in order to receive CDBG funds.

NOW, THEREFORE, the City Council of the City of Artesia does hereby find, order and resolve as follows:

SECTION 1. The City Council approves the City's participation in the CDBG Program and entering into a County of Los Angeles Participating City Cooperation Agreement between the City of Artesia and the County of Los Angeles for the time period of July 1, 2027 through June 30, 2030.

SECTION 2. The City Council authorizes the City Manager, or designee, to execute any and all documents necessary for participation in the Los Angeles Urban County Program on behalf of the City of Artesia.

SECTION 3. This resolution shall take effect immediately.

SECTION 4. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of July, 2026.

_____
RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK
APPROVED TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9F.**

TO: Mayor and Members of the City Council

SUBJECT: Agreement for Residential Curb Address Painting With Care for the Children

FROM: Ernesto Sanchez, Public Works Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Jamie Murguia, Finance Director
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council approve, and authorize the City Manager to execute on their behalf, the Agreement for Residential Curb Address Painting between the City of Artesia and Care for the Children.

BACKGROUND:
The City of Artesia ("City") routinely enters into an agreement for residential curb address repainting services. This service was last completed in September of 2023 by Care for the Children, which the City has contracted with since 2012. Care for the Children has provided accurate service when repainting curb address numbers and has successfully and quickly remediated any errors. On May 28, 2026, Care for the Children submitted a proposal to conduct residential curb address repainting throughout the City.

ANALYSIS:
Care for the Children is a registered 501(c)3 with the State of California and in accordance with their proposal, will repaint all residential curb addresses in the City free of charge. Following repainting, Care for the Children will solicit a donation from each resident for the services rendered. The suggested donation amount is $30 per address. Care for the Children donates a portion of proceeds to local charities and City-sponsored programs. Past donations received from Care for the Children were allocated to Project Joy to provide assistance to low income families at Thanksgiving and Christmas.

The proposed Agreement with Care for the Children includes the following scope of work:

1. All curbs are prepared before painting new address by scraping off old paint and removing loose paint fragments. Grass and weeds are cut away from the address when needed.
2. White reflective background is painted and four-inch black numbers are painted onto the white reflective square.
3. Every representative of Care for the Children will carry photo identification.
4. Voluntary donations will be solicited within two (2) days after the services have been completed.
5. Contractor will complete all corrections and special orders within seventy-two (72) hours of the requests by residents or City staff.

Upon completion of curb painting, a status report containing all addresses painted and amount of donations collected will be provided to the City. Following the submission of the report, Care for the Children will provide a donation check to the City.

FISCAL IMPACT:
There is no cost to the City associated with approval of the Agreement.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council approve, and authorize the City Manager to execute on their behalf, the Agreement for Residential Curb Address Painting between the City of Artesia and Care for the Children.

Attachment
CARE FOR THE CHILDREN AGREEMENT 2026.docx

Attachments

CARE FOR THE CHILDREN AGREEMENT.pdf

AGREEMENT FOR RESIDENTIAL CURB ADDRESS REPAINTING SERVICES BETWEEN THE CITY OF ARTESIA AND CARE FOR THE CHILDREN

This Agreement for Residential Curb Address Repainting Services ("Agreement") is dated and effective as of July 8, 2026, and between the City of Artesia, a California municipal corporation ("City") and Care for the Children, a California public benefit 501(c)(3) corporation ("Contractor").

RECITALS

A. The City of Artesia ("City") has determined that it requires the services of Contractor to perform curb address repainting services ("Services").

B. On May 28, 2026, Contractor submitted a proposal for the Services.

C. Contractor represents that it has the experience, staff and capability to perform the Services necessary to assist the City.

The parties therefore agree as follows:

1. TERM.

The term of this Agreement shall commence on the Effective Date and expire on December 31, 2026, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES.

Contractor shall perform the Services, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

3. PERFORMANCE.

Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, provide the Services described in **Exhibit A**. Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Contractor under this Agreement in meeting its obligations under this Agreement.

4. PAYMENT.

A. Compensation. Contractor shall perform the Services at its sole cost and expense and at no cost to City, City's residents, or the property owner or tenant whose property is being improved. Contractor may request voluntary donations, in accordance with the provisions in Exhibit A. Contractor shall not perform any additional services, unless the City Council or the City Manager, as authorized, authorizes the additional services in writing prior to Contractor's performance of the additional services or the incurrence of additional expenses. Additional services shall be compensated at rates mutually agreed to by the parties.

5. TERMINATION OF AGREEMENT WITHOUT CAUSE.

The City may at any time, for any reason, with or without cause, terminate this Agreement by serving upon Contractor at least ten (10) calendar days' prior written notice. Upon receipt of notice of termination, Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice, unless the notice provides otherwise.

6. DEFAULT OF CONTRACTOR.

A. Contractor's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Contractor is in default for cause under the terms of this Agreement, City may, subject to the opportunity to cure set forth in Paragraph B below, terminate this Agreement immediately by written notice to Contractor. If such failure by Contractor to make progress in the performance of the Services under this Agreement arises out of causes beyond Contractor's control, and without fault or negligence of Contractor, it shall not be considered a default.

B. If the City Manager, or his or her delegate, determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, he or she shall serve Contractor with written notice of the default. Contractor shall have (10) calendar days after service upon it of said notice in which to cure the default by rendering performance in accordance with the requirements of this Agreement. In the event that Contractor fails to cure its default within the ten (10) day period, City may, notwithstanding any other provision of this Agreement, 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. Contractor shall maintain complete and accurate records with respect to costs, expenses, and other such information required by City that relate to Contractor's performance of services under this Agreement. Contractor 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. Contractor shall provide free access to the representatives of City, or its designees, at reasonable times to such books and records, shall permit City to examine and audit its 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. Contractor shall maintain the records, together with supporting documents, for a period of three (3) years after receipt of final payment.

B. Upon the expiration or termination of this Agreement, all original documents, designs, drawings, maps, models, and computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the Services to be performed pursuant to this Agreement shall become City's sole property and may be used, reused or otherwise disposed of by City without Contractor's permission. Contractor shall return same promptly to City no later than forty-five (45) calendar days following notice to Contractor.

8. INDEMNIFICATION.

A. To the full extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or alleged (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity to the extent arising out of or in connection with the negligent performance of the work, operations or activities required herein of Contractor, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Contractor is legally liable, or arising from Contractor's actual or alleged reckless or willful misconduct, or failure to perform any term, provision, covenant or condition of this Agreement. In connection therewith, and subject to the foregoing:

1) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

2) Contractor shall not be deemed to assume any liability for willful misconduct or grossly negligent acts of City or its officers, agents, employees and subcontractors, and City shall defend and hold Contractor harmless against any such claims; and

3) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees.

B. Contractor shall incorporate similar indemnity agreements with its subcontractors, and if it fails to do so contractor shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of subcontractors in the performance of professional services hereunder. The provisions of this section do not apply to claims or liabilities to the extent occurring as a result of City's gross negligence or willful acts or omissions, and nothing in this section 8 shall relieve city of any liability arising out of the grossly negligent acts or omissions, or willful misconduct, of city or city's officers, employees, agents, or invitees, or any individual or entity for which contractor is legally liable, as the same may be determined by final court decision or agreement of the parties. The provisions of this section 8. Shall be binding on successors and assigns of Contractor and City and shall survive termination of this Agreement.

9. INSURANCE REQUIREMENTS.

Contractor shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, or employees.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1) Insurance Services Office Commercial General Liability form No. CG 00 01 11 85 or 88.

2) Insurance Services Office Business Auto Coverage form CA 00 01 06 92 covering Automobile Liability, code 1 (any auto). If Contractor owns no automobiles, a non-owned auto endorsement to the General Liability policy described above is acceptable.

3) Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance. If Agency has no employees while performing under this Agreement, workers' compensation insurance is not required, but Agency shall execute a declaration that it has no employees.

B. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

1) General Liability: Two million dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: One million dollars ($1,000,000) per accident for bodily injury and property damage.

3) Workers' Compensation as required by the State of California; Employer's Liability: One million dollars ($1,000,000) per accident for bodily injury or disease.

C. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City Manager. At the option of the City Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its officers, officials, employees, and volunteers; or Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

D. Other Insurance Provisions. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1) The City, its officers, officials, employees, agents, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; or automobiles owned, leased, hired, or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, its officers, officials, employees, or volunteers.

2) For any claims related to this Agreement or performance under this Agreement, Contractor's insurance coverage shall be primary insurance as respects City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees, or volunteers shall be in excess of Contractor's insurance and shall not contribute to it.

3) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to City, its officers, officials, employees, or volunteers.

4) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits except after thirty (30) days' prior written notice, by certified mail, return receipt requested, to City.

E. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to City. Self insurance shall not be considered to comply with these insurance requirements.

F. Verification of Coverage. Contractor shall furnish City with original endorsements effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before Contractor's performance of the Services.

10. CONTRACTOR RELEASE OF CLAIMS.

Contractor hereby waives and releases City, its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials (collectively "City Released Parties"), and each of them, of and from any and all claims, demands, disputes, damages, liabilities, causes of action, and other claims or rights to relief, legal or equitable, of every kind and nature, whether known or unknown, past or present, which Contractor has or may have against the City Released Parties, arising out of, or in any way related to this Agreement and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, between Contractor and City.

11. INDEPENDENT CONTRACTOR.

A. Contractor is and shall at all times remain as to City a wholly independent contractor. Any personnel performing Services under this Agreement on Contractor's behalf shall at all times be under Contractor's exclusive direction and control. Neither City nor any of their officers, employees, agents, or volunteers shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor 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 City. Contractor 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 Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing the Services under this Agreement for City. City shall not be liable for compensation or

indemnification to Contractor for injury or sickness arising out of performing the Services under this Agreement.

12. LEGAL RESPONSIBILITIES.

Contractor shall keep itself informed of all local, state, and federal ordinances, laws, and regulations that in any manner may affect those employed by it or in any way affect the performance of its services pursuant to this Agreement. Contractor shall at all times observe and comply with all such ordinances, laws, and regulations. City, and its officers and employees, shall not be liable at law or in equity occasioned by Contractor's failure to comply with this Section 13.

13. CONFIDENTIALITY; RELEASE OF INFORMATION.

A. All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from the City Manager, or unless requested by the City Council, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the Services performed under this Agreement or relating to any project or property located within City. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

B. Contractor shall promptly notify City should Contractor, its officers, employees, agents, or subcontractors 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 party regarding this Agreement and the Services performed there under or with respect to any project or property located within City. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing, or similar proceeding. Contractor shall cooperate fully with City and provide City with the opportunity to review any response to discovery requests provided by Contractor. 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.

14. NOTICES.

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to Federal Express, that provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice. Notice shall be effective upon delivery to the addresses specified below or on the third business day following deposit with the document delivery service or United States Mail as provided above.

To City: City of Artesia
18747 Clarkdale Avenue
Artesia, California 90701
Attention: Ernesto Sanchez

To Contractor: Care For the Children
10934 Painter Avenue
Santa Fe Springs, CA 90670
Attn: Robert G. Henderson

15. PROHIBITION OF SUBCONTRACTING, ASSIGNMENT AND DELEGATION.

Contractor shall not subcontract, assign any of its rights, or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to a subcontract or an assignment of rights under this Agreement shall not release Contractor from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted subcontract, assignment, or delegation in violation of this Section 16 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 16, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

16. LICENSES.

At all times during the term of this Agreement, Contractor 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. COOPERATION.

In the event any claim or action is brought against City relating to this Agreement, Contractor shall render any reasonable assistance and cooperation that City requires, including testifying upon City's request.

18. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY.

In the performance of this Agreement, Contractor shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation, or other basis prohibited by law. Contractor shall take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, or sexual orientation.

19. GOVERNING LAW; FORUM; ATTORNEY FEES.

City and Contractor 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, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in the municipal, superior, or federal court within the County of Los Angeles. In any litigation or other proceeding by which one party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be shall be awarded reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

20. PROHIBITED INTEREST.

No officer or employee of City who has participated in the development of this Agreement or its administration shall have any financial interest, direct or indirect, in this Agreement, the proceeds thereof, Contractor, or Contractor's subcontractors performing Services, during his or her tenure or for one (1) year thereafter. Contractor hereby warrants and represents to City that no officer or employee of City has any interest, whether contractual, non-contractual, financial, or otherwise, in this transaction, or in the business of Contractor or Contractor's subcontractors performing services under this Agreement. Contractor shall notify City in the event any such interest is discovered whether or not such interest is prohibited by law or this Agreement.

21. WORD USAGE.

Unless the context clearly requires otherwise, (a) the words "shall," "will" or "agrees" are mandatory, and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" and "including" are not limiting.

22. HEADINGS.

The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the parties to this Agreement.

23. TIME OF ESSENCE.

Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing may not be construed to limit or deprive a party of the benefits of any grace or use period allowing in this Agreement.

24. EXHIBITS.

Exhibit A constitutes a part of this Agreement and is incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

25. SEVERABILITY.

If a court or an arbitrator of competent jurisdiction holds any provision of this Agreement to be illegal, unenforceable or invalid for any reason, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

26. MODIFICATIONS.

This Agreement may be supplemented, amended, or modified only by a writing signed by both parties. The City Manager shall have the authority to make modifications to this Agreement which do not affect the compensation.

27. AMBIGUITIES.

Each party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

28. WAIVER.

No delay or omission to exercise any right, power, or remedy accruing to City under this Agreement shall impair any right, power, or remedy of City, nor shall it be construed as a waiver of, or consent to any breach or default. No waiver of any breach, any failure of any condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the party making the waiver; (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver, unless the writing expressly so states.

29. 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, for which Contractor acknowledges receipt of all payment for services rendered, 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.

30. AUTHORITY TO EXECUTE THIS AGREEMENT.

The person or persons executing this Agreement on behalf of Agent warrants and represents that he or she has the authority to execute this Agreement on behalf of Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

[*SIGNATURE PAGE FOLLOWS*]

SIGNATURE PAGE TO AGREEMENT FOR RESIDENTIAL CURB ADDRESS REPAINTING BETWEEN THE CITY OF ARTEAIS AND CARE FOR THE CHILDREN

The parties are signing this Agreement on the date stated in the introductory clause.

CITY OF ARTESIA

_____

City Manager

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

CARE FOR THE CHILDREN

By: _____
Name: Robert G. Henderson
Title: Executive Director

By: _____
Name: _____
Title: _____

(Please note: Two signatures required for corporations pursuant to California Corporations Code Section 313, unless corporate documents authorize only one person to sign this Agreement on behalf of the corporation.)

EXHIBIT A

SCOPE OF SERVICES

Contractor shall:

A. Repaint curb addresses using the following methods:

i. Clear all curbs of overgrowth;

ii. Scrape old paint off all curbs;

iii. Sweep away debris from all curbs;

iv. Paint all addresses in a dark shade;

v. Paint (roll on) a white background and spray four inch (4") black numbers onto the white background;

vi. Apply reflective safety spheres onto the white background and numbers by air pressure;

B. Within two (2) days after the Services have been completed at each residential address, solicit voluntary donations from the residents at each address for Contractor's performance of the Services. Donations shall be voluntary and City residents shall not be required by Contractor to make donations in exchange for Contractor's performance of Services;

C. Require each Contractor representative to carry picture identification while conducting work in the City;

D. Record each address at which Contractor performs Services, making note of any corrections or special orders requested by residents. Contractor representatives shall submit notations for corrections and special orders to Contractor's main office to be dispatched to Contractor's painter the following morning;

E. Complete all corrections and special orders within seventy-two (72) hours of the requests by residents or City staff;

F. Keep daily records of addresses painted the name of the Contractor painter that repainted each address, the name of the Contractor representative who distributes notices, and the name of the Contractor representative who collected resident donations. Each daily report shall include the amount of resident donations, the number of donation refusals, the number of residences solicited, and a description of all special order requests; and

G. Complete the Services by December 31, 2026.

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9G.**

TO: Mayor and Members of the City Council

SUBJECT: Resolution for the Approval of Plans, Specifications and Estimates for the Highway Safety Improvement Program and Traffic Calming Street Improvement Project; and to Award a Construction Contact to Onyx Paving Company, Inc. in the Amount of $880,900 to Implement the Project

FROM: Ernesto Sanchez, Public Works Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Jamie Murguia, Finance Director
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council, by motion adopt Resolution No. 26-3109, A Resolution of the City Council of the City of Artesia Awarding a Construction Contract to Onyx Paving Company, Inc. for the Highway Safety Improvement Program and Traffic Calming Street Improvement Project in an Amount Not to Exceed $880,900, Authorizing the City Manager to Execute the Contract and Certain Non-Monetary Amendments, and Delegating Discretionary Authority to the City Engineer to Approve the Project Design, Plans, Specifications, and Estimates Pursuant to Government Code Section 830.6, and Finding the Project Categorically Exempt From CEQA.

BACKGROUND:

In December 2023, the City of Artesia ("City") was allocated grant funds from the California Department of Transportation's Highway Safety Improvement Program in order to install the following features:

1. Enhanced crosswalk along 166th Street at Alburtis Avenue;
2. Enhanced crosswalks at the intersection of 178th Street and Roseton Avenue;
3. Enhanced crosswalks at the intersection of 178th Street and Jersey Avenue;
4. Enhanced crosswalks at the intersection of Ashworth Street and Clarkdale Avenue;
5. Enhanced crosswalks at the intersection of 183rd Street and Elaine Avenue;
6. Enhanced crosswalks at the intersection of 186th Street and Elaine Avenue;
7. Enhanced crosswalks at the intersection of 186th Street and Grayland Avenue; and
8. Enhanced crosswalks at the intersection of 186th Street and Horst Avenue with a Rectangular Rapid Flashing Beacon.
9. Enhanced crosswalks at the intersection of 186th Street and Clarkdale Avenue;
10. Enhanced crosswalk along Norwalk Avenue at 186th Street;
11. Enhanced crosswalk along Elaine Avenue at 187th Street;

12. Mid- block crosswalk at Elaine Avenue and Droxford Street;
13. Raised mid-block crosswalk on Grayland Avenue between 186th Street and South Street with a Rectangular Rapid Flashing Beacon; and
14. Enhanced crosswalk along South Street at Grayland Avenue.

The Highway Safety Improvement Program grant funding is restricted to the above-mentioned features which are classified as roadway striping and street signage improvements. However, combining additional street improvements using other funding sources results in significant cost efficiencies. Additional proposed improvements were incorporated into the Highway Safety Improvement Program and Traffic Calming Street Improvement Project, which included the re-pavement of segments of Elaine Avenue, Grayland Avenue, 186th Street, Devlin Avenue, 187th Street and Droxford Avenue and the addition of two (2) mini-roundabouts along 186th Street to further calm traffic along 186th Street. These additional improvements would potentially be funded using available Measure M, Measure R and Senate Bill 1 funds. The Project scope of work was divided into three (3) schedules:

- Schedule A: Pavement improvements on Elaine Avenue (183rd Street to South Street), Grayland Avenue (183rd Street to South Street), 186th Street (Arline Avenue to the Norwalk Boulevard), Devlin Avenue (186th Street to 187th Street), 187th Street (Devlin Avenue to Elaine Avenue), and Droxford Street (Cul-de-Sac to Elaine Avenue).
- Schedule B: Installation of enhanced crosswalks and associated features funded by the Highway Safety Improvement Program.
- Schedule C: Installation of two (2) mini-roundabouts on 186th Street. One (1) at the intersection of 186th Street and Clarkdale Avenue, and one (1) at the intersection of 186th Street and Elaine Avenue.

PUBLIC DEMONSTRATION AND PUBLIC MEETINGS:

The City held a Traffic Calming Pop-Up Demonstration Event on August 9, 2025, which featured temporary mini-roundabouts and mid-block crosswalks in the same locations proposed in the Project plans. The demonstration was publicly advertised, and flyers were delivered directly to households in the area in order to encourage participation and community feedback. Additional pop-up demonstrations on 186th Street were held on April 14, 2026 and April 21, 2026. The project has been presented and discussed at multiple Public Meetings, including:

- Beautification and Maintenance Commission on January 16, 2025
- Beautification and Maintenance Commission on April 17, 2025
- City Council Meeting on July 14, 2025
- Public Works Committee on October 2, 2025
- Beautification and Maintenance Commission on October 16, 2025
- Beautification and Maintenance Commission on April 30, 2026
- Public Works Committee on May 29, 2026
- City Council meeting on June 8, 2026
- Public Works Committee on June 17, 2026

ANALYSIS:

The proposed Project is a “public project” as defined in Artesia Municipal Code Section 3-4.19(b)(2)(A). The City has adopted the Uniform Public Construction Cost Accounting Act (“UPCCAA”) (Pub. Contract Code, § 22000, *et seq.*), which governs the City’s award of public projects. Public projects valued above $200,000 must use formal bidding procedures in accordance with the Artesia Municipal Code and California Contracting Code. On April 2, 2026, Staff released a Notice Inviting Bids to complete the construction work required to implement the Highway Safety Improvement Program and Traffic Calming Street Improvement Project using three schedules: Schedule A: Pavement Improvements, Schedule B: Highway Safety Improvement Program Improvements, and Schedule C: Mini-Roundabouts. The bid remained open until May 21, 2026, and the City received a total of eight (8) sealed bids for the Project. The following bid amounts are Schedule A, B and C combined:

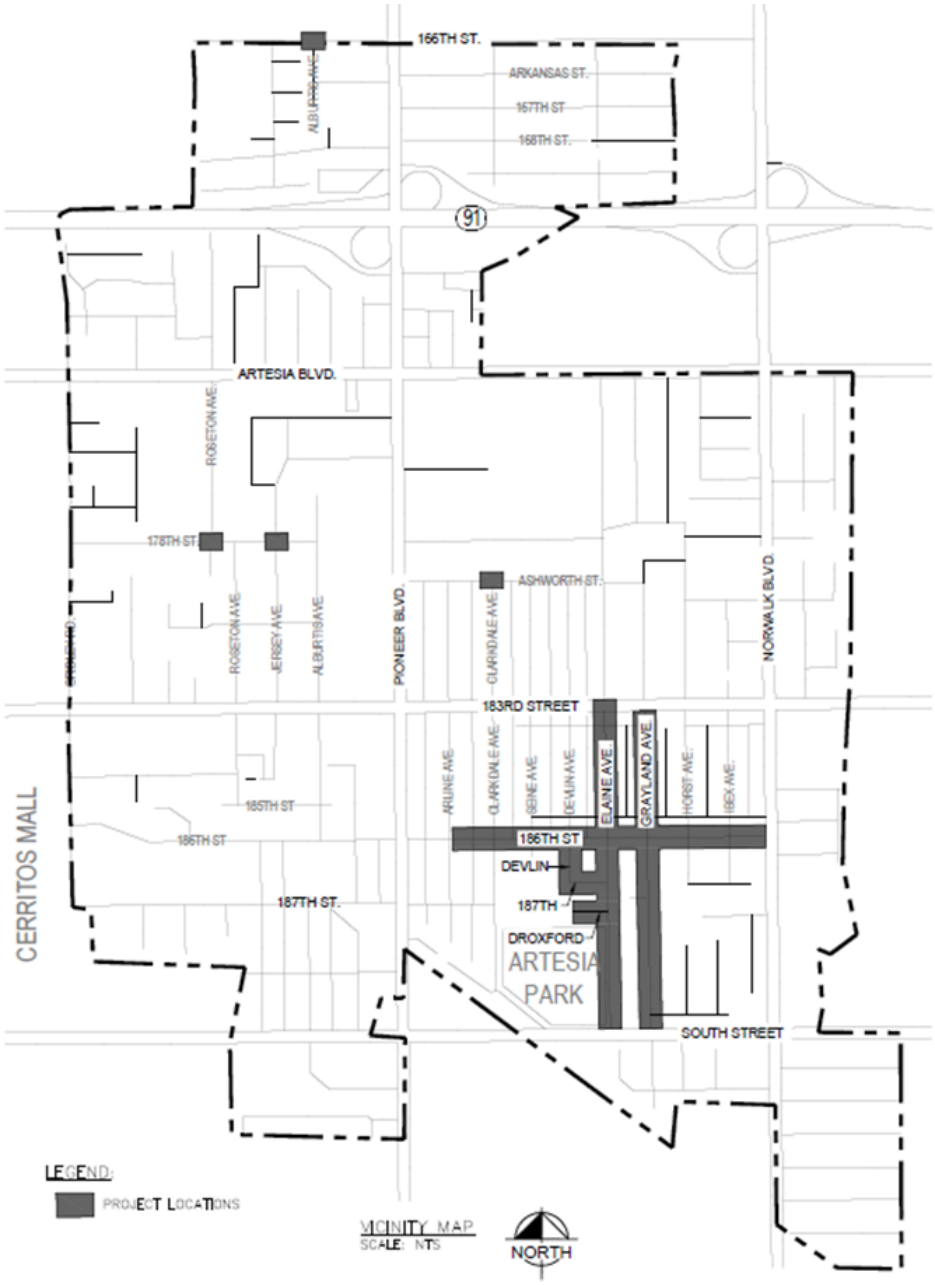
1. Onyx Paving Company, Inc. $793,000.00
2. COPP Contracting, Inc. $840,721.70
3. Sequel Contractors, Inc. $1,020,541.37
4. R.J. Noble Company $1,039,795.35
5. Hardy & Harper, Inc. $1,075,000.00
6. Estate Design & Construction, Inc. $1,095,000.00
7. Excel Paving $1,168,988.15
8. All American Asphalt $1,223,023.28

Public Contract Code section 22000, *et seq*., and Artesia Municipal Code Section 3-4.14(b) requires that contracts be awarded by the City Council to the lowest responsible and responsive bidder. The City Engineer has reviewed the sealed bids and determined that Onyx Paving Company, Inc. is the lowest responsible and responsive bidder at $793,000 and the bid is acceptable and accurate. Onyx Paving Company's schedule breakdown is as follows:

- Schedule A: Pavement improvements - $694,000
- Schedule B: Highway Safety Improvement Program improvements - $72,000
- Schedule C: Installation of two (2) mini-roundabouts - $27,000

On May 28, 2026 and June 17, 2026, the Public Works Committee convened to review the project scope of work and the bid results. On June 17, 2026, the Public Works Committee made a recommendation that the City Council approve a construction contract with Onyx Paving Company that includes Schedule A and Schedule B for $766,000, and also include a fifteen percent (15%) contingency to cover any unforeseen work that may arise during the implementation of the project. The Public Works Committee recommended to Staff that the City Council not proceed with the scope of work in Schedule C at this time, as they asked for more time to consider the effectiveness of the roundabouts and research viable alternatives. Based on the Committee's recommendation, Staff reached out to Onyx Paving Company, Inc. to ensure the company would proceed with the Project without exclusive of Schedule C. Onyx Paving Company, Inc. accepts a construction contract that only includes Schedule A and Schedule B and has recently completed comparable street improvement projects in the nearby cities of Hawaiian Gardens, Paramount, and Cerritos.

Schedule A and Schedule B Project Map and Scope of Work:



1. Road: Elaine Avenue

   Segments: 183rd Street to South Street

   Proposed Road Improvements: (1) Seal cracks and install slurry seal; (2) Remove top 2-inches of asphalt surface, and repave with 2-inch rubberized asphalt surface at select locations; (3) Remove buried longitudinal concrete gutter at the intersection of 187th Street and install full asphalt pavement section; and (4) Install new ADA compliant curb ramps and/or truncated domes at the intersection of Droxford Street for the mid-block crosswalk.

   Proposed Traffic Calming Improvements: (1) Install enhanced crosswalks at the intersections of 183rd Street, 186th Street, 187th Street, and Droxford Street; (2) Install enhanced mid-block crosswalk at the intersection of Droxford Street; (3) Install red curb at intersections and crosswalks in accordance with Assembly Bill 413; (4) Install edgeline and centerline striping for visual narrowing; and (5) Install applicable pavement markings and street signage.

2. Road: Grayland Avenue

   Segments: 183rd Street to South Street

   Proposed Road Improvements: (1) Removal of the top 2-inches of asphalt surface, and repave with 2-inch rubberized asphalt surface; (2) Install a mid-block raised crosswalk with improvements to adjacent sidewalk; and (3) Install new ADA compliant curb ramps and/or truncated domes at the intersection of 186th Street.

   Proposed Traffic Calming Improvements: (1) Install enhanced crosswalks at the intersections of 186th Street and South Street; (2) Install enhanced crosswalk including Rapid Flashing Beacon at mid-block crosswalk; (3) Install red curb at intersections and crosswalks in accordance with Assembly Bill 413; (4) Install centerline striping for visual narrowing; and (5) Install applicable pavement markings and street signage.

3. Road: 186th Street

   Segments: Arline Avenue to the Norwalk Boulevard

   Proposed Road Improvements: (1) Removal of the top 2-inches of asphalt surface, and repave with 2-inch rubberized asphalt surface; (2) Seal cracks and install slurry seal at select locations; and (3) Install new ADA compliant curb ramps and/or truncated domes at intersections of Clarkdale Avenue, Devlin Avenue, Elaine Avenue, Grayland Avenue, and Horst Avenue.

   Proposed Traffic Calming Improvements: (1) Install enhanced crosswalks at the intersections of Clarkdale Avenue, Devlin Avenue, Elaine Avenue, Horst Avenue, and Norwalk Boulevard; (2) Install Rapid Flashing Beacon at Devlin Avenue; (3) Install red curb at intersections in accordance with Assembly Bill 413; (4) Install applicable pavement markings and street signage.

4. Road: Devlin Avenue

   Segment: 186th Street to 187th Street

   Proposed Road Improvements: (1) Seal cracks and install slurry seal; and (2) Install new ADA compliant curb ramps and/or truncated domes at intersection of 186th Street.

5. Road: 187th Street

   Segment: Devlin Avenue to Elaine Avenue

   Proposed Road Improvements: (1) Seal cracks and install slurry seal; and (2) Removal of the top 2-inches of asphalt surface, and repave with 2-inch rubberized asphalt surface at intersection with Elaine Avenue.

6. Road: Droxford Street

   Segment: Cul-de-Sac to Elaine Avenue

   Proposed Road Improvements: (1) Removal of the top 2-inches of asphalt surface, and repave with 2-inch rubberized asphalt surface.

7. Intersection: 166th Street and Alburtis Avenue

   Proposed Road Improvements: (1) Install new ADA compliant curb ramps and/or truncated domes including improvements to adjacent sidewalks.

Proposed Traffic Calming Improvements: (1) Install enhanced crosswalk along 166th Street; (2) Install red curb at intersections and crosswalks in accordance with Assembly Bill 413; and (3) Install applicable pavement markings.

8. Intersection: 178th Street and Roseton Avenue

   Proposed Road Improvements: (1) Install new ADA compliant truncated domes on existing curb ramps.

   Proposed Traffic Calming Improvements: (1) Install enhanced crosswalk; (2) Install red curb at intersections in accordance with Assembly Bill 413; and (3) Install applicable pavement markings.

9. Intersection: 178th Street and Jersey Avenue

   Proposed Road Improvements: (1) Install new ADA compliant truncated domes on existing curb ramps.

   Proposed Traffic Calming Improvements: (1) Install enhanced crosswalk at 4-way intersection; (2) Install red curb at intersections in accordance with Assembly Bill 413; and (3) Install applicable pavement markings.

10. Intersection: Clarkdale Avenue and Ashworth Street

    Proposed Road Improvements: (1) Install new ADA compliant truncated domes on existing curb ramps.

    Proposed Traffic Calming Improvements: (1) Install enhanced crosswalk along Ashworth Street; and (2) Install applicable pavement markings and street signage.

Resolution No. 26-3109 approves the plans, specifications and estimates for this scope of work and approves a construction contract with Onyx Paving Company, Inc. that includes a fifteen percent (15%) contingency to cover any unforeseen work that may arise during the implementation of the project. Additionally, the plans, specifications and estimates and the construction contract are reflective of Schedule A and Schedule B of the project.

CEQA COMPLIANCE:

The Public Works Department determined that the Project is statutorily and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The Project is categorically exempt under the Class 1(c) exemption of State CEQA Guidelines Section 15301 because it consists of the operation, repair, maintenance, or minor alteration of an existing public facility, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

FISCAL IMPACT:

The proposed Construction Contract includes a not to exceed compensation amount of $880,900, which includes the $766,000 bid price and a fifteen percent (15%) contingency. The contract amount would be funded using $72,000 in Highway Safety Improvement Program Grant Funds, and $808,900 of available Measure R and Senate Bill 1 funds.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion adopt Resolution No. 26-3109, A Resolution of the City Council of the City of Artesia Awarding a Construction Contract to Onyx Paving Company, Inc. for the Highway Safety Improvement Program and Traffic Calming Street Improvement Project in an Amount Not to Exceed $880,900, Authorizing the City Manager to Execute the Contract and Certain Non-Monetary Amendments, and Delegating Discretionary Authority to the City Engineer to Approve the Project Design, Plans, Specifications, and Estimates Pursuant to Government Code Section 830.6, and Finding the Project Categorically Exempt From CEQA.

Attachments

HSIP & Traffic Calming Project-Plans.pdf
Resolution No 26-3109.pdf
ONYX Construction Contract-c1.pdf

CITY OF ARTESIA

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT

GENERAL NOTES:

1. SPECIFICATIONS:
   ALL WORK SHALL CONFORM TO THE CITY OF ARTESIA STANDARD PLANS, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION; THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) LATEST EDITION; AND AS DIRECTED BY THE CITY'S REPRESENTATIVE.

2. INSPECTION:
   ALL WORK AND MATERIALS SHALL BE INSPECTED BY THE INSPECTOR OF PUBLIC WORKS DURING CONSTRUCTION PURSUANT TO LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION AS APPLICABLE. CALL THE CITY REPRESENTATIVE AT (562) 865-6262 BEFORE NOON OF THE WORKING DAY BEFORE THE FIRST SCHEDULED DAY OF CONSTRUCTION.

3. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION, REMOVALS, SAWCUTTING, OR INSTALLATION OF TRAFFIC CONTROL, THE CONTRACTOR SHALL MEET WITH THE CITY TO DISCUSS & COORDINATE SAFETY, TRAFFIC CONTROL REQUIREMENTS, PUBLIC ACCESS, CONSTRUCTION IMPACT MITIGATION, REMOVAL LIMITS, AND CONTRACTOR'S PLANNED SEQUENCING OF OPERATIONS. A HEALTH AND SAFETY PLAN HAS BEEN PREPARED & IS A PART OF THE DOCUMENTS. ADDITIONAL REQUIREMENTS BY THE CITY SHALL BE COORDINATED WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL.

4. WORK IN PUBLIC STREETS ONCE BEGUN SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAYS SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.

5. UNDERGROUND SERVICE ALERT:
   BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BY CALLING 811 OR 1-800-422-4133 TWO WORKING DAYS PRIOR TO CONSTRUCTION OR EXCAVATION WORK SO THAT UTILITY OWNERS CAN BE NOTIFIED BY THE CONTRACTOR.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR AND COORDINATE THE RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DEEMED NECESSARY BY THE PROPOSED IMPROVEMENTS.

7. CONTRACTOR SHALL CONTACT COUNTY SANITATION DISTRICT OF LOS ANGELES COUNTY, 310-638-1161, 48 HOURS PRIOR TO CONSTRUCTION ACTUAL GRADE ADJUSTMENT OF COUNTY SANITATION DISTRICT MANHOLES TO BE DONE BY THE SANITATION DISTRICTS. CONTRACTOR TO BE RESPONSIBLE FOR EXCAVATION AND RE-PAVING AROUND MANHOLES ONLY.

8. NOTIFICATION:
   AT LEAST TEN (10) DAYS BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY, IN WRITING, ABUTTING PROPERTY OCCUPANTS OF THE PROPOSED CONSTRUCTION START DATE. A COPY OF SAID WRITTEN NOTIFICATION SHALL BE PROVIDED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL BEFORE THEY ARE DISTRIBUTED TO THE OCCUPANTS OF THE ABUTTING PROPERTY.

9. ADVANCE CONSTRUCTION NOTICE SIGNS:
   IN ADDITION TO SIGNS REQUIRED BY THE PROVISIONS OF THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH), LATEST EDITION, FURNISH AND PLACE SIGNS FOR GIVING ADVANCE NOTICE TO MOTORISTS OF TRAFFIC DISRUPTION AS PART OF THIS PROJECT.

10. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE CASE OF THE THE LATEST EDITION OF THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH). CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL IF NO APPLICABLE CASE.

12. SURVEY MONUMENT:
    THE CONTRACTOR SHALL FURNISH, PRESERVE AND RE-ESTABLISH ALL EXISTING MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATION AS REQUIRED. FOUND MONUMENTS ARE SHOWN ON THE PLAN.

13. TRAFFIC LANE REQUIREMENTS:
    LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) WILL BE SATISFACTORY FOR THE TRAFFIC REQUIREMENTS.

14. TRAFFIC SIGNING, LOOP REPLACEMENT, AND THE INSTALLATION THEREOF SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATION, DATED 2018 AND THE LATEST REVISIONS, THE CALIFORNIAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION, THESE PLANS, AND THE SPECIAL PROVISIONS.

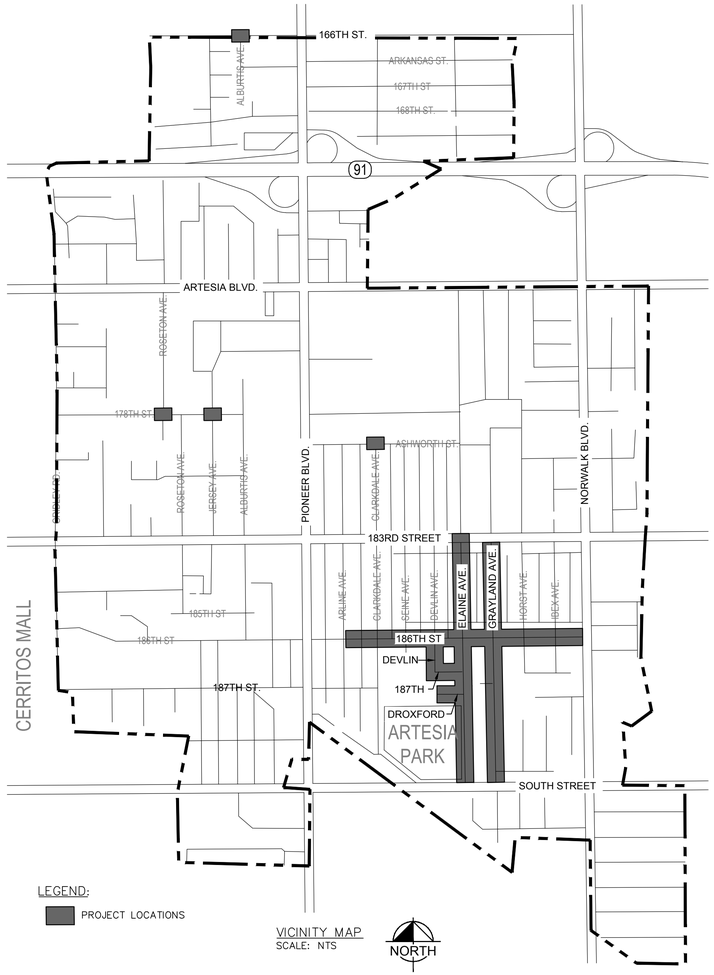
15. THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S MAINTENANCE CONTRACTOR TO DISABLE THE TRAFFIC SIGNAL LOOP DETECTION AND RESET SIGNAL OPERATION TO TIME BASED.

16. PROJECT COMPLETION AND CLOSURE:
    UPON RECEIVING A STATEMENT OF COMPLETION FORM FROM THE PUBLIC WORKS INSPECTOR (OR WHEN CONSTRUCTION IS NEARING A FINAL INSPECTION), THE CONTRACTOR SHALL:

    A. NOTIFY THE ENGINEER OF RECORD TO PREPARE AND SUBMIT "AS-BUILT" PLANS. ALL PROJECT FINAL INSPECTIONS SHALL BE PLACED ON HOLD UNTIL THE CONTRACTOR AND ENGINEER OF RECORD COLLABORATELY SUBMIT AS-BUILT PLANS FOR PRE-APPROVAL.

    B. PROVIDE COPIES OF CHANGE ORDER FORMS SIGNED BY ALL OFFICES TO THE ENGINEER OF RECORD.

    C. UNLESS OTHERWISE INDICATED, THE ENGINEER OF RECORD IS RESPONSIBLE FOR PREPARING "AS-BUILT" PLANS IN COORDINATION WITH THE CONTRACTOR. AS BUILT PLANS WITH ASSOCIATED CHANGE ORDER FORMS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORDS.



NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY OF ARTESIA DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTING OF ANY UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITY LINES OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

ABBREVIATIONS

AB	AGGREGATE BASE	NO.	NUMBER
AC	ASPHALT CONCRETE	N.T.S.	NOT TO SCALE
ARHM	ASPHALT RUBBER HOT MIX	PCC	PORTLAND CONCRETE CEMENT
BCR	BEGINNING OF CURB RETURN	PP	POWER POLE
CB	CATCH BASIN	PVMT	PAVEMENT
CF	CURB FACE	SD	STORM DRAIN
CL	CENTER LINE	SDMH	STORM DRAIN MANHOLE
CONT.	CONTINUATION	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
EG	EDGE OF GUTTER	STA	STATION
(E)	EXISTING	STD.	STANDARD
FH	FIRE HYDRANT	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
FL	FLOWLINE		
FS	FINISH SURFACE		
FT	FEET	TMH	TOP OF MANHOLE
FW	FIRE WATER	TC	TOP OF CURB
GM	GAS METER	TG	TOP OF GRATE
GSW	GOLDEN STATE WATER	TS	TRAFFIC SIGNAL
H.P.	HIGH POINT	TW	TOP OF WALL
L	LENGTH	TYP.	TYPICAL
MON	MONUMENT	W	WIDTH
MH	MANHOLE	WM	WATER METER
		WV	WATER VALVE

SHEET INDEX

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3	C-3	186TH STREET STREET IMPROVEMENT PLAN
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14	C-14	VARIOUS INTERSECTION STRIPING PLAN
15	C-15	SIGNING & STRIPING PLAN DETAILS
16	C-20	DETAILS
17	C-21	STRIPING DETAILS
18	C-22	SIGNING & STRIPING DETAILS

811

DIAL TOLL FREE
811

Know what's below.
Call before you dig.

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-442-4133 TWO WORKING DAYS BEFORE YOU DIG.

IMPORTANT NOTICE

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO EXCAVATION. ANY DAMAGES TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE MADE.

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ
PUBLIC WORKS MANAGER

RON IBARRA, PE
CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: TITLE SHEET & VICINITY MAP

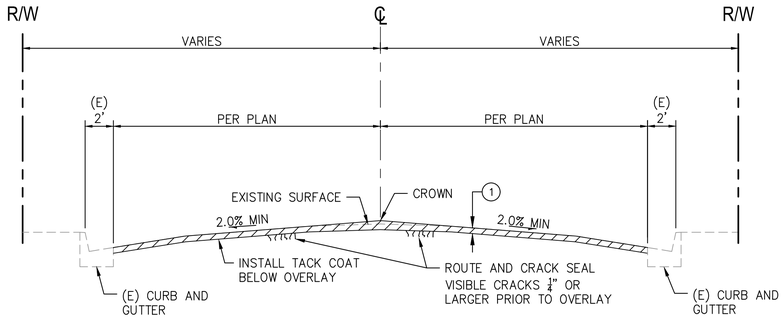
C-1

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

SHEET NO. 1 OF 18

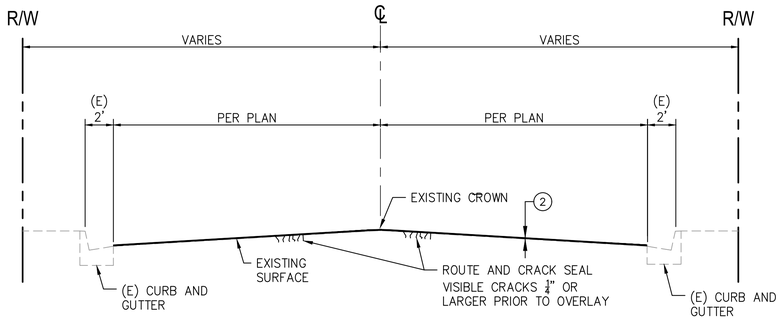
BEST MANAGEMENT PRACTICES NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON–STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. ALL CATCH BASINS AND CURB INLETS SHALL BE PROTECTED FROM RECEIVING RUNOFF FROM UNSTABILIZED OR OTHERWISE ACTIVE WORK AREAS. INLET PROTECTION SHALL BE USED IN CONJUNCTION WITH OTHER EROSION AND SEDIMENT CONTROLS TO PREVENT SEDIMENT LADEN STORMWATER AND NON–STORMWATER DISCHARGES FROM ENTERING THE STORM DRAIN SYSTEM.



TYPICAL SECTION FOR COLDMILL & OVERLAY

N.T.S.



TYPICAL SECTION FOR SLURRY SEAL

NTS

GENERAL NOTES

1. AFTER ENTIRE COLD MILL STAGE OR BEFORE SLURRY SEAL INSTALLATION, ROUTE AND CRACK SEAL VISIBLE CRACK ¼" OR LARGER PRIOR TO OVERLAY OR SLURRY SEALING.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64–10).

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
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PHONE: 562–865–6262

ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
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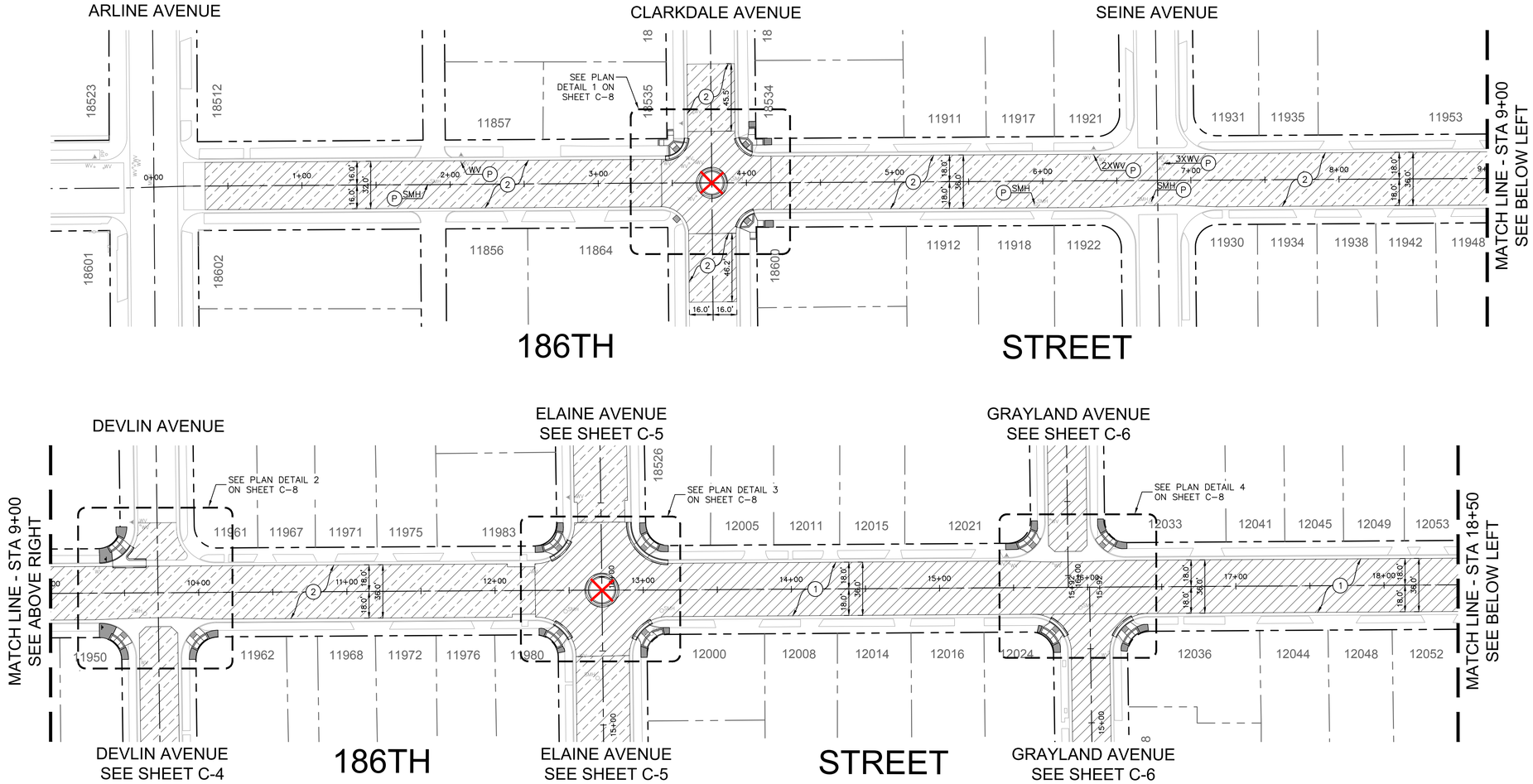
ARTESIA CALIFORNIA

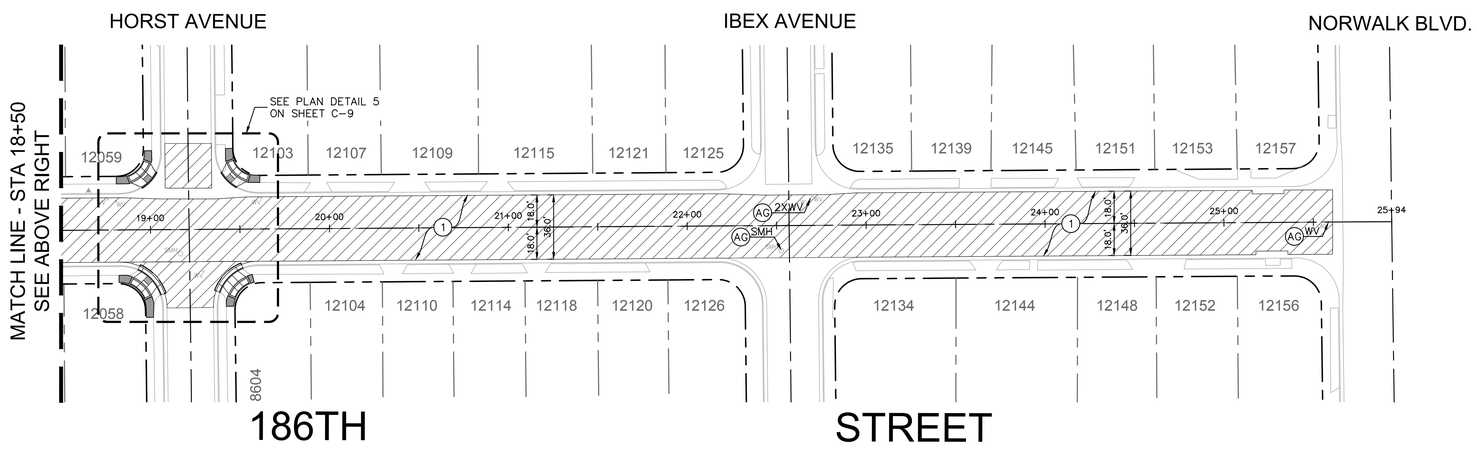
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: BMP NOTES AND TYPICAL SECTIONS

C-2

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING





GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(P) PROTECT IN PLACE (ITEM AS NOTED)

(AG) ADJUST TO GRADE (ITEM AS NOTED)

LEGEND

LIMITS OF COLD MILL AND ASPHALT OVERLAY

LIMITS OF SLURRY SEAL

APPARENT CENTERLINE

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
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ERNESTO SANCHEZ
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RON IBARRA, PE
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ARTESIA CALIFORNIA

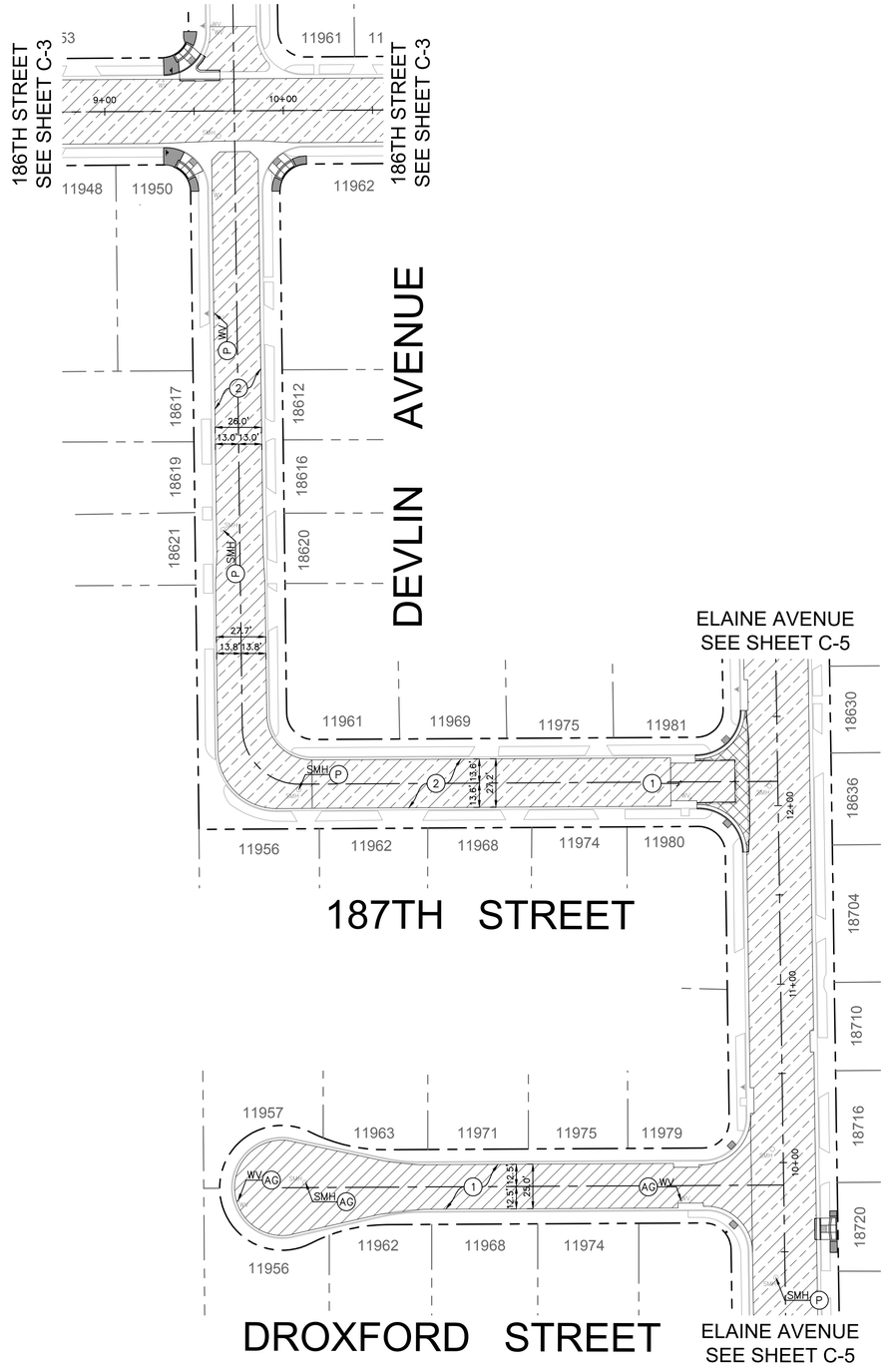
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: 186TH STREET
STREET IMPROVEMENT PLAN

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-3

SHEET NO. 3 OF 18



GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(P) PROTECT IN PLACE (ITEM AS NOTED)

(AG) ADJUST TO GRADE (ITEM AS NOTED)

LEGEND

LIMITS OF COLD MILL AND ASPHALT OVERLAY

LIMITS OF SLURRY SEAL

APPARENT CENTERLINE

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
RONALDO G. IBARRA
No. C 66789
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
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ARTESIA CALIFORNIA

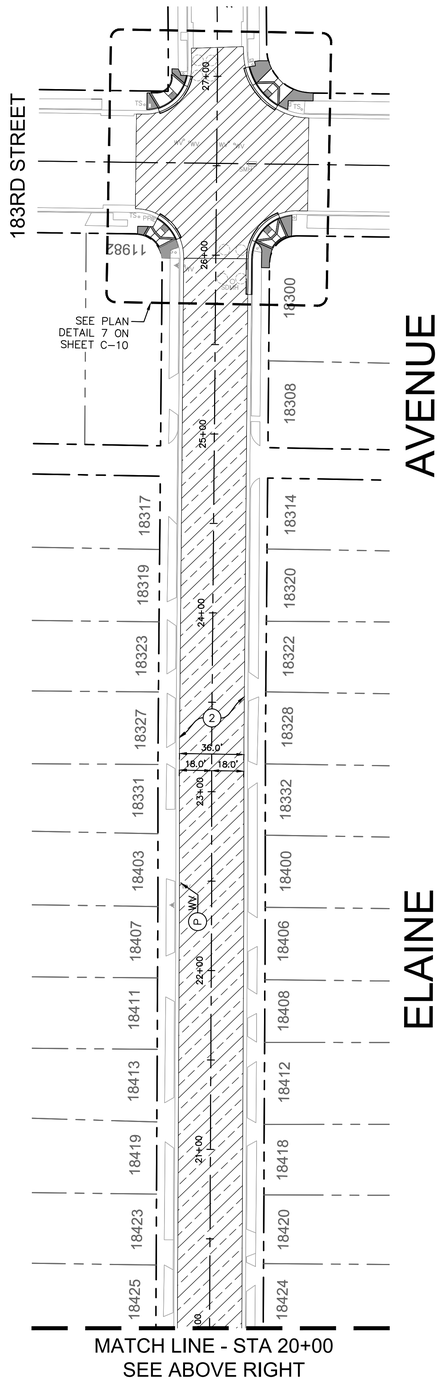
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

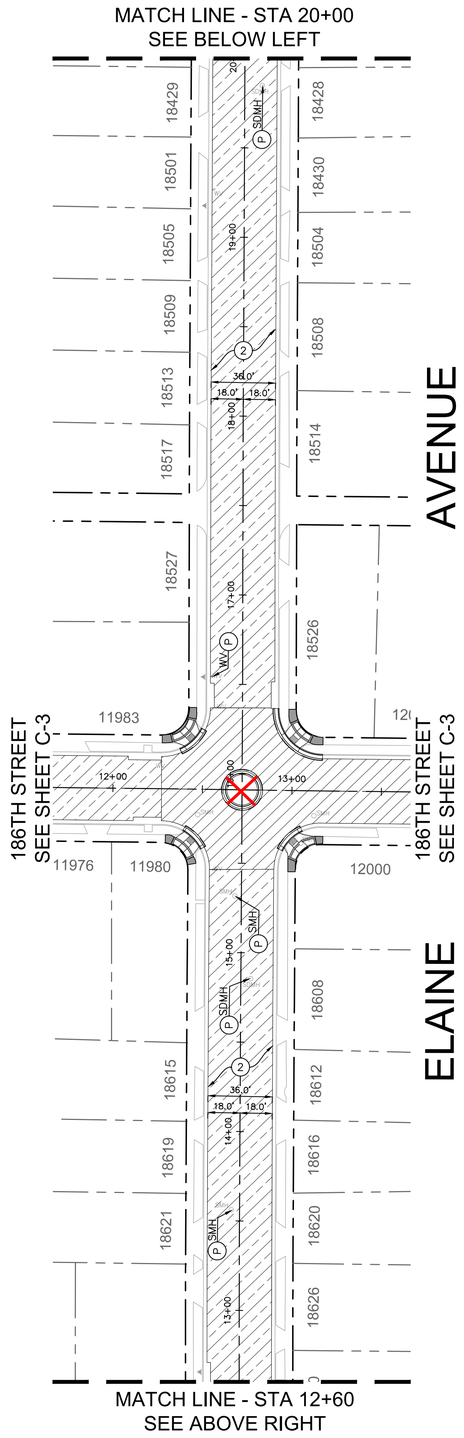
SHEET: DEVLIN AVENUE, 187TH AND DROXFORD STREET STREET IMPROVEMENT PLAN

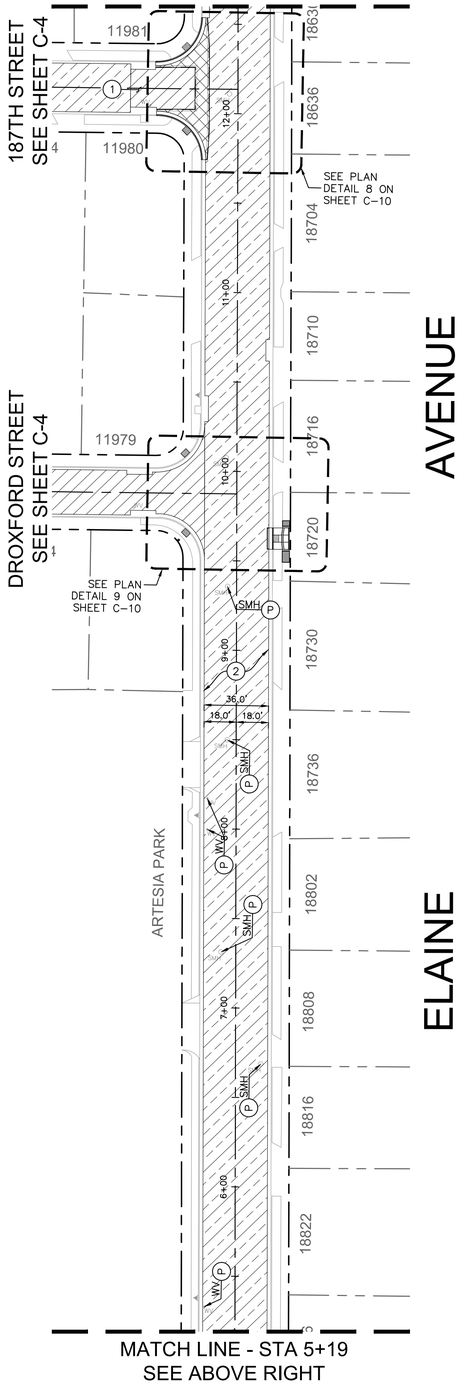
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

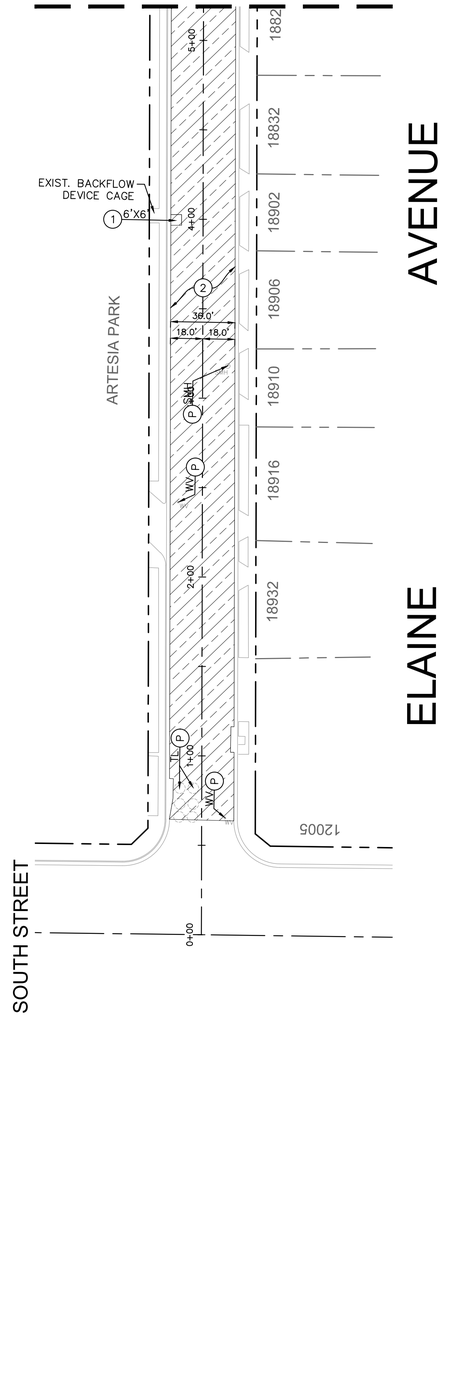
C-4

SHEET NO. 4 OF 18









GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(P) PROTECT IN PLACE (ITEM AS NOTED)

LEGEND

- LIMITS OF COLD MILL AND ASPHALT OVERLAY
- LIMITS OF SLURRY SEAL
- APPARENT CENTERLINE

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ
PUBLIC WORKS MANAGER

RON IBARRA, PE
CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
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ARTESIA CALIFORNIA

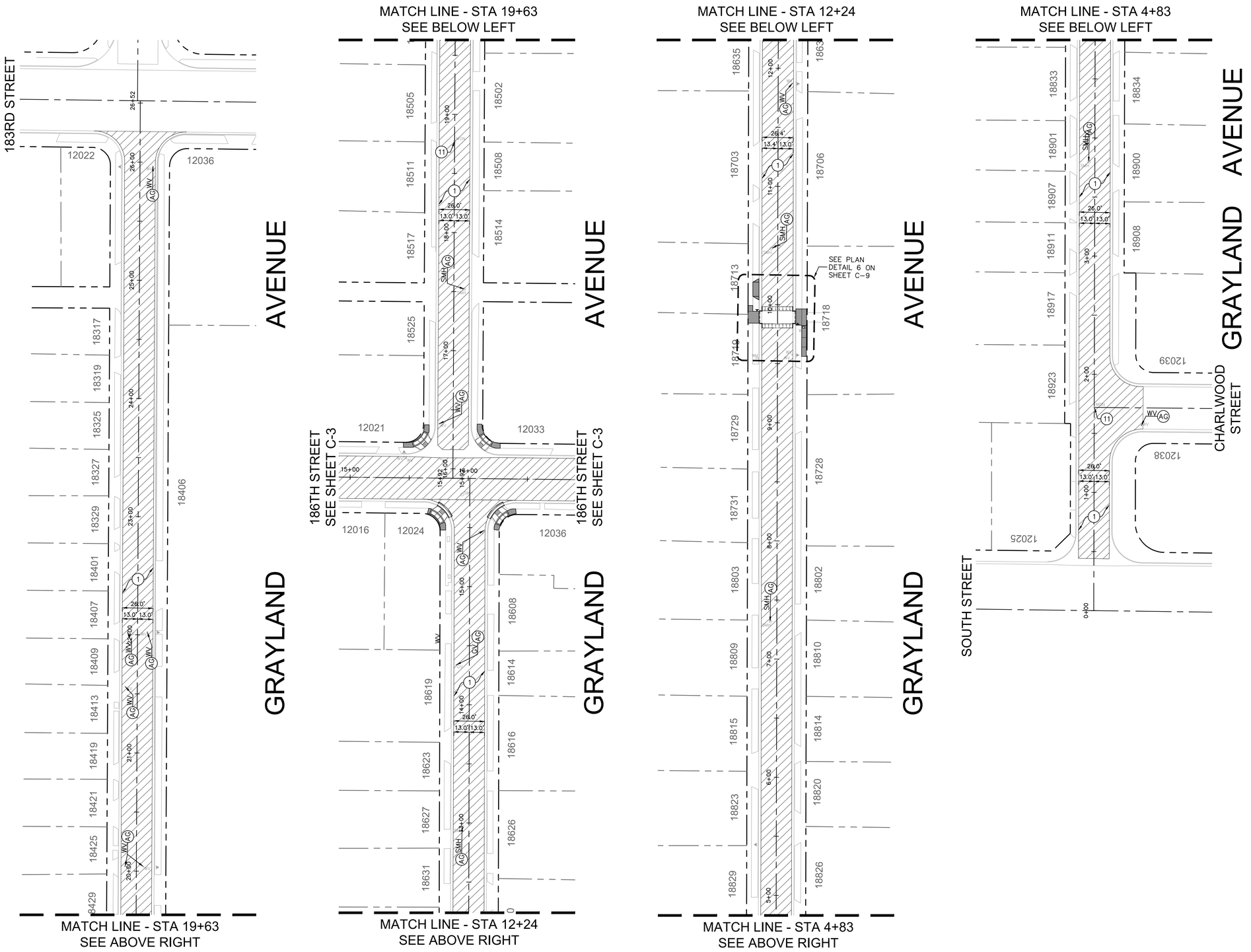
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: ELAINE AVENUE STREET IMPROVEMENT PLAN

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-5

SHEET NO. 5 OF 18



GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(11) ADJUST TO GRADE SURVEY MONUMENT. SEE GENERAL NOTE 1 HEREON.

(AG) ADJUST TO GRADE (ITEM AS NOTED)

LEGEND

LIMITS OF COLD MILL AND ASPHALT OVERLAY

APPARENT CENTERLINE

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
RONALDO G. IBARRA
No. C 66789
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ, PUBLIC WORKS MANAGER
RON IBARRA, PE, CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: GRAYLAND AVENUE STREET IMPROVEMENT PLAN

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-6

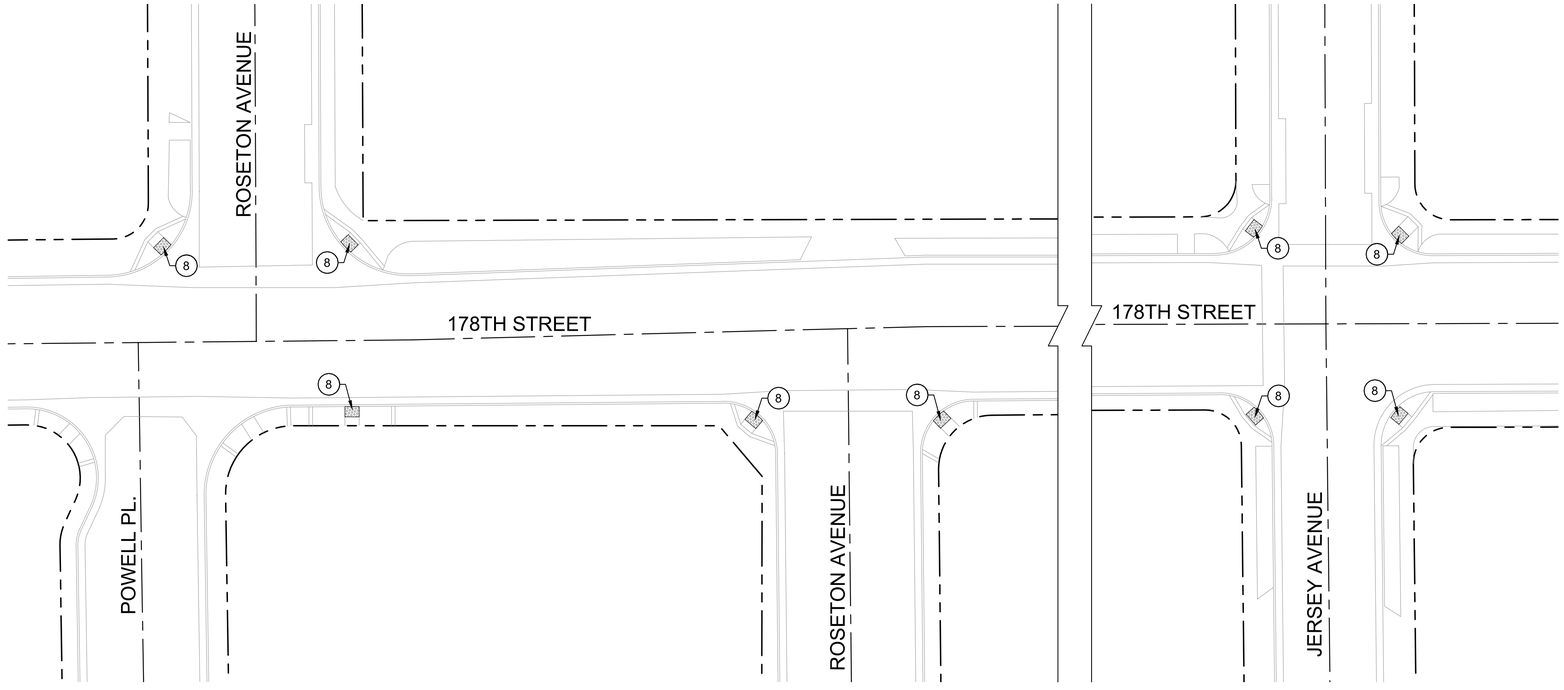
SHEET NO. 6 OF 18



ASHWORTH ST. & CLARKDALE AVE. IMPROVEMENT PLAN
SCALE: 1"=10'



166TH ST. & ALBURTIS AVE. IMPROVEMENT PLAN
SCALE: 1"=10'



178TH ST. AND ROSETON AVE. TO JERSEY AVE. IMPROVEMENT PLAN
SCALE: 1"=20'

CONSTRUCTION NOTES

(3) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK AND CONSTRUCT SIDEWALK PER CITY OF ARTESIA STD. PLAN 112-2. SEE DETAIL 1 ON SHEET C-20. AREA PER PLAN.

(4) REMOVE AND DISPOSE OF EXISTING CURB RAMP AND SIDEWALK AND CONSTRUCT CURB RAMP PER SPPWC STD. PLAN. 111-5, CASE AND TYPE PER PLAN, WITH SECTION B-B RETAINING CURB.

(8) INSTALL 4'X3' SURFACE MOUNTED ADA TRUNCATED DOMES (FEDERAL YELLOW)

(12) SAWCUT 1' FROM EDGE OF GUTTER AND REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND BASE AND INSTALL 6" ASPHALT OVER 6" A.B. (90% COMPACTION) OVER COMPACTED SUBGRADE (95% COMPACTION). AREA PER PLAN.

(P) PROTECT IN PLACE (ITEM AS NOTED)

LEGEND

LIMITS OF PCC SIDEWALK

APPARENT CENTERLINE

GRAPHIC SCALE
0 5 10 20 30
SCALE: 1"=10'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ
PUBLIC WORKS MANAGER

RON IBARRA, PE
CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

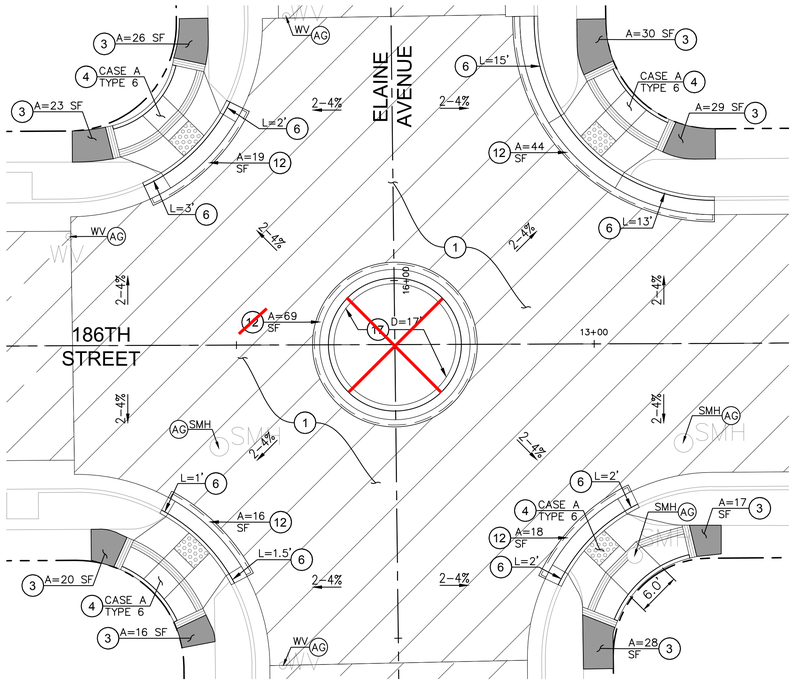
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: VARIOUS STREET INTERSECTIONS IMPROVEMENT PLAN

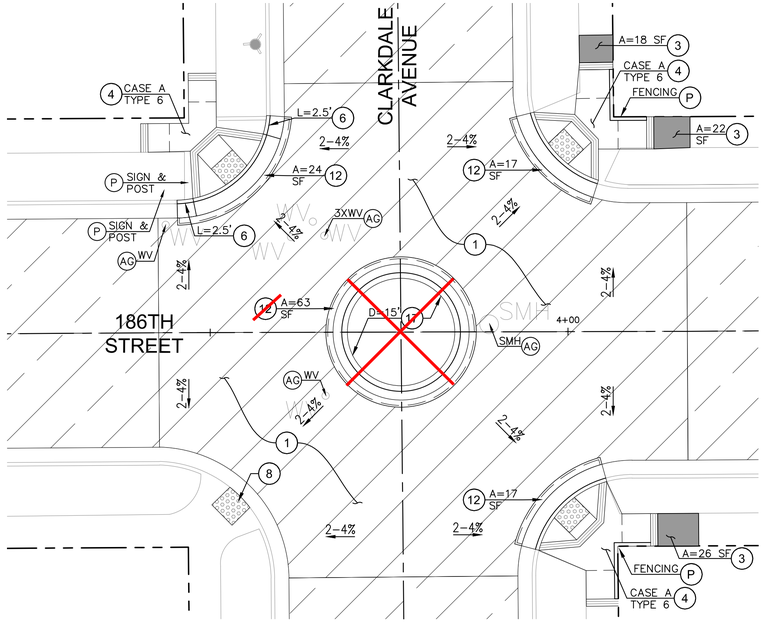
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-7

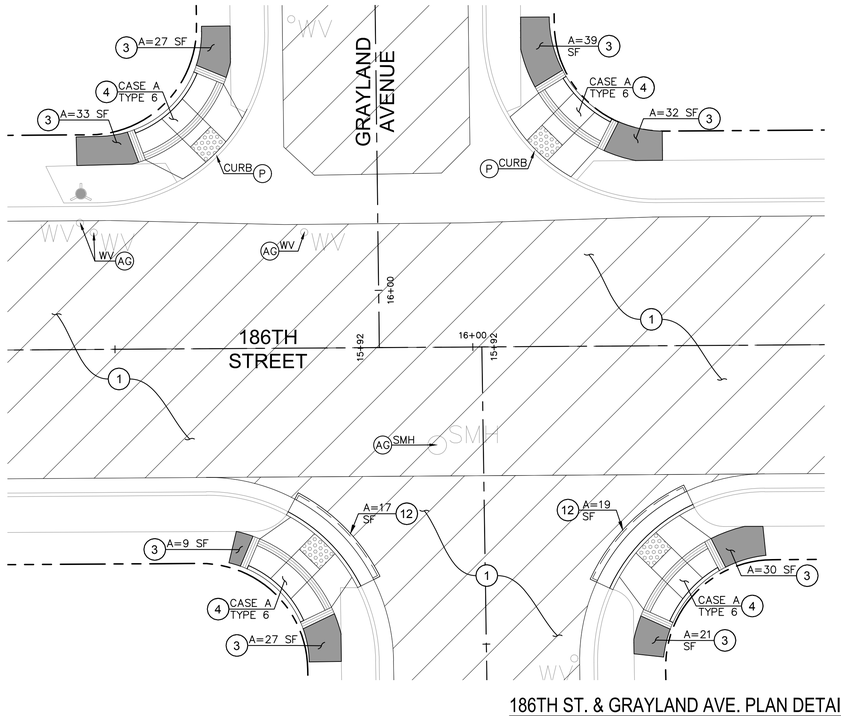
SHEET NO. 7 OF 18



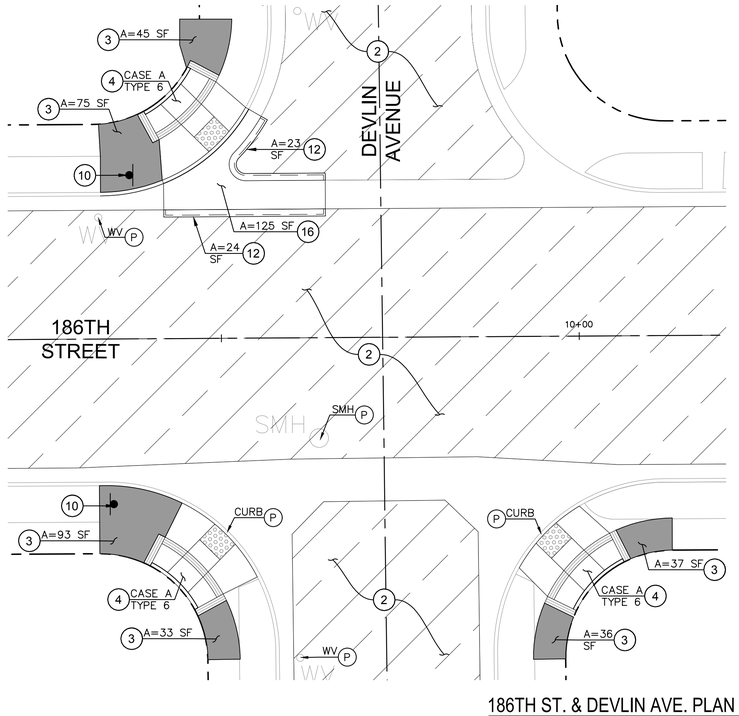
186TH ST. & ELAINE AVE. PLAN DETAILS (3 / C-3)
SCALE: 1"=10'



186TH ST. & CLARKDALE AVE. PLAN DETAILS (1 / C-3)
SCALE: 1"=10'



186TH ST. & GRAYLAND AVE. PLAN DETAILS (4 / C-3)
SCALE: 1"=10'



186TH ST. & DEVLIN AVE. PLAN DETAILS (2 / C-3)
SCALE: 1"=10'

GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(3) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK AND CONSTRUCT SIDEWALK PER CITY OF ARTESIA STD. PLAN 112-2. SEE DETAIL 1 ON SHEET C-20. AREA PER PLAN.

(4) REMOVE AND DISPOSE OF EXISTING CURB RAMP AND SIDEWALK AND CONSTRUCT CURB RAMP PER SPPWC STD. PLAN. 111-5, CASE AND TYPE PER PLAN, WITH SECTION B-B RETAINING CURB.

(6) REMOVE AND DISPOSE OF EXIST. CONCRETE CURB & GUTTER AND CONSTRUCT PCC A2-8 CURB AND GUTTER PER SPPWC STD. PLAN 120-3. LENGTH PER PLAN.

(8) INSTALL 4'X3' SURFACE MOUNTED ADA TRUNCATED DOMES (FEDERAL YELLOW)

(10) INSTALL SOLAR POWERED RRFB SYSTEM WITH PUSH BUTTON ACTIVATION AND W11-2 WITH ARROW SIGN, ON POLE WITH FOUNDATION. SEE DETAIL 16 ON SHEET C-22 FOR SIGN TYPE.

(12) SAWCUT 1' FROM EDGE OF GUTTER AND REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND BASE AND INSTALL 6" ASPHALT OVER 6" A.B. (90% COMPACTION) OVER COMPACTED SUBGRADE (95% COMPACTION). AREA PER PLAN.

(16) REMOVE AND RECONSTRUCT LONGITUDINAL GUTTER. MATCH EXISTING SECTION AND ESTABLISH POSITIVE DRAINAGE AT FLOWLINES.

~~(17) REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT STRUCTURAL SECTION AND CONSTRUCT ROUND ABOUT RAISED MEDIAN. DIAMETER (D) PER PLAN. SEE DETAIL 4 ON SHEET C-20.~~

(P) PROTECT IN PLACE (ITEM AS NOTED)

(AG) ADJUST TO GRADE (ITEM AS NOTED)

LEGEND

- LIMITS OF COLD MILL AND ASPHALT OVERLAY
- LIMITS OF SLURRY SEAL
- LIMITS OF PCC SIDEWALK
- APPARENT CENTERLINE

GRAPHIC SCALE
0 5 10 20 30
SCALE: 1"=10'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
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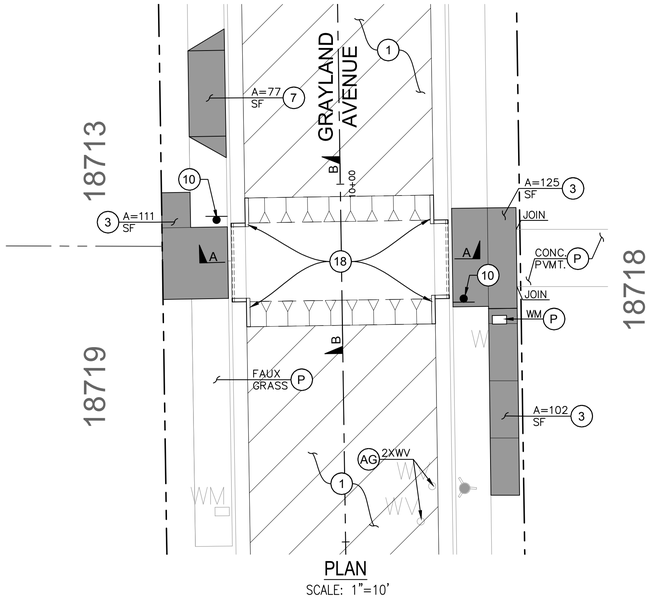
ARTESIA CALIFORNIA

PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: STREET IMPROVEMENT PLAN DETAILS - 1

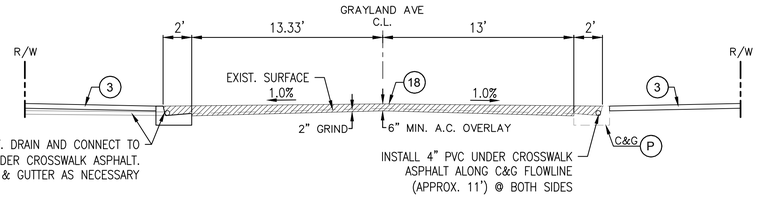
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-8

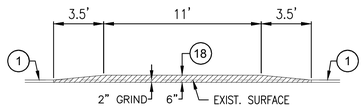
SHEET NO. 8 OF 18



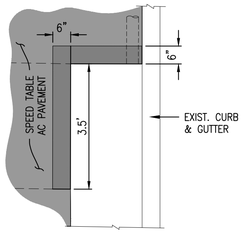
PLAN
SCALE: 1"=10'



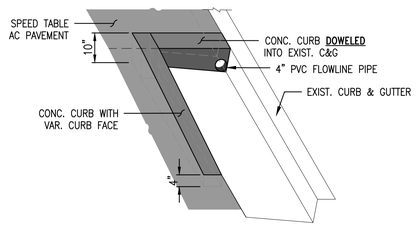
SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



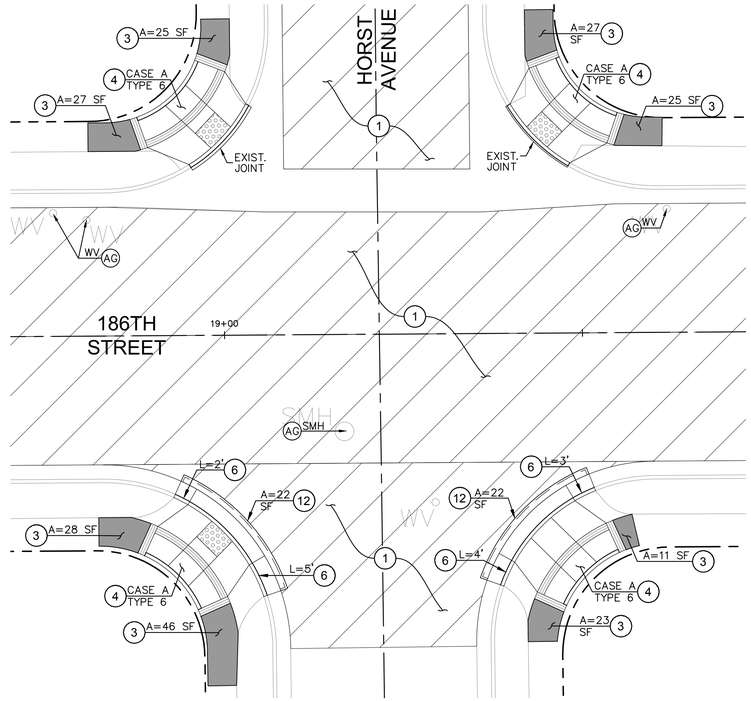
PLAN



ISOMETRIC

DETAIL C: RETAINING CURB
SCALE: 1"=2'

18718 GRAYLAND AVE. DETAILS (6 / C-6)
SCALE: VARIES



186TH ST. & HORST AVE. PLAN DETAILS (5 / C-3)
SCALE: 1"=10'

GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(3) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK AND CONSTRUCT SIDEWALK PER CITY OF ARTESIA STD. PLAN 112-2. SEE DETAIL 1 ON SHEET C-20. AREA PER PLAN.

(4) REMOVE AND DISPOSE OF EXISTING CURB RAMP AND SIDEWALK AND CONSTRUCT CURB RAMP PER SPPWC STD. PLAN. 111-5, CASE AND TYPE PER PLAN, WITH SECTION B-B RETAINING CURB.

(6) REMOVE AND DISPOSE OF EXIST. CONCRETE CURB & GUTTER AND CONSTRUCT PCC A2-8 CURB AND GUTTER PER SPPWC STD. PLAN 120-3. LENGTH PER PLAN.

(7) REMOVE AND DISPOSE OF EXISTING CONCRETE DRIVEWAY PAVEMENT AND CONSTRUCT PCC DRIVEWAY PER CITY OF ARTESIA STD. PLAN 110-2. SEE DETAIL 2 ON SHEET C-20.

(10) INSTALL SOLAR POWERED RRFB SYSTEM WITH PUSH BUTTON ACTIVATION AND W11-2 WITH ARROW SIGN, ON POLE WITH FOUNDATION. SEE DETAIL 16 ON SHEET C-22 FOR SIGN TYPE.

(12) SAWCUT 1' FROM EDGE OF GUTTER AND REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND BASE AND INSTALL 6" ASPHALT OVER 6" A.B. (90% COMPACTION) OVER COMPACTED SUBGRADE (95% COMPACTION). AREA PER PLAN.

(18) CONSTRUCT RAISED CROSSWALK PER SECTION "A-A" AND "B-B" INCLUDING CONSTRUCTION OF RETAINING CURB PER DETAIL "C" AT FOUR CORNERS.

(P) PROTECT IN PLACE (ITEM AS NOTED)

(AG) ADJUST TO GRADE (ITEM AS NOTED)

LEGEND

- LIMITS OF COLD MILL AND ASPHALT OVERLAY
- LIMITS OF SLURRY SEAL
- LIMITS OF PCC SIDEWALK
- APPARENT CENTERLINE

GRAPHIC SCALE
0 5 10 20 30
SCALE: 1"=10'

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

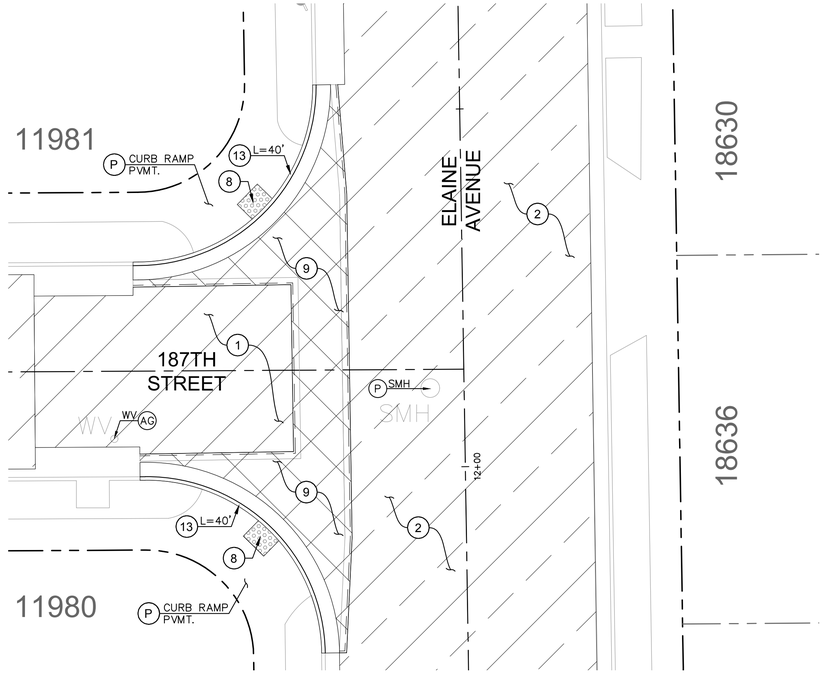
	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

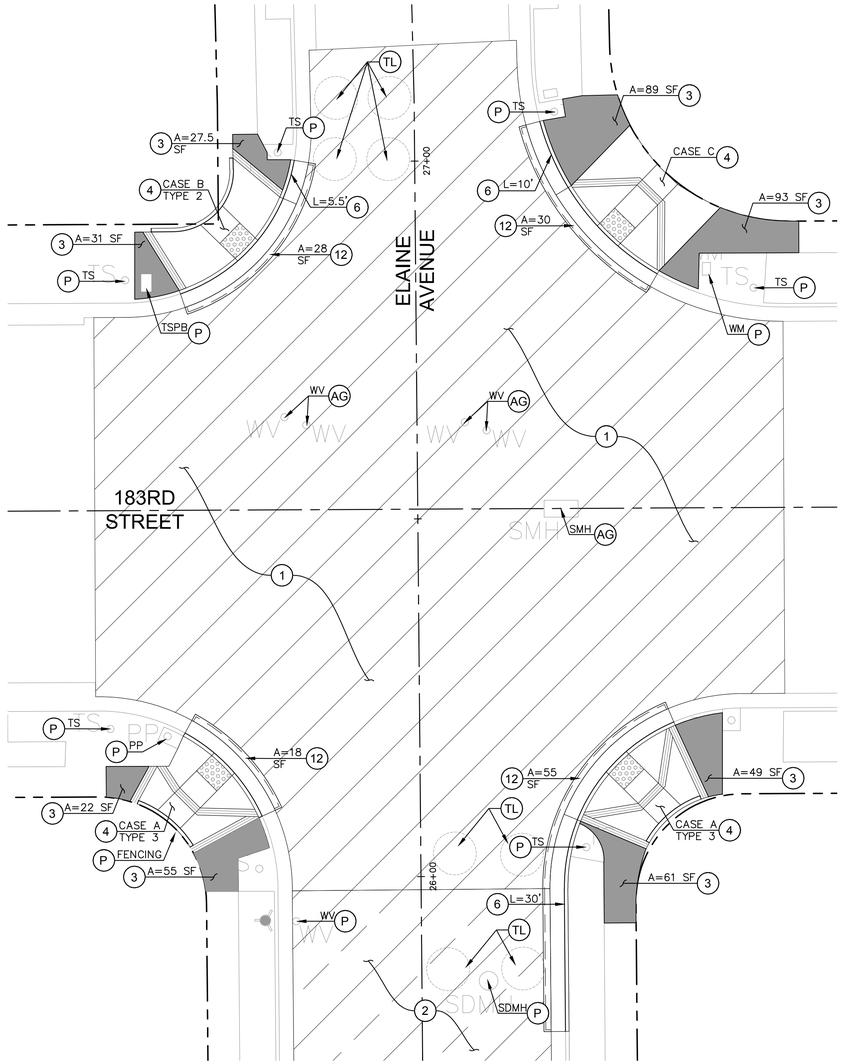
PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: STREET IMPROVEMENT PLAN DETAILS - 2

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-9



187TH ST. & ELAINE AVE. PLAN DETAILS (8, C-5)
SCALE: 1"=10'



183RD ST. & ELAINE AVE. PLAN DETAILS (7, C-5)
SCALE: 1"=10'

DROXFORD ST. & ELAINE AVE. PLAN DETAILS (9, C-5)
SCALE: 1"=10'

GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, PRESERVE, AND RE-ESTABLISH ALL EXISTING "STREET CENTERLINE" MONUMENTS THAT ARE RECORDED AND/OR IDENTIFIED IN THE LOS ANGELES COUNTY SURVEYOR'S OFFICE AND/OR FIELD BOOK. THE CONTRACTOR SHALL ALSO ESTABLISH ALL CONTROLS AND ELEVATIONS AS REQUIRED AND AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION NOTES

(1) COLD MILL 2" OF EXISTING ASPHALT CONCRETE AND REPAVE WITH A MINIMUM OF 2" ASPHALT (C2 PG 64-10)

(2) SEAL CRACKS AND INSTALL SLURRY SEAL. REMOVE ALL EXISTING STRIPING, MARKERS, AND PAVEMENT MARKINGS PRIOR TO INSTALLATION.

(3) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK AND CONSTRUCT SIDEWALK PER CITY OF ARTESIA STD. PLAN 112-2. SEE DETAIL 1 ON SHEET C-20. AREA PER PLAN.

(5) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK AND CONSTRUCT CURB RAMP PER SPPWC STD. PLAN. 111-5, CASE A TYPE 5, WITH SECTION B-B RETAINING CURB.

(6) REMOVE AND DISPOSE OF EXIST. CONCRETE CURB & GUTTER AND CONSTRUCT PCC A2-8 CURB AND GUTTER PER SPPWC STD. PLAN 120-3. LENGTH PER PLAN.

(8) INSTALL 4'X3' SURFACE MOUNTED ADA TRUNCATED DOMES (FEDERAL YELLOW)

(9) SAWCUT PERIMETER AND REMOVE EXISTING BURIED LONGITUDINAL GUTTER AND CONSTRUCT ASPHALT PAVEMENT SECTION. INSTALL 2" C2 PG 64-10 OVER 4" B-PG 64-10 ASPHALT OVER 6" AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE (90% COMPACTION).

(12) SAWCUT 1' FROM EDGE OF GUTTER AND REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND BASE AND INSTALL 6" ASPHALT OVER 6" A.B. (90% COMPACTION) OVER COMPACTED SUBGRADE (95% COMPACTION). AREA PER PLAN.

(13) REMOVE AND DISPOSE OF EXIST. CONCRETE CURB & GUTTER AND CONSTRUCT PCC CURB AND GUTTER PER SPPWC STD. PLAN 120-3. LENGTH PER PLAN. VARIABLE CURB FACE HEIGHT TO MATCH EXISTING CURB RAMP'S FINISHED SURFACE.

(14) REMOVE AND DISPOSE OF EXISTING TREE AND INSTALL A NEW MATURE CITY APPROVED TREE. NEW LOCATION PER PLAN.

(15) INSTALL SOLAR SINGLE LAMP AND POST BY GAMA SONIC SOLAR OR APPROVED EQUAL. BLACK CAST ALUMINUM AND BEVELED GLASS PANELS, 87 INCH HEIGHT, 98B001. CONTRACTOR SHALL INSTALL IT ON 12" DIAMETER BY 2 FEET DEEP CONCRETE FOUNDATION. SEE DETAIL 3 ON SHEET C-20.

(P) PROTECT IN PLACE (ITEM AS NOTED)

(AG) ADJUST TO GRADE (ITEM AS NOTED)

(TL) REPLACE EXISTING TRAFFIC LOOPS. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER/REPRESENTATIVE PRIOR TO DEACTIVATION. INSTALL TYPE "E" TRAFFIC DETECTION LOOP. MATCH EXISTING LOCATION.

LEGEND

- LIMITS OF COLD MILL AND ASPHALT OVERLAY
- LIMITS OF SLURRY SEAL
- LIMITS OF REMOVE AND RECOMPACT
- LIMITS OF PCC SIDEWALK
- APPARENT CENTERLINE

GRAPHIC SCALE
0 5 10 20 30
SCALE: 1"=10'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
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ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

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DESIGNED BY: R. IBARRA	4/2/2026
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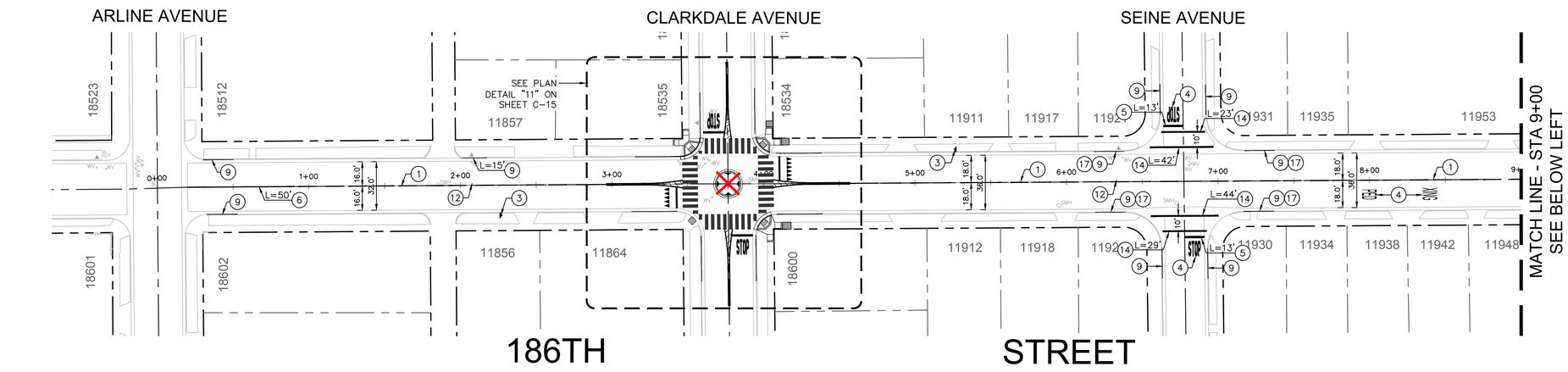
ARTESIA CALIFORNIA

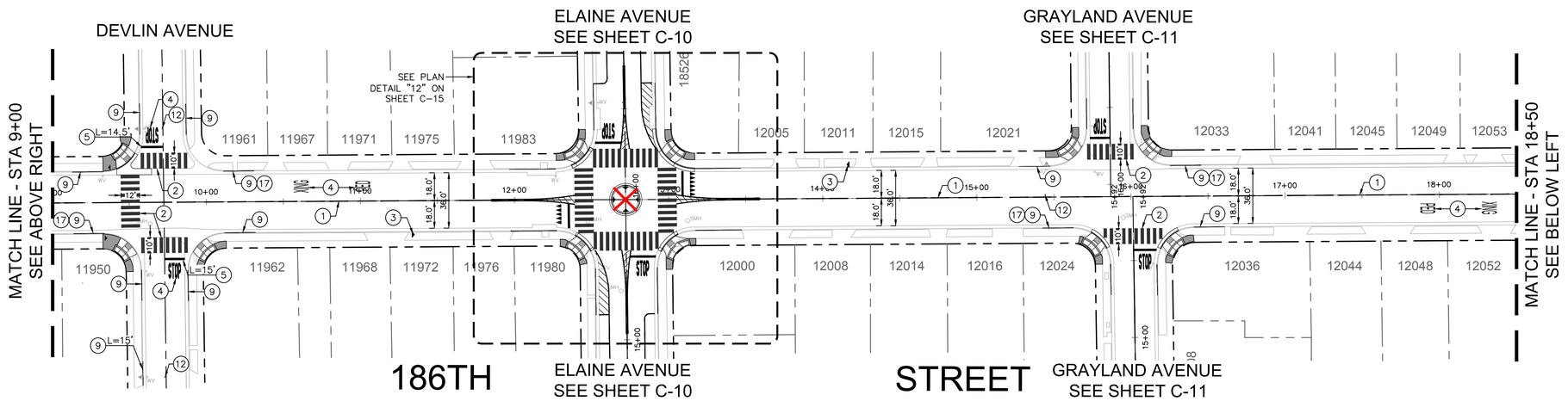
PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: STREET IMPROVEMENT PLAN DETAILS - 3

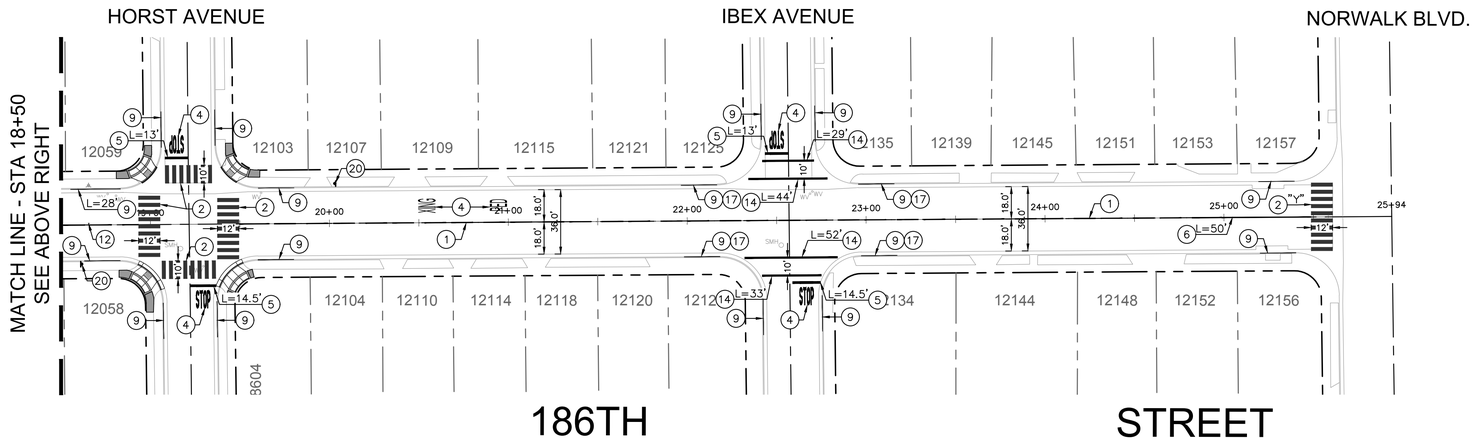
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-10

SHEET NO. 10 OF 18







GENERAL NOTES

1. ALL CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT THREE (3) COATS, UNLESS OTHERWISE NOTED. EACH COAT OF PAINT SHALL INCLUDE REFLECTIVE GLASS BEADS.
2. REMOVE EXISTING STRIPING AND PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH NEW STRIPING AND PAVEMENT MARKINGS.
3. SEE SIGNING & STRIPING DETAILS ON SHEETS C-21 TO C-22.
4. THE CONTRACTOR SHALL INSTALL ZUMAR VIS-Z-SHIED ENHANCEMENT TO NEW SIGN POSTS.

CONSTRUCTION NOTES

(1) PAINT CENTERLINE STRIPING PER CALTRANS STD. PLAN A20A DETAIL 2. SEE SHEET C-21.

(2) PAINT CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F WITH 2' WIDE STRIPE WITH 2' SPACING. WIDTH PER PLAN. SEE SHEET C-21. COLOR SHALL BE WHITE UNLESS NOTED A "Y" FOR YELLOW.

(3) INSTALL ROUNDABOUT SIGN, POST, AND FOUNDATION. SEE DETAIL 15 ON SHEET C-22 FOR SIGN TYPE.

(4) PAINT "STOP, XING, OR PED" PAVEMENT MARKING PER CALTRANS STD. PLAN A24D. SEE SHEET C-21.

(5) PAINT 12" WHITE STOP BAR. LENGTH PER PLAN.

(6) PAINT 6" YELLOW CONTINUOUS CENTERLINE STRIPING. LENGTH PER PLAN.

(9) PAINT RED CURB. 20' IN LENGTH UNLESS OTHERWISE NOTED.

(12) INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN FRONT OF FIRE HYDRANT.

(14) PAINT OR REPAINT BASIC CROSSWALK PER CALTRANS STD. PLAN A24F WITH 1' WIDE STRIPE. LENGTH PER PLAN. SEE SHEET C-21.

(17) REPAINT HOUSE NUMBER ON CURB. MATCH EXISTING.

(20) INSTALL W11-2 WITH ARROW SIGN, POST AND FOUNDATION. SEE DETAIL 16 ON SHEET C-22 FOR SIGN TYPE.

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

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ARTESIA CALIFORNIA

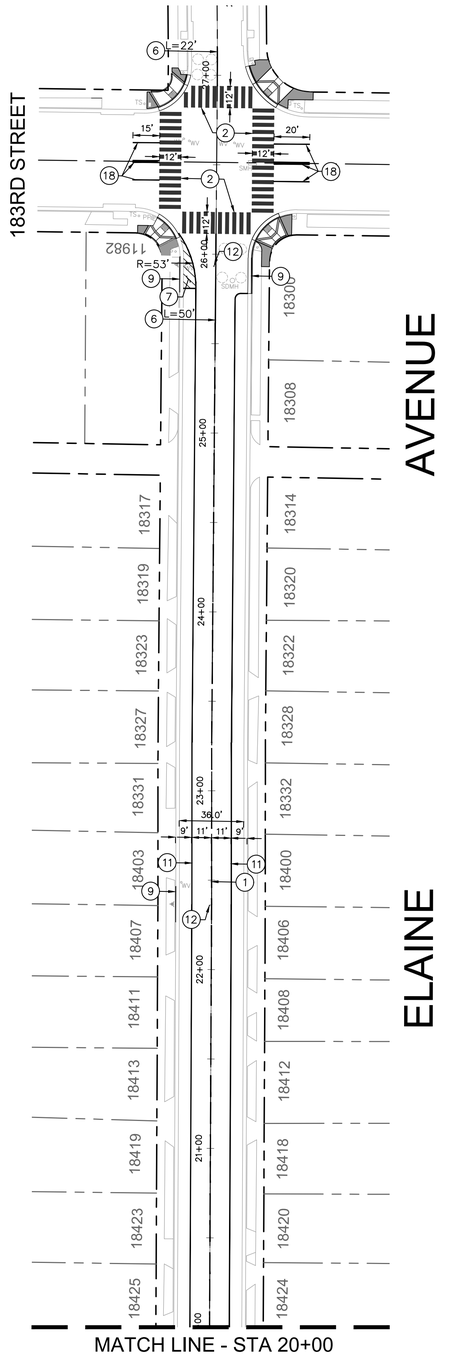
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

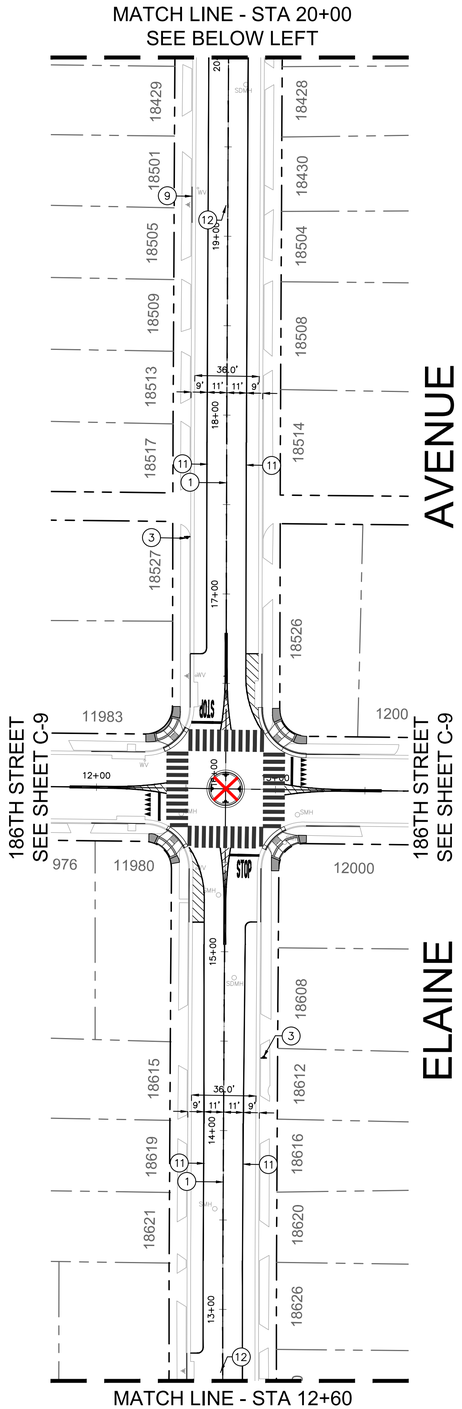
SHEET: 186TH STREET SIGNING & STRIPING PLAN

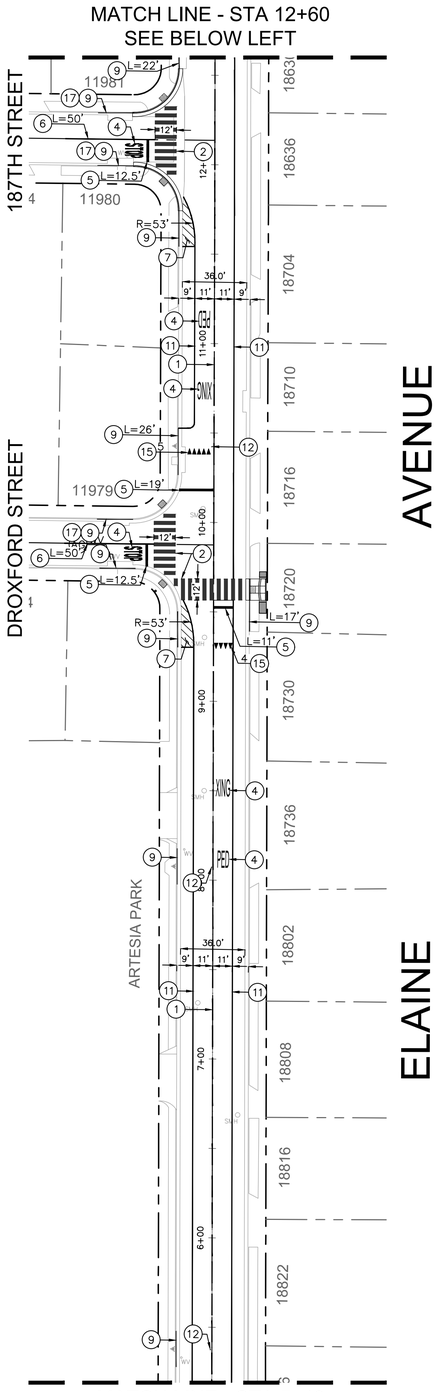
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

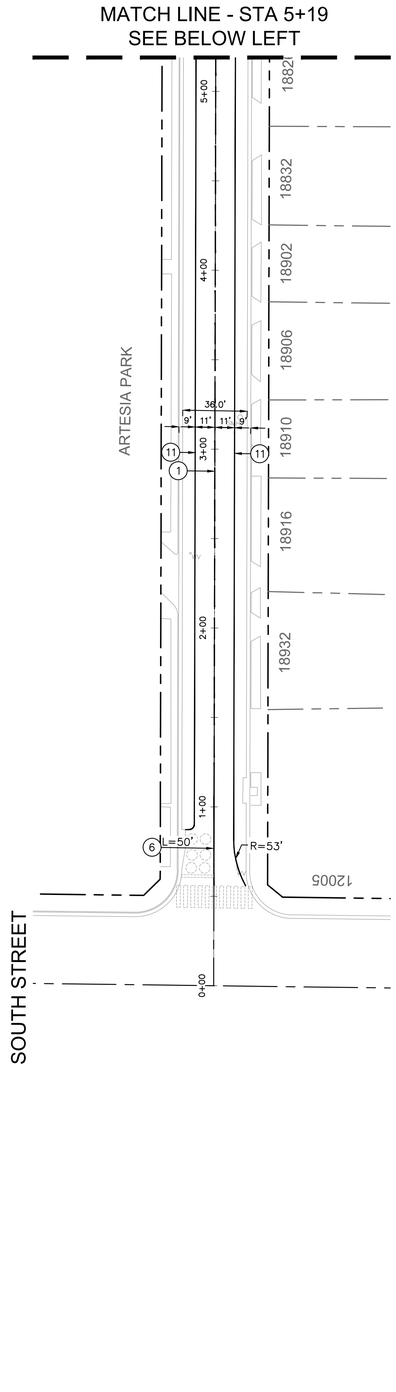
C-11

SHEET NO. 11 OF 18









GENERAL NOTES

1. ALL CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT THREE (3) COATS, UNLESS OTHERWISE NOTED. EACH COAT OF PAINT SHALL INCLUDE REFLECTIVE GLASS BEADS.
2. REMOVE EXISTING STRIPING AND PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH NEW STRIPING AND PAVEMENT MARKINGS.
3. SEE SIGNING & STRIPING DETAILS ON SHEETS C-21 TO C-22.
4. THE CONTRACTOR SHALL INSTALL ZUMAR VIS-Z-SHIED ENHANCEMENT TO NEW SIGN POSTS.

CONSTRUCTION NOTES

(1) PAINT CENTERLINE STRIPING PER CALTRANS STD. PLAN A20A DETAIL 2. SEE SHEET C-21.

(2) PAINT CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F WITH 2' WIDE STRIPE WITH 2' SPACING. WIDTH PER PLAN. SEE SHEET C-21. COLOR SHALL BE WHITE UNLESS NOTED A "Y" FOR YELLOW.

(3) INSTALL ROUNDABOUT SIGN, POST, AND FOUNDATION. SEE DETAIL 15 ON SHEET C-22 FOR SIGN TYPE.

(4) PAINT "STOP, XING, OR PED" PAVEMENT MARKING PER CALTRANS STD. PLAN A24D. SEE SHEET C-21.

(5) PAINT 12" WHITE STOP BAR. LENGTH PER PLAN.

(6) PAINT 6" YELLOW CONTINUOUS CENTERLINE STRIPING. LENGTH PER PLAN.

(7) PAINT NO PARKING STRIPING PER DETAIL 14 ON SHEET C-22.

(9) PAINT RED CURB. 20' IN LENGTH UNLESS OTHERWISE NOTED.

(11) PAINT 6" WHITE EDGELINE PER CALTRANS STD. PLAN A20B DETAIL 27B. SEE SHEET C-21.

(12) INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN FRONT OF FIRE HYDRANT.

(15) PAINT YIELD PAVEMENT MARKINGS. NUMBER OF ARROWS PER PLAN. SEE DETAIL 17 ON SHEET C-22.

(17) REPAINT HOUSE NUMBER ON CURB. MATCH EXISTING.

(18) REPAINT STRIPING ON 183RD STREET AFTER PAVEMENT OVERLAY. MATCH EXISTING.

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ
PUBLIC WORKS MANAGER

RON IBARRA, PE
CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

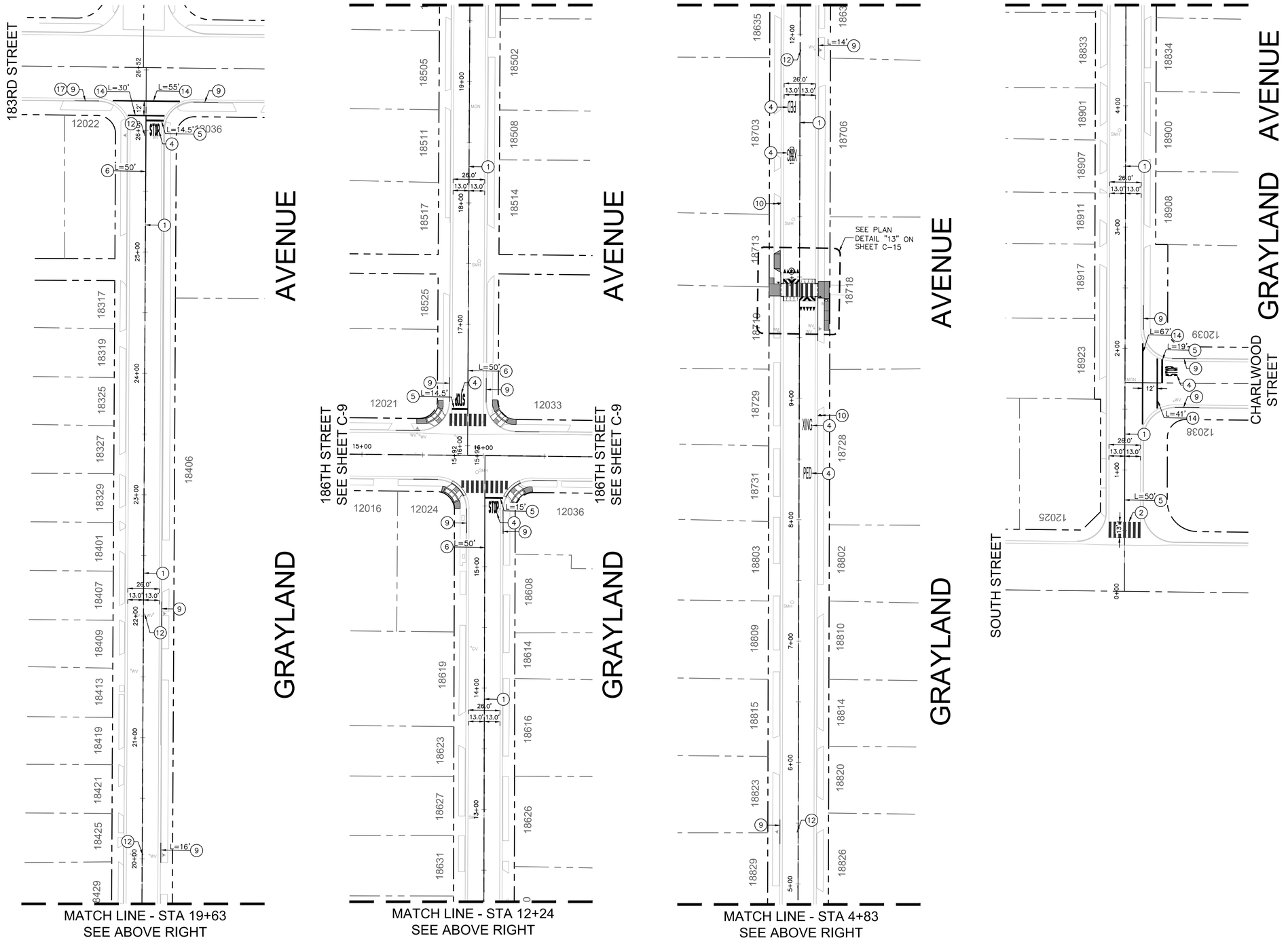
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: ELAINE AVENUE SIGNING & STRIPING PLAN

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-12

SHEET NO. 12 OF 18



GENERAL NOTES

1. ALL CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT THREE (3) COATS, UNLESS OTHERWISE NOTED. EACH COAT OF PAINT SHALL INCLUDE REFLECTIVE GLASS BEADS.
2. REMOVE EXISTING STRIPING AND PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH NEW STRIPING AND PAVEMENT MARKINGS.
3. SEE SIGNING & STRIPING DETAILS ON SHEETS C-21 TO C-22.
4. THE CONTRACTOR SHALL INSTALL ZUMAR VIS-Z-SHIED ENHANCEMENT TO NEW SIGN POSTS.

CONSTRUCTION NOTES

(1) PAINT CENTERLINE STRIPING PER CALTRANS STD. PLAN A20A DETAIL 2. SEE SHEET C-21.

(2) PAINT CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F WITH 2' WIDE STRIPE WITH 2' SPACING. WIDTH PER PLAN. SEE SHEET C-21. COLOR SHALL BE WHITE UNLESS NOTED A "Y" FOR YELLOW.

(4) PAINT "STOP, XING, OR PED" PAVEMENT MARKING PER CALTRANS STD. PLAN A24D. SEE SHEET C-21.

(5) PAINT 12" WHITE STOP BAR. LENGTH PER PLAN.

(6) PAINT 6" YELLOW CONTINUOUS CENTERLINE STRIPING. LENGTH PER PLAN.

(9) PAINT RED CURB. 20' IN LENGTH UNLESS OTHERWISE NOTED.

(10) INSTALL 24"X24" W17-1 SIGN, POST, AND FOUNDATION. SEE DETAIL 18 ON SHEET C-22 FOR SIGN TYPE.

(12) INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN FRONT OF FIRE HYDRANT.

(14) PAINT OR REPAINT BASIC CROSSWALK PER CALTRANS STD. PLAN A24F WITH 1' WIDE STRIPE. LENGTH PER PLAN. SEE SHEET C-21.

(17) REPAINT HOUSE NUMBER ON CURB. MATCH EXISTING.

GRAPHIC SCALE
0 10 40 80 120
SCALE: 1"=40'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
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PHONE: 562-865-6262

ERNESTO SANCHEZ, PUBLIC WORKS MANAGER
RON IBARRA, PE, CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

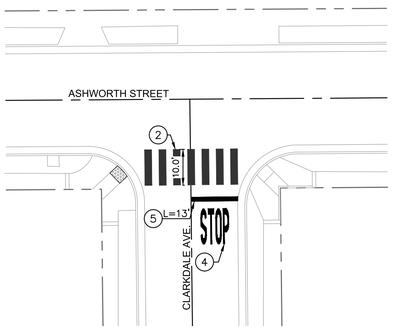
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: GRAYLAND AVENUE SIGNING & STRIPING PLAN

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

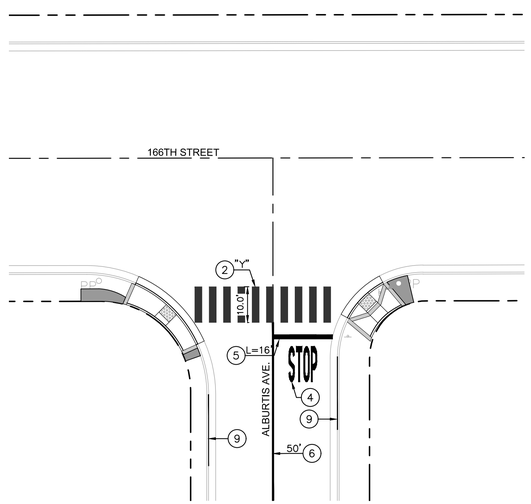
C-13

SHEET NO. 13 OF 18



ASHWORTH ST. & CLARKDALE AVE. STRIPING PLAN

SCALE: 1"=20'



166TH ST. & ALBURTIS AVE. STRIPING PLAN

SCALE: 1"=20'

GENERAL NOTES

1. ALL CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT THREE (3) COATS, UNLESS OTHERWISE NOTED. EACH COAT OF PAINT SHALL INCLUDE REFLECTIVE GLASS BEADS.
2. REMOVE EXISTING STRIPING AND PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH NEW STRIPING AND PAVEMENT MARKINGS.
3. SEE SIGNING & STRIPING DETAILS ON SHEETS C–21 TO C–22.
4. THE CONTRACTOR SHALL INSTALL ZUMAR VIS–Z–SHIED ENHANCEMENT TO NEW SIGN POSTS.

CONSTRUCTION NOTES

(2) PAINT CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F WITH 2' WIDE STRIPE WITH 2' SPACING. WIDTH PER PLAN. SEE SHEET C–21. COLOR SHALL BE WHITE UNLESS NOTED A "Y" FOR YELLOW.

(4) PAINT "STOP, XING, OR PED" PAVEMENT MARKING PER CALTRANS STD. PLAN A24D. SEE SHEET C–21.

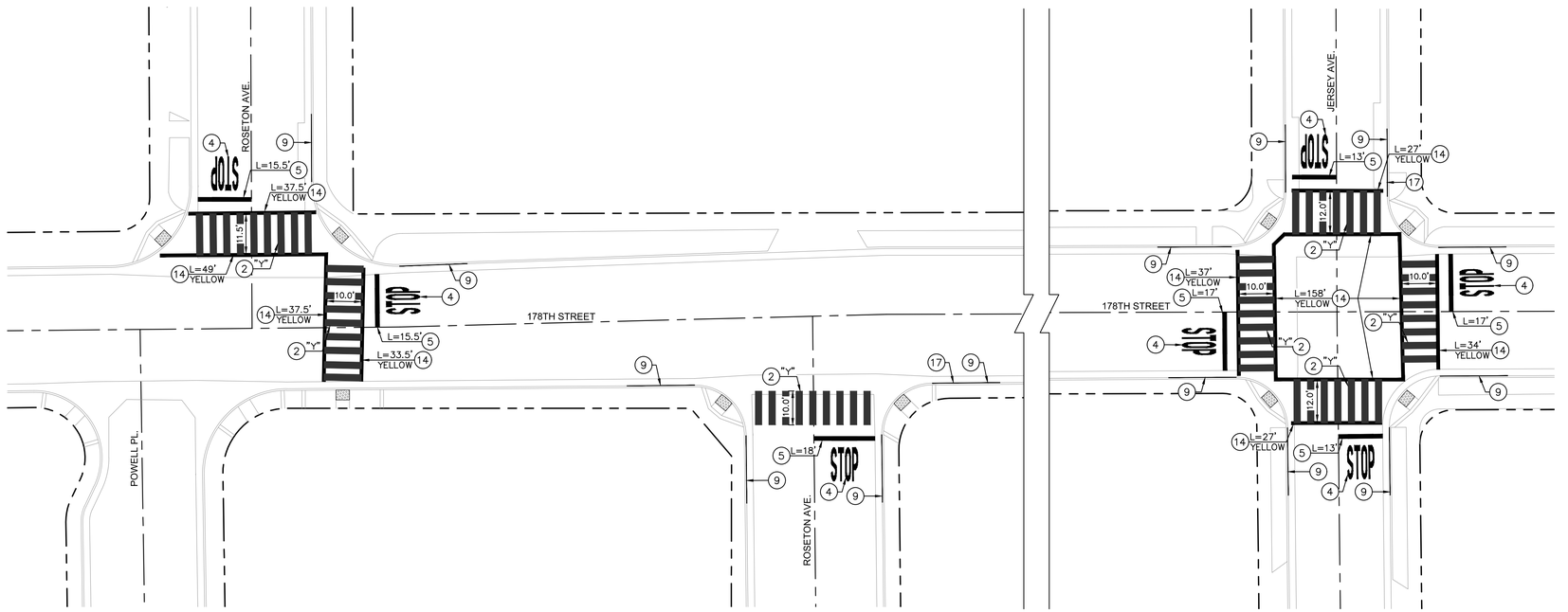
(5) PAINT 12" WHITE STOP BAR. LENGTH PER PLAN.

(6) PAINT 6" YELLOW CONTINUOUS CENTERLINE STRIPING. LENGTH PER PLAN.

(9) PAINT RED CURB. 20' IN LENGTH UNLESS OTHERWISE NOTED.

(14) REPAINT BASIC CROSSWALK PER CALTRANS STD. PLAN A24F WITH 1' WIDE STRIPE. LENGTH PER PLAN. SEE SHEET C–21.

(17) REPAINT HOUSE NUMBER ON CURB. MATCH EXISTING.



178TH ST. AND ROSETON AVE. TO JERSEY AVE. STRIPING PLAN

SCALE: 1"=20'

GRAPHIC SCALE

0 10 20 40 60

SCALE: 1"=20'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:

CITY OF ARTESIA, CA
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ERNESTO SANCHEZ, PUBLIC WORKS MANAGER
RON IBARRA, PE, CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

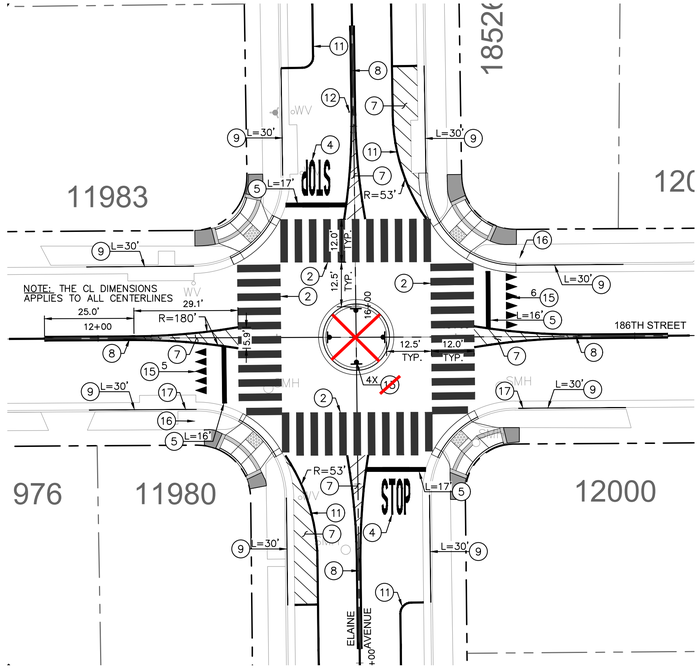
PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: VARIOUS STREET INTERSECTION STRIPING PLAN

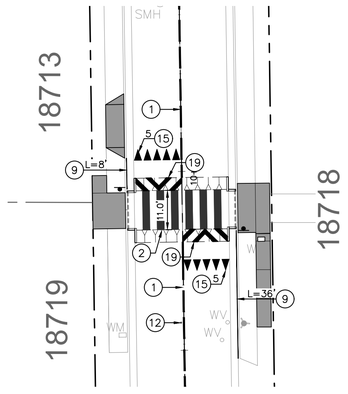
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-14

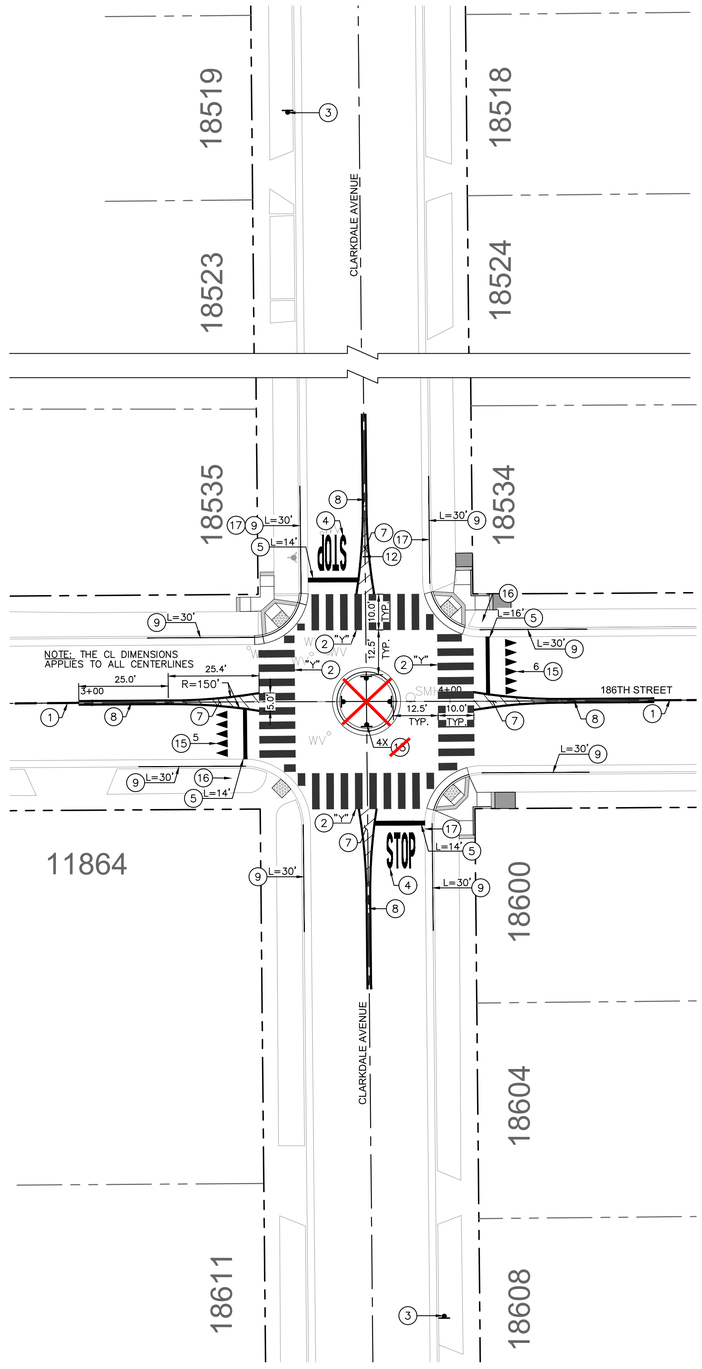
SHEET NO. 14 OF 18



186TH ST. & ELAINE AVE. PLAN DETAILS (12 / C-11)
SCALE: 1"=20'



18718 GRAYALND AVE. RAISED CROSSWALK PLAN DETAILS (13 / C-13)
SCALE: 1"=20'



186TH ST. & CLARKDALE AVE. PLAN DETAILS (11 / C-11)
SCALE: 1"=20'

GENERAL NOTES

1. ALL CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT THREE (3) COATS, UNLESS OTHERWISE NOTED. EACH COAT OF PAINT SHALL INCLUDE REFLECTIVE GLASS BEADS.
2. REMOVE EXISTING STRIPING AND PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH NEW STRIPING AND PAVEMENT MARKINGS.
3. SEE SIGNING & STRIPING DETAILS ON SHEETS C-21 TO C-22.
4. THE CONTRACTOR SHALL INSTALL ZUMAR VIS-Z-SHIED ENHANCEMENT TO NEW SIGN POSTS.

CONSTRUCTION NOTES

(1) PAINT CENTERLINE STRIPING PER CALTRANS STD. PLAN A20A DETAIL 2. SEE SHEET C-21.

(2) PAINT CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F WITH 2' WIDE STRIPE WITH 2' SPACING. WIDTH PER PLAN. SEE SHEET C-21. COLOR SHALL BE WHITE UNLESS NOTED A "Y" FOR YELLOW.

(3) INSTALL ROUNDABOUT SIGN, POST, AND FOUNDATION. SEE DETAIL 15 ON SHEET C-22 FOR SIGN TYPE.

(4) PAINT "STOP, XING, OR PED" PAVEMENT MARKING PER CALTRANS STD. PLAN A24D. SEE SHEET C-21.

(5) PAINT 12" WHITE STOP BAR. LENGTH PER PLAN.

(7) PAINT NO PARKING STRIPING PER DETAIL 14 ON SHEET C-22.

(8) PAINT NO PASSING ZONES PER CALTRANS STD. PLAN A20A DETAIL 21. SEE SHEET C-21.

(9) PAINT RED CURB. 20' IN LENGTH UNLESS OTHERWISE NOTED.

(11) PAINT 6" WHITE EDGELINE PER CALTRANS STD. PLAN A20B DETAIL 27B.

(12) INSTALL BLUE REFLECTIVE PAVEMENT MARKER IN FRONT OF FIRE HYDRANT.

~~(14) INSTALL 6"X12" RIGHT ARROW SIGN WITH HIGH REFLECTIVITY BY SAFETYSIGN.COM OR APPROVED EQUAL. INSTALL SIGN ON A POST. BOTTOM EDGE OF SIGN SHALL BE 12" FROM THE TOP OF CURB.~~

(15) PAINT YIELD PAVEMENT MARKINGS. NUMBER OF ARROWS PER PLAN. SEE DETAIL 17 ON SHEET C-22.

(16) REMOVE STOP SIGN ON EXISTING POST AND INSTALL NEW 24"X24" R1-2 YIELD SIGN.

(17) REPAINT HOUSE NUMBER ON CURB. MATCH EXISTING.

(19) PAINT SPEED HUMP STRIPING , CONFIGURATION PER PLAN WITH 12" WIDE WHITE PAINT. TOTAL LENGTH = 16'

GRAPHIC SCALE
0 10 20 40 80
SCALE: 1"=20'

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: SIGNING & STRIPING PLAN DETAILS

C-15

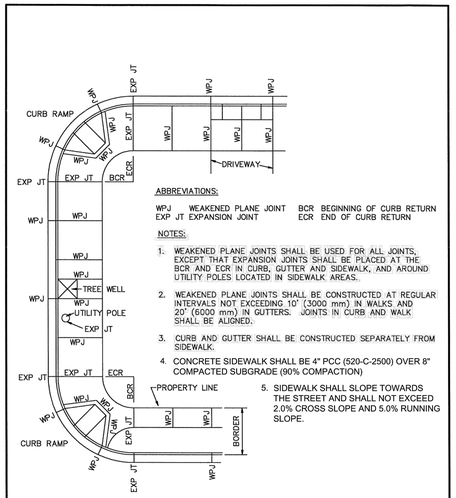
CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

SHEET NO. 15 OF 18



NOTES:
1. SECURELY INSTALL ON CONCRETE FOUNDATION (560-C-3250)
2. LIGHT POST SHALL BE VERTICALLY PLUMB.

3 / C-8 LIGHT POST DETAIL
SCALE: NTS

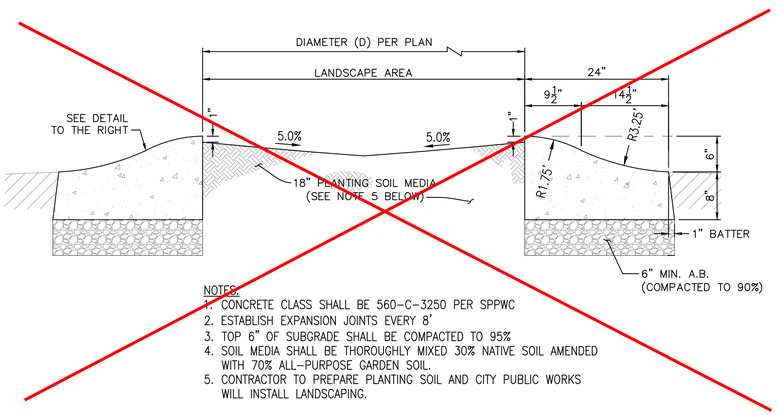


ABBREVIATIONS:
WPJ WEAKENED PLANE JOINT
EXP JT EXPANSION JOINT
BCR BEGINNING OF CURB RETURN
ECR END OF CURB RETURN

NOTES:
1. WEAKENED PLANE JOINTS SHALL BE USED FOR ALL JOINTS, EXCEPT THAT EXPANSION JOINTS SHALL BE PLACED AT THE BCR AND ECR IN CURB, GUTTER AND SIDEWALK, AND AROUND UTILITY POLES LOCATED IN SIDEWALK AREAS..
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10' (3000 mm) IN WALKS AND 20' (6000 mm) IN GUTTERS. JOINTS IN CURB AND WALK SHALL BE ALIGNED.
3. CURB AND GUTTER SHALL BE CONSTRUCTED SEPARATELY FROM SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE 4" PCC (520-C-2500) OVER 8" COMPACTED SUBGRADE (90% COMPACTION)
5. SIDEWALK SHALL SLOPE TOWARDS THE STREET AND SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% RUNNING SLOPE.

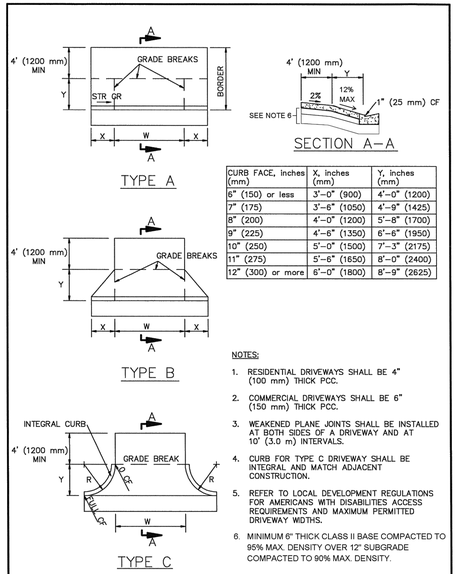
CITY OF ARTESIA STANDARD PLAN		
APPROVED: T.K. WONG, PE 22551	CONCRETE SIDEWALK AND CURB & SIDEWALK JOINTS	STANDARD PLAN 112-2 SHEET 1 OF 1

1 / - SIDEWALK DETAIL
SCALE: NTS



NOTES:
1. CONCRETE CLASS SHALL BE 560-C-3250 PER SPPWC
2. ESTABLISH EXPANSION JOINTS EVERY 8'
3. TOP 6" OF SUBGRADE SHALL BE COMPACTED TO 95%
4. SOIL MEDIA SHALL BE THOROUGHLY MIXED 30% NATIVE SOIL AMENDED WITH 70% ALL-PURPOSE GARDEN SOIL.
5. CONTRACTOR TO PREPARE PLANTING SOIL AND CITY PUBLIC WORKS WILL INSTALL LANDSCAPING.

~~4 / C-8 ROUND ABOUT ROLLED CURB RAISED MEDIAN DETAIL~~
SCALE: 1"=1'



CURB FACE, inches (mm)	X, inches (mm)	Y, inches (mm)
6" (150) or less	3'-0" (900)	4'-0" (1200)
7" (175)	3'-6" (1050)	4'-9" (1425)
8" (200)	4'-0" (1200)	5'-8" (1700)
9" (225)	4'-6" (1350)	6'-6" (1950)
10" (250)	5'-0" (1500)	7'-3" (2175)
11" (275)	5'-6" (1650)	8'-0" (2400)
12" (300) or more	6'-0" (1800)	8'-9" (2625)

NOTES:
1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.
6. MINIMUM 6" THICK CLASS II BASE COMPACTED TO 95% MAX. DENSITY OVER 12" SUBGRADE COMPACTED TO 90% MAX. DENSITY.

CITY OF ARTESIA STANDARD PLAN		
APPROVED: T.K. WONG, PE 22551	DRIVEWAY APPROACHES	STANDARD PLAN 110-2 SHEET 1 OF 1

2 / - DRIVEWAY DETAIL
SCALE: NTS

REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER RONALDO G. IBARRA No. C 66789 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
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PHONE: 562-865-6262

ERNESTO SANCHEZ, PUBLIC WORKS MANAGER
RON IBARRA, PE, CIVIL ENGINEER

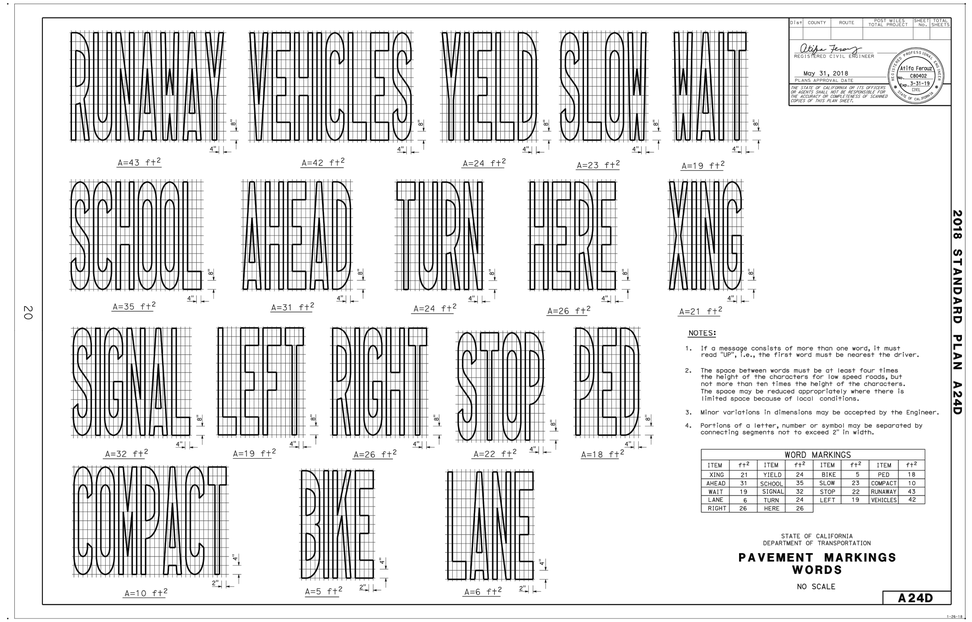
		DATE
DESIGNED BY:	R. IBARRA	4/2/2026
DRAFTED BY:	R. IBARRA	4/2/2026
CHECKED BY:	E. SANCHEZ	4/2/2026
APPROVED BY:	A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

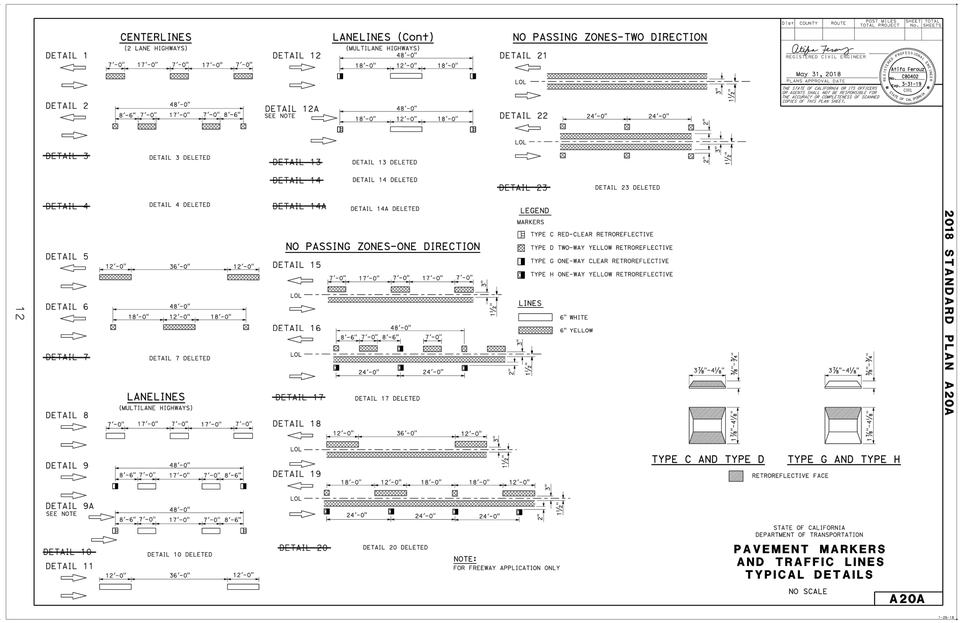
PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: DETAILS

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

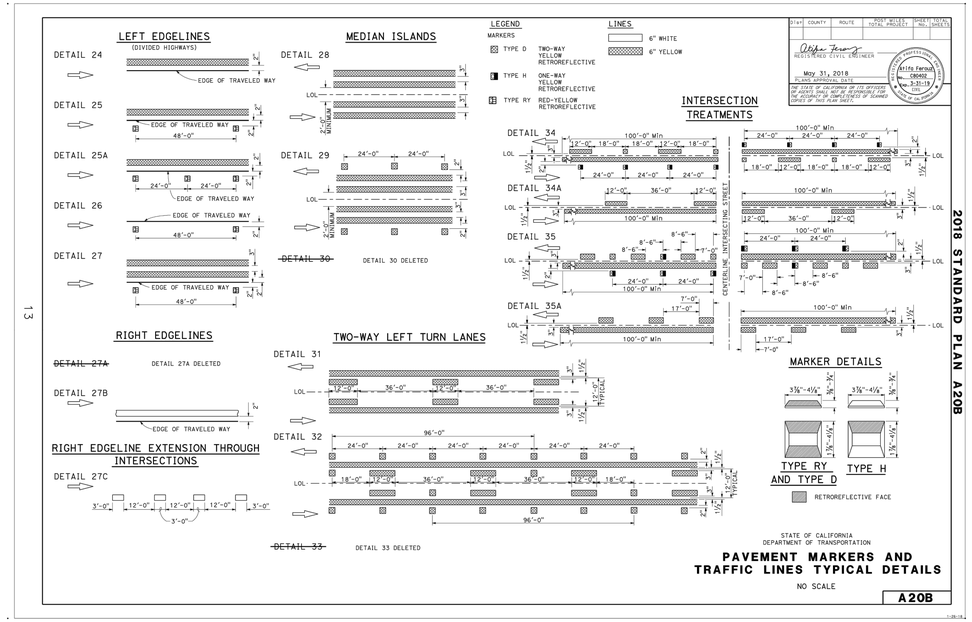
C-20
SHEET NO. 16 OF 18



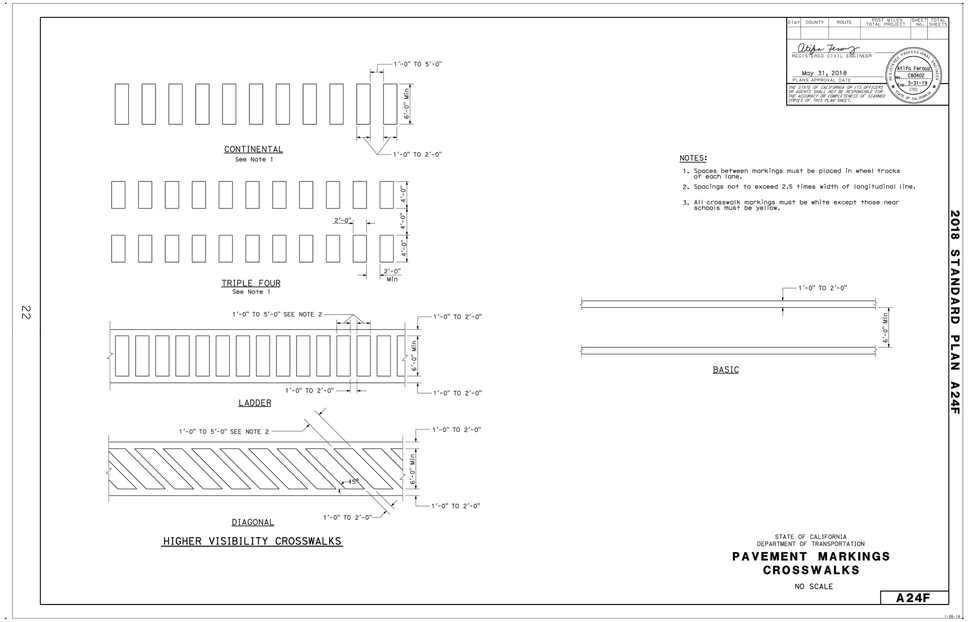
12 CALTRANS STD. PLAN A24D
SCALE: NTS



10 CALTRANS STD. PLAN A20A
SCALE: NTS



13 CALTRANS STD. PLAN A20B
SCALE: NTS



11 CALTRANS STD. PLAN A24F
SCALE: NTS

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
RONALDO G. IBARRA
No. C 66789
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
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ERNESTO SANCHEZ
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ARTESIA CALIFORNIA

PROJECT: HSIP AND TRAFFIC CALMING PROJECT
SHEET: STRIPING DETAILS

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

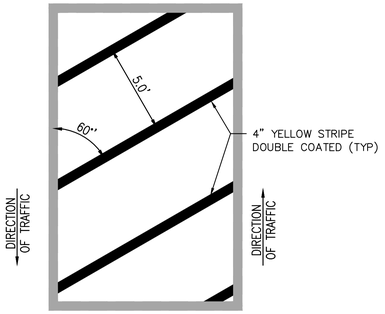
C-21
SHEET NO. 17 OF 18



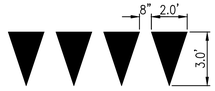
18 — 24"X24" W17-1 SPEED HUMP SIGN
SCALE: NTS



16 — W11-2 WITH ARROW SIGN
SCALE: NTS



14 — NO PARKING STRIPING DETAIL
SCALE: NTS



17 — YIELD PAVEMENT MARKING
SCALE: NTS



NOTE:
1. THE SIGN SHALL BE REFLECTIVE.

15 — 24"X24" ROUNDABOUT SIGN
SCALE: NTS

REVISIONS:		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — RONALDO G. IBARRA — No. C 66789 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
CITY OF ARTESIA, CA
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT
18747 CLARKDALE AVENUE
ARTESIA, CA 90701
PHONE: 562-865-6262

ERNESTO SANCHEZ — PUBLIC WORKS MANAGER
RON IBARRA, PE — CIVIL ENGINEER

	DATE
DESIGNED BY: R. IBARRA	4/2/2026
DRAFTED BY: R. IBARRA	4/2/2026
CHECKED BY: E. SANCHEZ	4/2/2026
APPROVED BY: A. AVALOS	4/2/2026

ARTESIA CALIFORNIA

PROJECT: HSIP AND TRAFFIC CALMING PROJECT

SHEET: SIGNING & STRIPING DETAILS

CITY OF ARTESIA
DEPARTMENT OF ENGINEERING

C-22

SHEET NO. 18 OF 18

RESOLUTION NO. 26-3109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA AWARDING A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY, INC. FOR THE HIGHWAY SAFETY IMPROVEMENT PROGRAM AND TRAFFIC CALMING STREET IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED $880,900, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AND CERTAIN NON-MONETARY AMENDMENTS, AND DELEGATING DISCRETIONARY AUTHORITY TO THE CITY ENGINEER TO APPROVE THE PROJECT DESIGN, PLANS, SPECIFICATIONS, AND ESTIMATES PURSUANT TO GOVERNMENT CODE SECTION 830.6, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA

WHEREAS, in December 2023, the City of Artesia ("City") was allocated grant funds from the California Department of Transportation's Highway Safety Improvement Program to install enhanced crosswalks, roadway striping, street signage, and related safety improvements within the City;

WHEREAS, the City incorporated additional pavement, roadway, and traffic calming improvements into the Highway Safety Improvement Program and Traffic Calming Street Improvement Project ("Project") to achieve cost efficiencies and to further improve public streets and pedestrian safety;

WHEREAS, the Project was divided into three schedules: Schedule A for pavement improvements, Schedule B for Highway Safety Improvement Program improvements, and Schedule C for the installation of two mini-roundabouts on 186th Street;

WHEREAS, the Public Works Committee has recommended that the City Council proceed with Schedule A and Schedule B of the Project at this time, and not proceed with Schedule C at this time;

WHEREAS, on April 2, 2026, City staff released a Notice Inviting Bids for construction of the Project, and on May 21, 2026, the City received eight sealed bids;

WHEREAS, the City Engineer reviewed the bids and determined that Onyx Paving Company, Inc. is the lowest responsible and responsive bidder, with a bid of $793,000 for Schedules A, B, and C combined;

WHEREAS, Onyx Paving Company, Inc. has agreed to enter into a construction contract for Schedule A and Schedule B only, for a base contract amount of $766,000;

WHEREAS, the proposed construction contract for Schedule A and Schedule B includes a fifteen percent (15%) contingency, for a total not-to-exceed contract amount of $880,900;

WHEREAS, the City Council desires to award a construction contract to Onyx Paving Company, Inc. for Schedule A and Schedule B of the Project and to authorize the City Manager to execute the construction contract and amendments that do not change the compensation authorized by this Resolution;

WHEREAS, Government Code section 830.6 provides, in pertinent part, that neither a public entity nor a public employee is liable for an injury caused by the plan or design of a construction of, or an improvement to, public property where such plan or design has been approved in advance of the construction or improvement by the legislative body of the public entity, or by some other body or employee exercising discretionary authority to give such approval, if a court determines that there is substantial evidence upon which a reasonable public employee or legislative body could have approved the plan or design;

WHEREAS, it is impractical for the City Council to approve every plan or design undertaken by the City, including every alteration, modification, or refinement of plans or designs for public improvements;

WHEREAS, the City Council desires to delegate discretionary authority to the City Engineer to approve the Project design, plans, specifications, and estimates, and any related alterations or modifications, for purposes of Government Code section 830.6;

WHEREAS, the City Council desires to avail the City, its officers, employees, and agents of the design immunity protections set forth in Government Code section 830.6 to the fullest extent permitted by law;

WHEREAS, the Project consists of the operation, repair, maintenance, and minor alteration of existing public streets, sidewalks, gutters, bicycle and pedestrian facilities, and similar facilities, involving negligible or no expansion of existing use; and

WHEREAS, the City Council desires to find that the Project is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 1(c) exemption set forth in State CEQA Guidelines section 15301.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals.

The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. CEQA Determination.

The City Council finds that the Project is categorically exempt from CEQA under the Class 1(c) exemption of State CEQA Guidelines section 15301 because the Project consists of the operation, repair, maintenance, and minor alteration of existing public facilities, including existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities, involving negligible or no expansion of existing or former use. The City Council directs City staff to file any notice of exemption or other CEQA documentation deemed necessary or appropriate for the Project.

SECTION 3. Delegation of Design Approval Authority Under Government Code Section 830.6.

The City Council hereby delegates to the City Engineer discretionary authority to approve the plan or design of a construction of, or an improvement to, public property, including the Project design, plans, specifications, and estimates for Schedule A and Schedule B of the Project, and to exercise any other authority that may be delegated under Government Code section 830.6. This delegation includes authority to approve any alterations, modifications, refinements, or field adjustments to the Project design, plans, specifications, and estimates, provided such approvals occur before construction of the affected work and are supported by substantial evidence upon which a reasonable public employee could approve the plan, design, standards, alteration, modification, refinement, or field adjustment.

SECTION 4. Design Immunity; Project Design Authorization.

A. The City Engineer's approval of the Project design, plans, specifications, and estimates shall constitute an exercise of discretionary authority for purposes of Government Code section 830.6.

B. The Project design, plans, specifications, and estimates, upon approval by the City Engineer, are determined to be consistent with applicable City standards and the City's General Plan, to the extent applicable.

C. The approval and authorization granted by this Resolution, and any subsequent approval by the City Engineer under this Resolution, are intended to avail the City and its officers, employees, and agents of the immunities set forth in Government Code section 830.6 to the fullest extent permitted by law.

SECTION 5. Award of Contract and Authorization.

A. The City Council hereby awards a construction contract to Onyx Paving Company, Inc. for Schedule A and Schedule B of the Highway Safety Improvement Program and Traffic Calming Street Improvement Project in a not-to-exceed amount of $880,900, inclusive of the $766,000 base bid amount for Schedule A and Schedule B and a fifteen percent (15%) contingency for unforeseen work arising during implementation of the Project.

B. The City Council hereby authorizes the City Manager to execute the construction contract, in a form approved by the City Attorney, and to execute amendments, change orders, and other documents necessary or appropriate to administer the contract, provided that such actions do not increase the total compensation above the amount authorized by this Resolution.

C. The City Council hereby authorizes City staff and consultants to take all actions necessary or appropriate to implement this Resolution and the Project.

SECTION 6. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional.

SECTION 7. Certification and Effective Date.

The City Clerk is directed to certify the adoption of this Resolution. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 8th day of July, 2026.

_____
RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

CONTRACT

CITY OF ARTESIA CONTRACT FOR HIGHWAY SAFETY IMPROVEMENT PROGRAM AND TRAFFIC CALMING PROJECT

THIS CONTRACT ("Contract") is dated July 8, 2026 ("Effective Date"), by and between the CITY OF ARTESIA, a California municipal corporation ("City") and ONYX PAVING COMPANY, INC., a California corporation ("Contractor"). Contractor's California State Contractor's license number is 630360 (Class A, C12). Contractor's DIR registration number is 1000004798.

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of this Contract, the Notice Inviting Bids, Instructions to Bidders, Bid (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award), the Bonds, permits from regulatory agencies with jurisdiction, General Provisions, Special Provisions, Plans, Standard Plans, Standard Specifications, Reference Specifications, Addenda, Change Orders, and Supplemental Agreements. The Contract Documents are attached hereto and incorporated herein by reference. In the event of any conflict between the terms of this Contract and any incorporated documents, the terms of this Contract shall control.

2. Scope of Services. Contractor shall perform the Work in a good and workmanlike manner for the project identified as SCHEDULE A and SCHEDULE B of the HIGHWAY SAFETY IMPROVEMENT PROGRAM AND TRAFFIC CALMING PROJECT ("Project"), as described in this Contract and in the Contract Documents.

3. Compensation. In consideration of the services rendered hereunder, City shall pay Contractor an amount of seven hundred and sixty-six thousand dollars **($766,000**) in accordance with the prices as submitted in the Bid, attached hereto as Exhibit "A" and incorporated herein by this reference. Unforeseen work will be classified as Extra Work when the City Engineer determines that it is not covered by the scope of work in the Contract. The City Manager is authorized to approve payment for Extra Work upon the recommendation of the City Engineer, provided that the total arithmetic dollar value of the Extra Work does not exceed fifteen percent (15%) of the total contract price. Total compensation shall not exceed eight hundred eighty thousand and nine hundred dollars **($880,900**).

4. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

5. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Cal. Bus. & Prof. Code, § 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

6. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to

which prevailing wages apply. The provisions of Section 5-3 of the General Provisions shall apply and are mandatory for this Project.

7. Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, by signing this Contract, the Contractor certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

8. Trenches and Other Excavations. If this Project involves the digging trenches or other excavations that will extend deeper than four (4) feet below the surface, Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any: (1) material that Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) subsurface or latent physical conditions at the site differing from those indicated by information about the site made available to proposers prior to the deadline for submitting proposals; and (3) unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

9. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

10. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the authority to execute this Contract on behalf of Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

11. Entire Agreement. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

12. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

[*SIGNATURE PAGE FOLLOWS*]

CITY OF ARTESIA

By: _____
City Manager

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Dated: _____

ONYX PAVING COMPANY, INC.
("CONTRACTOR")

By: _____

Printed Name: _____

Title: _____

By: _____

Printed Name: _____

Title: _____

Exhibit A
Contractor's Proposal

CITY OF ARTESIA
ADDENDUM NO. 2 TO
NOTICE OF INVITING BIDS FOR
HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP)
AND TRAFFIC CALMING ROJECT
PROJECT NO. 2026-003

Date: May 6, 2026
To: Prospective Bidders

This Addendum No. 2 forms part of the Notice of Inviting Bids for the Highway Safety Improvement Program (HSIP) and Traffic Calming Project (the "Project") issued by the City of Artesia on April 2, 2026 (the "NIB"). Bidders must acknowledge receipt of this Addendum in their bids. Failure to acknowledge receipt of all addenda may cause a bid to be deemed incomplete and non-responsive.

This Addendum No. 2 amends the following:

1. The deadline for submission of the sealed bids for the Project from May 11, 2026 by 3:00 p.m., to **May 21, 2026 by 3:00 p.m.** The City was made aware that project plans were temporarily unavailable on the City's website during the bidding period. Access has been fully restored, and in an effort to ensure a fair and competitive bid, the deadline has been extended.
2. The NIB references and requires a Signed and Notarized Non-Collusion Declaration Form. The City was made aware that the form was not provided in the NIB. The Non-Collusion Declaration Form is hereby provided as part of Addendum No. 2.

All other terms and conditions of the NIB remain unchanged.

Dated: May 6, 2026

By: _____
Name: Ernesto Sanchez
Title: Public Works Manager

CITY OF ARTESIA
ADDENDUM NO. 1 TO
NOTICE OF INVITING BIDS FOR
HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP)
AND TRAFFIC CALMING ROJECT
PROJECT NO. 2026-003

Date: April 14, 2026
To: Prospective Bidders

This Addendum No. 1 forms part of the Notice of Inviting Bids for the Highway Safety Improvement Program (HSIP) and Traffic Calming Project (the "Project") issued by the City of Artesia on April 2, 2026 (the "NIB"). Bidders must acknowledge receipt of this Addendum in their bids. Failure to acknowledge receipt of all addenda may cause a bid to be deemed incomplete and non-responsive.

This Addendum No. 1 amends the following:

1. The deadline for submission of the sealed bids for the Project from May 1, 2026 by 3:00 p.m., to May 11, 2026 by 3:00 p.m.

2. Bid Item No. 13 "Install W17-1 (Speed Hump) Sign & Post" was added to Schedule B Bid Sheet, page 13 of the Specifications.

   NOTE: This amendment did not change the engineer's cost.

All other terms and conditions of the NIB remain unchanged.

Dated: April 14,2026

By: _____
Name: Ernesto Sanchez
Title: Public Works Manager

CITY OF ARTESIA

City of Artesia
18747 Clarkdale Avenue, Artesia, California 90701
Telephone (562) 865-6262 Fax (562) 865-6240
Public Works: Ernesto Sanchez, esanchez@cityofartesia.us
Engineering: Ron Ibarra PE, engineering@cityofartesia.us
City Clerk: Jennifer Alderete, jalderete@cityofartesia.us

CONTRACT DOCUMENTS FOR THE

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT

PROJECT NO. 2026-003

Bids Due: May 1, 2026 at 3:00 PM

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NOTICE INVITING BIDS
FOR

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT
BID NUMBER: 2026-003

NOTICE IS HEREBY GIVEN that the City of Artesia, California ("City") invites sealed Bids for the Project. The City will receive such Bids at City Hall, 18747 Clarkdale Avenue, Artesia, California 90701 up to **3:00 p.m. on May 1, 2026**, at which time they will be publicly opened and read aloud.

All Bids must be made on the form furnished by the City. Each Bid must be submitted in a sealed package addressed to the City Clerk with the Project name and Project number typed or clearly printed on the lower left corner of the package. Bids must remain valid and shall not be subject to withdrawal for sixty (60) calendar days ("Days") after the Bid opening date.

INCORPORATION OF STANDARD SPECIFICATIONS

The "Standard Specifications for Public Works Construction" ("Standard Specifications") latest edition as amended by the Contract Documents, is incorporated into the Contract Documents by reference.

SCOPE OF WORK

The Project includes, without limitation, furnishing all necessary labor, materials, equipment and other incidental and appurtenant Work necessary to satisfactorily complete the Project, as more specifically described in the Contract Documents. This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. The quantity of Work to be performed and materials to be furnished are approximations only, being given as a basis for the comparison of Bids. Actual quantities of Work to be performed may vary at the discretion of the City Engineer.

OBTAINING BID DOCUMENTS

Bidders may obtain free copies of the Plans, Specifications and other Contract Documents online by visiting the City of Artesia website at the following link:

https://www.cityofartesia.us/bids.aspx

Potential Bidders may also obtain the Bid Documents by coming person to City Hall at 18747 Clarkdale Avenue, Artesia, CA 90701 during regular business hours.

EMAIL ADDRESS

Bidders shall supply the City with an email address to facilitate transmission of Addenda and other information related to these Contract Documents. Failure to provide such email address may result in late notification. The City does not guarantee that it will provide any information email. A Bidder shall be responsible for all Addenda regardless of whether Bidder received any such email, and a Bidder shall have no recourse due to not receiving such email.

REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS

In accordance with Labor Code Sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5 [with limited exceptions for bid purposes only under Labor Code Section 1771.1(a)].

PREVAILING WAGES

In accordance with Labor Code Section 1770 *et seq.*, the Project is a "public work." The successful Bidder ("Contractor") and any Subcontractors shall pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. The Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This Project is subject to compliance monitoring and enforcement by the DIR.

BONDS

Each Bid must be accompanied by a cash deposit, cashier's check, certified check or Bidder's Bond issued by a Surety insurer, made payable to the City and in an amount not less than ten percent (10%) of the total Bid submitted. Personal or company checks are not acceptable. Upon Contract award, the Contractor shall provide faithful performance and payment Bonds, each in a sum equal to the Contract Price. All Bonds must be issued by a California admitted Surety insurer using the forms set forth in the Contract Documents, or in any other form approved by the City Attorney. Failure to enter into the Contract with the City, including the submission of all required Bonds and insurance coverages, within fifteen (15) Days after the date of the mailing of written notice of contract award to the Bidder, shall subject the Bid security to forfeiture to the extent provided by law.

REQUESTS FOR CLARIFICATION

If you discover any error, omission, ambiguity or conflict in the Project Plans or Specifications and wish to have a clarification, please email your request for clarification to Ron Ibarra at engineering@cityofartesia.us. Request must be received no later than five (5) Days before Bid opening. Requests for clarification received after this date will be disregarded. Please indicate the Project and Project number in your request for clarification.

INSURANCE AND WARRANTY

The Contractor shall provide insurance in accordance with Section 5-4 of the Standard Specifications, as modified by the General Provisions. In addition, the Contractor shall guarantee and warranty all Work against defective workmanship and materials furnished by the Contractor for a period of one (1) year from the date the Work was completed and accepted by the City.

LICENSES

Each Bidder shall possess a valid Class A Contractor's license issued by the California State Contractors License Board at the time of the Bid submission, unless this Project has any federal funding, in which case the Contractor must possess such a license at the time of the Contract award. The successful Contractor must also possess a current City business license.

RETENTION SUBSTITUTION

Five percent (5%) of any progress payment will be withheld as retention. In accordance with Public Contract Code Section 22300, and at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a State or federally chartered bank as escrow agent, which shall then pay such moneys to the Contractor. Upon satisfactory completion of the Project, the securities shall be returned to the Contractor. Alternatively, the Contractor may request that the City make payments of earned retentions directly to an escrow agent at the Contractor's expense. No such substitutions shall be accepted until all related documents are approved by the City Attorney.

TRADE NAMES OR EQUALS

Requests to substitute an equivalent item for a brand or trade name item must be made by written request submitted no later than five (5) Days before the Bid submission deadline. Requests received after this time shall not be considered. Requests shall clearly describe the product for which approval is requested, including all data necessary to demonstrate acceptability.

LIQUIDATED DAMAGES

Liquidated damages shall accrue in the amount of $1000 for each Day that Work remains incomplete beyond the Project completion deadline specified in the Contract Documents.

[*SIGNATURE PAGE FOLLOWS*]

BIDDING PROCESS

Bidders must satisfy themselves by personal examination of location of the proposed work and by such other means as they may prefer as to the actual conditions and requirements of the work and shall not at any time after submission of the bid dispute, complain, or assert that there was any misunderstanding in regard to the nature or amount of work to be done.

The City reserves the right to reject any Bid or all Bids, and to waive any irregularities or informalities in any Bid or in the bidding, as deemed to be in its best interest.

By: J. Alderete
Jennifer Alderete, City Clerk

4/2/26
Date

INSTRUCTIONS TO BIDDERS

FORM OF BIDS. Bids shall be made on the Bid forms found herein. Bidders shall include all forms and fill in all blank spaces, including inserting "N/A" (for not applicable) where necessary. The Bid shall be enclosed in a sealed envelope bearing the Bidder's name and the Project name and identification number as described in the Notice Inviting Bids.

DELIVERY OF BIDS. The Bid shall be delivered by the time and date, and to the place specified in the Notice Inviting Bids. No oral, faxed, emailed, or telephonic Bids or alternatives will be considered. The time of delivery shall be conclusively determined by the time-stamping clock located at the City Clerk's office. Bidders are solely responsible for ensuring that their Bids are received in proper time, and Bidders assume all risks arising out of their chosen means of delivery. Any Bid received after the Bid submission deadline shall be returned unopened. Bidders are invited to be present for Bid opening. Accepted Bids shall become the property of the City.

AMENDED BIDS. Unauthorized conditions, limitations or provisos attached to a Bid may cause the Bid to be deemed incomplete and non-responsive.

WITHDRAWAL OF BID. A Bid may be withdrawn without prejudice upon written request by the Bidder filed with the City Clerk before the Bid submission deadline. Bids must remain valid and shall not be subject to withdrawal for sixty (60) Days after the Bid opening date.

BIDDER'S SECURITY. Each Bid shall be accompanied by cash, a certified or cashier's check payable to the City, or a satisfactory Bid Bond in favor of the City executed by the Bidder as principal and an admitted surety insurer as Surety, in an amount not less than ten percent (10%) of the amount set forth in the Bid. The cash, check or Bid Bond shall be given as a guarantee that, if selected, the Bidder will execute the Contract in conformity with the Contract Documents and will provide the evidence of insurance and furnish the specified Bonds, within fifteen (15) Days after the date of delivery of the Contract Documents to the Bidder. In case of the Bidder's refusal or failure to do so, the City may award the Contract to the next lowest responsible bidder, and the cash, check, or Bond (as applicable) of the lowest Bidder shall be forfeited to the City to the extent permitted by law. No Bid Bond will be accepted unless it conforms substantially to the form provided in these Contract Documents.

QUANTITIES APPROXIMATE. Any quantities shown in the Bid form or elsewhere herein shall be considered as approximations listed to serve as a general indication of the amount of Work or materials to be performed or furnished, and as basis for the Bid comparison. The City does not guarantee that the actual amounts required will correspond with those shown. As deemed necessary or convenient, the City may increase or decrease the amount of any item or portion of Work or material to be performed or furnished or omit any such item or portion, in accordance with the Contract Documents.

ADDENDA. The City Engineer may, from time to time, issue Addenda to the Contract Documents. Bidders are responsible for ensuring that they have received any and all Addenda. Each Bidder is responsible for verifying that it has received all Addenda issued, if any. Bidders must acknowledge receipt of all Addenda, if any, in their Bids. Failure to acknowledge receipt of all Addenda may cause a Bid to be deemed incomplete and non-responsive.

DISCREPANCIES IN BIDS. Each Bidder shall set forth as to each item of Work, in clearly legible words and figures, a unit or line item Bid amount for the item in the respective spaces provided for this purpose.

In case of discrepancy between the unit price and the extended amount set forth for the item, the unit price shall prevail. However, if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or if the unit price is the same amount as the entry in the "extended amount" column, then the amount set forth in the "extended amount" column for the item shall prevail in accordance with the following:

(1) As to lump sum items, the amount set forth in the "extended amount" column shall be the unit price.

(2) As to unit price items, the amount set forth in the "extended amount" column shall be divided by the estimated quantity for the item set forth in the Bid documents, and the price thus obtained shall be the unit price.

In case of discrepancy between words and figures, the words shall prevail.

COMPETENCY OF BIDDERS. In evaluating Bidder responsibility, consideration will be given not only to the financial standing, but also to the general competency of the Bidder for the performance of the Project. Each Bidder shall set forth in the designated area of the Bid form a statement of its experience. No Contract will be executed with a Bidder that is not licensed and registered with the DIR in accordance with State law, and with any applicable specific licensing requirements specified in these Contract Documents. These licensing and registration requirements for Contractors shall also apply to all Subcontractors.

BIDDER'S EXAMINATION OF SITE AND CONTRACT DOCUMENTS. Each Bidder must carefully examine the Project site and the entirety of the Contract Documents. Upon submission of a Bid, it will be conclusively presumed that the Bidder has thoroughly investigated the Work and is satisfied as to the conditions to be encountered and the character, quality, and quantities of Work to be performed and materials to be furnished. Upon Bid submission, it also shall be conclusively presumed that the Bidder is familiar with and agrees to the requirements of the Contract Documents, including all Addenda. No information derived from an inspection of records or investigation will in any way relieve the Contractor from its obligations under the Contract Documents nor entitle the Contractor to any additional compensation. The Contractor shall not make any claim against the City based upon ignorance or misunderstanding of any condition of the Project site or of the requirements set forth in the Contract Documents. No claim for additional compensation will be allowed which is based on a lack of knowledge of the above items. Bidders assume all risks in connection with performance of the Work in accordance with the Contract Documents, regardless of actual conditions encountered, and waive and release the City with respect to any and all claims and liabilities in connection therewith, to the extent permitted by law.

DISQUALIFICATION OF BIDDERS. No Person shall be allowed to make, file or be interested in more than one Bid for the Project, unless alternate Bids are specifically called for. A Person that has submitted a sub-bid to a Bidder, or that has quoted prices of materials to a Bidder, is not thereby disqualified from submitting a sub-proposal or quoting prices to other Bidders or from making a prime Bid. If there is a reason to believe that collusion exists among the Bidders, all affected Bids will be rejected.

RETURN OF BID SECURITY. The Contractor's Bid security shall be held until the Contract is executed. Bid security shall be returned to the unsuccessful Bidders within a reasonable time, which in any case shall not exceed sixty (60) Days after the Contractor has signed the Contract.

AWARD OF CONTRACT. The City reserves the right to reject any or all Bids or any parts thereof or to waive any irregularities or informalities in any Bid or in the bidding. The Contract award, if made, will be to the lowest responsive, responsible Bidder and is anticipated to occur within sixty (60) Days after the Bid opening. The Contract award may be made after that period if the Contractor has not given the City written notice of the withdrawal of its Bid.

LISTING SUBCONTRACTORS. Each Bidder shall submit a list of the proposed Subcontractors on the Project, as required by the Subletting and Subcontracting Fair Practices Act (Cal. Pub. Contract Code, § 4100 *et seq.*). Contractor shall self-perform not less than fifty percent (50%) of the Work, as determined by the percentage of Work to be performed by listed Subcontractors.

EXECUTION OF CONTRACT. The Contractor shall execute the Contract in the form included in these Contract Documents within fifteen (15) Days from the date of delivery of the Contract Documents to the Bidder. Additionally, the Contractor shall also secure all insurance and Bonds as herein specified, and provide copies to the City, within fifteen (15) Days from the date of delivery of the Contract Documents to the Bidder. Failure or refusal to execute the Contract or to conform to any of the stipulated requirements shall be just cause for the annulment of the award and forfeiture of the Bidder's security. In such event, the City may declare the Bidder's security forfeited to the extent permitted by law, and the City may award the Contract to the next lowest responsive responsible Bidder or may reject all Bids.

SIGNATURES. The Bidder shall execute all documents requiring signatures and shall cause to be notarized all documents that indicate such a requirement. The Bidder shall provide evidence satisfactory to the City, such as an authenticated resolution of its board of directors or a power of attorney, indicating the capacity of the person(s) signing the Bid to bind the Bidder to the Bid and any Contract arising therefrom. Alternatively, Bids submitted by corporations must be executed as specified in Corporations Code Section 313, and Bids submitted by partnerships must be executed by all partners comprising the partnership.

INSURANCE AND BONDS. The Contractor shall not begin Work until it has given the City evidence of all required insurance coverage (including all additional insured endorsements), a Bond guaranteeing the Contractor's faithful performance of the Contract, and a Bond securing the payment of claims for labor and materials.

TELEPHONES. Bidders are hereby notified that the City will not provide telephones for their use at the time of Bid submission.

INTERPRETATION OF CONTRACT DOCUMENTS. Any Bidder that is in doubt as to the intended meaning of any part of the Contract Documents, or that finds discrepancies in or omissions from the Contract Documents, may submit to the City Clerk a written request for an interpretation or correction not later than ten (10) Days before the Bid submission deadline. Requests for clarification received after this date will be disregarded. Please indicate the Project and identification number in the request for clarification. Telephonic requests will not be taken. Any interpretation or correction of the Contract Documents will be made only by a written Addendum. No oral interpretation of any provision in the Contract Documents shall be binding.

TAXES. Except as may be otherwise specifically provided herein, all sales and/or use taxes assessed by federal, State or local authorities on materials used or furnished by the Contractor in performing the Work shall be paid by the Contractor. The Bidder shall calculate payment for all sales, unemployment, pension and other taxes imposed by federal, state and local law and shall include these payments in computing the Bid.

CHECKLIST FOR BIDDERS

The following information is required of all Bidders at the time of Bid submission:

- ✓ Completed and Signed Bid Cover Form
- ✓ Completed and Signed Bid Sheets
- ✓ Completed, Signed and Notarized Questionnaire
- ✓ Completed References Form
- ✓ Resume of General Construction Superintendent/On-Site Construction Manager
- ✓ Completed Subcontractor Designation Form
- ✓ Completed and Signed Industrial Safety Record Form
- ✓ Completed, Signed and Notarized Bid Bond or Other Security Form
- ✓ Signed and Notarized Non-collusion Declaration Form
- ✓ Completed and Signed Addenda Acknowledgement Form
- ✓ Evidence satisfactory to the City indicating the capacity of the person(s) signing the Bid to bind the Bidder

Failure of the Bidder to provide all required information in a complete and accurate manner may cause the Bid to be considered non-responsive.

BID

CITY OF ARTESIA

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ARTESIA:

The undersigned, as Bidder, declares that: (1) this Bid is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this Bid shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Artesia to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents, for the following stated unit prices or lump-sum price as submitted on the Bid herein.

The undersigned submits as part of this Bid a completed copy of its Industrial Safety Record. This Safety Record includes all construction Work undertaken in California by the undersigned and any partnership, joint venture or corporation that any principal of the undersigned participated in as a principal or owner for the last five (5) calendar years and the current calendar year before the date of Bid submittal. Separate information is being submitted for each such partnership, joint venture, or corporate or individual Bidder. The undersigned may attach any additional information or explanation of data that it would like to be taken into consideration in evaluating the Safety Record. An explanation of the circumstances surrounding any and all fatalities is attached.

Accompanying this Bid is cash, a cashier's check, a certified check or a Bid Bond in an amount equal to at least ten percent (10%) of the total aggregate Bid price based on the quantities shown and the unit prices quoted. The undersigned further agrees that, should it be awarded the Contract and thereafter fail or refuse to execute the Contract and provide the required evidence of insurance and Bonds within fifteen (15) Days after delivery of the Contract to the undersigned, then the cash, check or Bid Bond shall be forfeited to the City to the extent permitted by law.

The undersigned certifies to have a minimum of three (3) consecutive years of current experience in the type of Work related to the Project and that this experience is in actual operation of the firm with permanent employees performing a part of the Work as distinct from a firm operating entirely by subcontracting all phases of the Work. The undersigned also certifies to be properly licensed by the State as a contractor to perform this type of Work. The undersigned possesses California Contractor's License:

Number 630360, Class A, C12 which expires on 10/31/2027.

Bidder's Name: ONYX PAVING COMPANY, INC.

Signature: _____ Date: 5/19/2026

COREY R. KIRSCHNER - CEO

Signature: _____ Date: 5/19/2026

JAY KIRSCHNER - VP, SEC, TREAS.

CITY OF ARTESIA

BID SHEETS FOR

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT

Bidder's Name: ONYX PAVING COMPANY, INC.

To the Honorable Mayor and Members of the City Council:

In compliance with the Notice Inviting Bids, the undersigned hereby agrees to execute the Contract to furnish all labor, materials, equipment and supplies for the Project in accordance with the Contract Documents to the satisfaction and under the direction of the City Engineer, at the following prices:

BID SCHEDULE A: STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
1a.	Cold Mill 2" Asphalt Concrete	SF	138,569	$ 0.40	$55,427.60
1b.	Construct a minimum 2" AC Overlay (C2 PG 64-10)	TONS	2,051	$108	$221,508
2.	Seal Cracks and Install Slurry Seal. Remove all existing Striping, Markers, and Pavement Markings prior to Installation	SF	145,926	$0.30	$43,777.80
3.	Remove and Reconstruct PCC Sidewalk	SF	1,878	$12	$22,536
4.	Remove and Reconstruct PCC Curb Ramp	EA	24	$4,000	$96,000
5.	Remove PCC Sidewalk and Construct PCC Curb Ramp	EA	1	$4,000	$4,000
6.	Remove and Reconstruct PCC Curb and Gutter	LF	187	$ 85	$ 15,895
7.	Remove and Reconstruct PCC Driveway Pavement	SF	77	$ 16.50	$ 1,270.50
8.	Install 4'x3' Surface Mounted ADA Truncated Domes	EA	15	$ 500	$ 7,500
9.	Remove Buried Longitudinal Gutter & Construct AC Pavement Section (Match Existing Section)	SF	1,287	$ 11	$ 14,157

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
10.	Adjust to Grade Survey Monument	EA	2	$ 369	$ 738
11.	Sawcut 1' from EG and Remove and Dispose of Existing AC Pavement and Base and Install 6" AC over 6" AB	SF	633	$ 15	$ 9,495
12.	Remove and Reconstruct PCC Curb and Gutter with Variable Curb Height to Match Existing Curb Ramp	LF	80	$ 85	$ 6,800
13.	Remove Existing Tree and Install New	EA	1	$ 8,000	$ 8,000
14.	Install Solar Single Lightpost with Foundation	EA	1	$ 4,775	$ 4,775
15.	Remove and Reconstruct PCC Longitudinal Gutter	SF	125	$ 25	$ 3,125
16.	Adjust Manhole to Grade	EA	14	$ 750	$ 10,500
17.	Adjust Water/Gas Valve and Cover to Grade	EA	35	$ 369	$ 12,915
18.	Replace Traffic Signal Loops with Type E Loop Detector	EA	8	$ 850	$ 6,800
19.	Paint Centerline Striping A202A Detail 2	LF	6,567	$ 0.90	$ 5,910.30
20.	Paint "STOP, XING or PED" Pavement Marking	EA	6	$ 318	$ 1,908
21.	Paint 12" White Stop Bar	LF	88	$ 1.75	$ 154
22.	Paint 6" yellow continuous centerline striping	LF	622	$ 1.22	$ 758.84
23.	Paint No Parking Striping	SF	1,339	$ 1.17	$ 1,566.63
24.	Paint no passing zones A20A Detail 21	LF	418	$ 1.33	$ 555.94
25.	Paint Curb Red	LF	435	$ 1.06	$ 0
26.	Paint 6" White Edge Line	LF	4,701	$ 0.95	$ 4,465.95
27.	Install Blue Pavement Markers	EA	18	$ 4.24	$ 76.32

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
28.	Paint or Repaint Basic Crosswalk	LF	489	$ 1.33	$ 650.37
29.	Paint Yield Pavement Marking (Per Triangle)	EA	9	$ 32	$ 288
30.	Repaint House Numbers	EA	22	$ 85	$ 1,870
31.	Install W11-2 with Arrow Sign and Post	EA	2	$ 477	$ 954
32.	Mobilization	LS	1	$ 93,160.65	$ 93,160.65
33.	Traffic Control	LS	1	$ 36	$ 36,000
TOTAL BID SCHEDULE A:					$ 694,000

BID SCHEDULE B: HSIP

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
1.	Install Solar Powered RRFB with W11-2 with Arrow Sign on Post	EA	4	$ 8,500	$ 34,000
2.	Construct Raised Crosswalk at Grayland (Construction Note 18 on Sheet C-9)	LS	1	$ 10,000	$ 10,000
3.	Paint Continental Crosswalk	LF	3,639	$ 1.75	$ 6,368.25
4.	Paint "STOP, XING or PED" Pavement Marking	EA	27	$ 318	$ 8,586
5.	Paint 12" White Stop Bar	LF	404	$	$ 707
6.	Paint Curb Red	LF	2,135	$ 1.59	$ 3,394.65
7.	Paint or Repaint Basic Crosswalk	LF	441	$ 1.75	$
8.	Paint Yield Pavement Marking (Per Triangle)	EA	10	$ 32	$ 320

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
9.	Repaint Striping at 183rd Street After Pavement Overlay	LS	1	$ 3,185	$ 3,185
10.	Paint Raised Crosswalk Striping, 12" Wide White Stripe	LF	26	$ 21.25	$552.50
11.	Mobilization	LS	1	$ 864.85	$ 864.85
12.	Traffic Control	LS	1	$ 1,550	$ 1,550
13.	Install W17-1 (Speed Hump) Sign & Post	EA	4	$ 425	$ 1,700
TOTAL BID SCHEDULE B:					$ 72,000

BID SCHEDULE C: ROUNDABOUT

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	EXTENDED AMOUNT
1.	Remove Asphalt Pavement and Construct Roundabout	SF	630	$ 25	$ 15,750
2.	Install Roundabout Sign and Post	EA	8	$ 424	$ 3,392
3.	Install 6"X12" Right Arrow Sign and Post	EA	8	$ 371	$ 2,968
4.	Paint Yield Pavement Marking (Per Triangle)	EA	22	$ 32	$ 704
5.	Remove STOP Sign on Existing Post and Install New YIELD Sign	EA	4	$ 265	$ 1,060
6.	Mobilization	LS	1	$ 626	$ 626
7.	Traffic Control	LS	1	$ 2,500	$ 2,500
TOTAL BID SCHEDULE C:					$ 27,000

Note: Items may be adjusted or deleted. Any changes to the quantities for these items shall not

constitute a substantial change as referenced in Section 2-6 of the Standard Specifications. Therefore, regardless of total actual volume (percentage) compared to estimated quantities, the unit prices provided above by the Bidder shall be applied to the final quantity when payment is calculated for these items. No adjustment in the unit prices will be allowed. The City reserves the right to not use any of the estimated quantities, and if this right is exercised, the Contractor will not be entitled to any additional compensation. Cost of all export of material shall be included in the above unit costs; no additional compensation will be granted for such expenses.

TOTAL BID PRICE = BID SCHEDULE A + B + C

TOTAL BID PRICE IN DIGITS: $ 793,000

TOTAL BID PRICE IN WORDS: seven hundred and ninety ~~four~~ three thousand ~~dollars~~ dollars even (CK) (CK)

Signature: _____ COREY R. KIRSCHNER Title: CEO Date: 5/19/2026

Signature: _____ JAY KIRSCHNER Title: VP,SEC, TREAS. Date: 5/19/2026

INFORMATION REQUIRED OF BIDDER

Fill out all of the following information. Attach additional sheets if necessary.

(1) Bidder's Name: ONYX PAVING COMPANY, INC.

(2) If the Bidder's name is a fictitious name, who or what is the full name of the registered owner? If the Bidder's name is not a fictitious name, write "N/A" in the response to this question. If you are doing business under a fictitious name, provide a copy of the filed valid Fictitious Business Name Statement.

N/A

(3) Business Address: 22707 LA PALMA AVE, YORBA LINDA, CA 92887

(4) Telephone: 714-632-6699 Facsimile: N/A

(5) Type of firm - Individual, Partnership, LLC or Corporation: CORPORATION

(6) Corporation organized under the laws of the State of: CALIFORNIA

(7) California State Contractor's License Number and Class: 630360; A, C12

Original Date Issued: 10/09/1991 Expiration Date: 10/31/2027

(8) DIR Contractor Registration Number: 1000004798

(9) List the name and title of the person(s) who inspected the Project site for your firm:

JOHN SILVA - SUPERINTENDENT

(10) List the name and title of the person(s) who attended the mandatory pre-Bid meeting for your firm, including the mandatory site visit,(if any): N/A

(11) Number of years experience the company has as a contractor in construction work: 36 YEARS

(12) List the names, titles, addresses and telephone numbers of all individuals, firm members, partners, joint venturers, and company or corporate officers having a principal interest in this Bid:

COREY R. KIRSCHNER - CEO, ANTHONY STEEN - PRES., JAY KIRSCHNER - VP,SEC, TREAS.

22707 LA PALMA AVE, YORBA LINDA, CA 92887

714-632-6699

(13) List all current and prior D.B.A.'s, aliases, and fictitious business names for any principal having interest in this Bid:

N/A

(14) List the dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this Bid:

N/A

(15) For all arbitrations, lawsuits, settlements and the like (in or out of court) that the company or any principal having an interest in this Bid has been involved with in the past five (5) years:

a. List the names, addresses and telephone numbers of contact persons for the parties:

N/A

b. Briefly summarize the parties' claims and defenses:

N/A

c. State the tribunal (e.g., Superior Court, American Arbitration Association, etc.), the matter number, and the outcome:

N/A

(16) Has the company or any principal having an interest in this Bid ever had a contract terminated by the owner or agency? If yes, explain.

(17) Has the company or any principal having an interest in this Bid ever failed to complete a project? If yes, explain.

N/A

(18) Has the company or any principal having an interest in this Bid ever been terminated for cause, even if it was converted to a "termination of convenience"? If yes, explain.

N/A

(19) For projects that the company or any principal having an interest in this Bid has been involved with in the last five (5) years, did you have any claims or actions:

a. By you against the owner? Circle one: Yes (No)

b. By the owner against you? Circle one: Yes (No)

c. By any outside agency or individual for labor compliance? Circle one: Yes (No)

d. By Subcontractors? Circle one: Yes (No)

e. Are any of these claims or actions unresolved or outstanding? Circle one: Yes (No)

If your answer is "yes" to any part or parts of this question, explain.

N/A

(20) List the last three (3) projects you have worked on or are currently working on for the City of Artesia:

N/A

Upon request of the City, the Bidder shall furnish evidence showing a notarized financial statement, financial data, construction experience, or other additional information.

Failure to provide truthful answers to the questions above or in the following References Form may result in the Bid being deemed non-responsive.

The Bidder certifies under penalty of perjury under the laws of the State of California that the information provided above is true and correct.

[*SIGNATURE PAGE FOLLOWS*]

Notary Public

Subscribed and sworn to me _____

SEE ATTACHED NOTARY JURAT

Signature: _____

This 19TH day of MAY, 20 26

Title: _____

Signature: _____

(SEAL)

Company

Signature: _____

Title: COREY R. KIRSCHNER - CEO

Date: 5/19/2026

Signature: _____

Title: JAY KIRSCHNER - VP, SEC, TREAS.

Date: 5/19/2026

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

×

×

×

×

×

×_____ _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 19 day of MAY, 20 26,
Date *Month* *Year*
by
(1) Corey R. Kirschner
(and (2)_____),
Name(s) of Signer(s)

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

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature Leslie Rocha
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

×

×

×

×

×

×_____ _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 19 day of MAY, 20 26,
Date *Month* *Year*
by
(1) Jay Kirschner
(and (2)_____),
Name(s) of Signer(s)

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

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature Leslie Rocha
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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REFERENCES FORM

For all public agency projects in excess of $15,000 that you are currently working on or have worked on in the past two (2) years, provide the following information:

Project 1 Name/ Number AREA 3 RESIDENTIAL & COLLECTOR STREETS REHABILITATION AND ARTERIAL STREET REHABILITATION

Project Description CITYWIDE STREET IMPROVEMENTS

Approximate Construction Dates From: APRIL 2024 To: SEP 2024

Agency Name: CITY OF DIAMOND BAR

Contact Person: CHRISTIAN MALPICA Telephone: 909-208-5199

Address: 21810 COPLEY DR. DIAMOND BAR, CA 91765

Original Contract Amount: $ 9,369,000 Final Contract Amount: $ 9,619,251.50

If final amount is different from original amount, please explain (change orders, extra work, etc.).

STRIPING LAYOUT CHANGES REQUESTED BY CITY, ADDITIONAL CONCRETE WORK REQUESTED BY CITY

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

Project 2 Name/ Number RESIDENTIAL STREETS PAVEMENT REHABILIATION PROJECT – AREA 5&7

Project Description CITYWIDE STREET IMPROVEMENT

Approximate Construction Dates From: JULY 2024 To: JAN 2025

Agency Name: CITY OF DOWNEY

Contact Person: EDWARD TORRES Telephone: 562-904-7110

Address: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241

Original Contract Amount: $7,337,000 Final Contract Amount: $8,745,633.88

If final amount is different from original amount, please explain (change orders, extra work, etc.).

ADDITIONAL WORK ADDED BY CITY. DISCREPANCY IN BID ITEM QUANTITY VERSUS ACTUAL QUANTITY IN FIELD AND ON PLANS.

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

Project 3 Name/ Number FY 23-24 RESIDENTIAL STREET REHABILITATION PROJECT

Project Description VARIOUS PAVEMENT REHABILITATION & CONCRETE IMPROVEMENTS

Approximate Construction Dates From: OCT 2024 To: FEB 2025

Agency Name: CITY OF WEST COVINA

Contact Person: OKAN DEMIRCI Telephone: 714-319-6137

Address: 1444 W GARVEY AVE S, WEST COVINA, CA 91790

Original Contract Amount: $4,324,000 Final Contract Amount: $4,407,861.46

If final amount is different from original amount, please explain (change orders, extra work, etc.).

ADDED ADA RAMPS REQUESTED BY CITY.

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

Project 4 Name/ Number FY 2024-25 PAVEMENT REHABILITATION PROJECT

Project Description CITYWIDE STREET IMPROVEMENTS

Approximate Construction Dates From: JUNE 2025 To: DEC 2025

Agency Name: CITY OF TEMPLE CITY

Contact Person: ADAM TALBOT Telephone: 626-762-8531

Address: 9701 E LAS TUNAS DR, TEMPLE CITY, CA 91780

Original Contract Amount: $ 5,014,369 Final Contract Amount: $ 5,392,669.48

If final amount is different from original amount, please explain (change orders, extra work, etc.).

ADDITIONAL WORK INCLUDING CONCRETE IMPROVEMENTS, GRINDING & PAVING, AND STRIPING & SIGNING REQUESTED BY CITY.

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

Project 5 Name/ Number GLENWOOD DRIVE PAVEMENT REHABILITATION

Project Description CITYWIDE ASPHALT REPAIRS & SLURRY

Approximate Construction Dates From: OCT 2025 To: NOV 2025

Agency Name: CITY OF ALISO VIEJO

Contact Person: QUANG LE Telephone: 949-425-2531

Address: 12 JOURNEY, ALISO VIEJO, CA 92656

Original Contract Amount: $1,110,000 Final Contract Amount: $1,116,282.62

If final amount is different from original amount, please explain (change orders, extra work, etc.).

ADDITIONAL CONCRETE WORK NEEDED TO INSTALL ADA RAMPS.

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

Project 6 Name/ Number IRVINE CENTER DRIVE PAVEMENT REHABILITATION

Project Description VARIOUS STREET FULL DEPTH RECONSTRUCTION

Approximate Construction Dates: From: NOV 2024 To: JUNE 2025

Agency Name: CITY OF IRVINE

Contact Person: FARHAD BOLOURCHI Telephone: (949) 724-6689

Address: 1 CIVIC CENTER PLAZA, IRVINE, CA 92606

Original Contract Amount: $7,595,000 Final Contract Amount: $7,835,217.88

If final amount is different from original amount, please explain (change orders, extra work, etc.).

CHANGE ORDER FOR NEW STRIPING LAYOUT AND MATERIALS.

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes (No)

Did the Agency file any claims against you?

Circle one: Yes (No)

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

N/A

RESUME

Attach to this Bid the experience resume of the person who will be designated as General Construction Superintendent or on-site Construction Manager for the Project.

PLEASE SEE ATTACHED REFERENCES.

DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or $10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%)1
ONLINE STRIPING SERVICE	862350-C32	1000012226	CORONA, CA 714-381-7230	SIGN & STRIPE	6.34%

1 The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or $10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%)1
PAVEMENT REHAB COMPANY	1051374-A,C12,C8	1000064823	YORBA LINDA, CA 714-238-1444	CRACK SEAL	2.08%
CASE LAND SURVEYING, INC.	L5411 - SURVEYOR	1000001533	ORANGE, CA 714-628-8948	SURVEY	4.26%
PAVEMENT COATINGS CO.	303609 - A, C32	1000003382	JURUPA VALLEY, CA 714-826-3011	SLURRY	6.70%
V&E TREE SERVICE	654506 - C27,C49	1000001936	ORANGE, CA 714-997-0903	TREE REMOVAL	0.95%
CALIFORNIA PROFESSIONAL ENGINEERING	793907 - A, C-10, C-20	1000377609	LA PUENTE, CA 626-810-1338	LIGHTING AND LOOPS	5.41%

1 The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

CONTRACTOR'S INDUSTRIAL SAFETY RECORD

Bidder's Name: ONYX PAVING COMPANY, INC.

	Current Year of Record	2024	2023	2022	2021	2020	Total
Number of contracts	34	121	140	133	89	136	750
Total dollar amount of contracts (in thousands of dollars)	37,860	150,319	108,532	83,134	42,805	39,139	594,911
Number of fatalities	0	0	0	0	0	0	0
Number of lost workday cases	0	2	1	0	2	0	5
Number of lost workday cases involving permanent transfer to another job or termination of employment	0	0	0	0	0	0	0

The above information was compiled from the records that are available to me at this time and I declare under penalty of perjury under the laws of the State of California that the information is true and accurate within the limitations of those records.

Signature: _____
Title: COREY R. KIRSCHNER - CEO
Date: 5/19/2026

Signature: _____
Title: JAY KIRSCHNER - VP, SEC, TREAS.
Date: 5/19/2026

Bond No. N/A - Bid Bond

BID BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Artesia ("City"), has issued an invitation for Bids for the Work described as follows:

"HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) AND TRAFFIC CALMING PROJECT"

WHEREAS Onyx Paving Company, Inc. - 22707 La Palma Avenue, Yorba Linda, CA 92887

(Name and address of Bidder)

("Principal"), desires to submit a Bid to City for the Work.

WHEREAS, Bidders are required to furnish a form of Bidder's security with their Bids.

NOW, THEREFORE, we, the undersigned Principal, and Swiss Re Corporate Solutions America Insurance Corporation - 1200 Main St. Suite 800, Kansas City, MO 64105-2478.

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of ---------- Ten Percent of the Total Amount Bid ---------- Dollars ($ ----- 10% -----), being not less than ten percent (10%) of the total Bid price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal is awarded the Contract for the Work by the City and, within the time and in the manner required by the bidding specifications, enters into the written form of Contract included with the bidding specifications, furnishes the required Bonds (one to guarantee faithful performance and the other to guarantee payment for labor and materials), and furnishes the required insurance coverage, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

In case suit is brought upon this instrument, Surety further agrees to pay all court costs incurred by the City in the suit and reasonable attorneys' fees in an amount fixed by the court. Surety hereby waives the provisions of Civil Code Section 2845.

[*SIGNATURE PAGE FOLLOWS*]

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: May 14th, 2026

"Principal"

Onyx Paving Company, Inc.
22707 La Palma Avenue, Yorba Linda, CA 92887

By: _____
Its: Corey R. Kirschner - CEO

By: _____
Its: Jay Kirschner - VP, Sec, Treas.

"Surety"

Swiss Re Corporate Solutions America Insurance Corporation
1200 Main St. Suite 800, Kansas City, MO 64105-2478

By: _____
Its: Zyanya Hernandez, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION
SEAL
1973
MISSOURI

By: _____
Its: _____

*Note: This Bond must be dated, all signatures **must be notarized**, and evidence of the authority of any person signing as attorney-in-fact must be attached.*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On May 14, 2026 before me, Leslie Rocha, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Corey R. Kirschner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On MAY 14 2026, before me, Albert Melendez, Notary Public,

personally appeared Zyanya Hernandez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

ENC1 ALBERT MELENDEZ
COMM. # 2543633
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Comm. Expires January 23, 2030 ENC1

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE _____

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute, and appoint:

ERIK JOHANSSON, JENNIFER ANAYA, MELISSA LOPEZ, ALBERT MELENDEZ, JOAQUIN PEREZ, VANESSA RAMIREZ

ZYANYA HERNANDEZ, CHRISTINE STRADFORD, TRACI NAKAGAKI, MARY MARTHA LANGLEY, YU CHENG CHIANG,

and FREDERIC M. ARCHERD, JR. JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION ($200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION SEAL 1973 MISSOURI

By _____
David Satory, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC

By _____
Gabriel Jacquez, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC and SRCSPIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 2026.

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation

State of Illinois
County of Cook ss

On this 26th day of January, 2026, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
KAREN M SZWEDA
Notary Public, State of Illinois
Commission No. 978628
My Commission Expires September 26, 2027

Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 14th day of May, 26.

Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC & SRCSPIC

ADDENDA ACKNOWLEDGMENT FORM

Bidder's Name: ONYX PAVING COMPANY, INC.

The Bidder shall signify receipt of all Addenda here, if any:

Addendum Number	Date Received	Signature
1	4/14/2026	
2	5/6/2026	

If there are more Addenda than there is room in the chart above, attach another page acknowledging receipt of the Addenda.

NONCOLLUSION DECLARATION FORM
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
[Public Contract Code Section 7106]

The undersigned declares:

I am the CEO of ONYX PAVING COMPANY, INC., the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham Bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham Bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Bid depository, or to any member or agent thereof, to effectuate a collusive or sham Bid, and has not paid, and will not pay, any Person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/19/2026 [date], at YORBA LINDA [city], CA [state].

Signature _____

Printed Name: COREY R. KIRSCHNER - CEO

Date: 5/19/2026

Signature _____

Printed Name: JAY KIRSCHNER - VP, SEC, TREAS.

Date: 5/19/2026

This form must be notarized.

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On May 19, 2026 before me, Leslie Rocha, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Corey R. Kirschner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of Orange)

On May 19, 2026 before me, Leslie Rocha, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jay Kirschner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Leslie Rocha
Signature of Notary Public

LESLIE ROCHA
Notary Public - California
Orange County
Commission # 2484949
My Comm. Expires Mar 19, 2028

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☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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REFERENCES

PROJECT NAME: AREA 3 RESIDENTIAL & COLLECTOR STREETS REHABILITATION AND ARTERIAL STREET REHABILITATION

PROJECT DESCRIPTION: CITYWIDE STREET IMPROVEMENTS

COMPLETION DATE: APRIL 2024-SEP 2024

CONSULTING COMPANY: CITY OF DIAMOND BAR – 21810 COPLEY DR. DIAMOND BAR, CA 91765

CONTACT PERSON: CHRISTIAN MALPICA // (909) 208-5199 // Cmalpica@DiamondBarCA.gov

ORIGINAL CONTRACT AMOUNT: $9,369,000

FINAL CONTRACT AMOUNT: $9,619,251.50

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: STRIPING LAYOUT CHANGES REQUESTED BY CITY, ADDITIONAL CONCRETE WORK REQUESTED BY CITY

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: RESIDENTIAL STREETS PAVEMENT REHABILIATION PROJECT – AREA 5&7

PROJECT DESCRIPTION: CITYWIDE STREET IMPROVEMENT

COMPLETION DATE: JULY 2024-JAN 2025

AGENCY: CITY OF DOWNEY – 11111 BROOKSHIRE AVE., DOWNEY, CA 90241

CONTACT PERSON: EDWARD TORRES // (562) 904-7110 // etorres@downeyca.gov

ORIGINAL CONTRACT AMOUNT: $7,337,000

FINAL CONTRACT AMOUNT: $8,745,633.88

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: ADDITIONAL WORK ADDED BY CITY. DISCREPANCY IN BID ITEM QUANTITY VERSUS ACTUAL QUANTITY IN FIELD AND ON PLANS.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: FY 23-24 RESIDENTIAL STREET REHABILITATION PROJECT

PROJECT DESCRIPTION: VARIOUS PAVEMENT REHABILITATION & CONCRETE IMPROVEMENTS

COMPLETION DATE: OCT 2024-FEB 2025

AGENCY: CITY OF WEST COVINA – 1444 W GARVEY AVE S, WEST COVINA, CA 91790

CONTACT PERSON: OKAN DEMIRCI // (714)319-6137 // okan.demirci@transtech.org

ORIGINAL CONTRACT AMOUNT: $4,324,000

FINAL CONTRACT AMOUNT: $4,407,861.46

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: ADDED ADA RAMPS REQUESTED BY CITY.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: FY 2024-25 PAVEMENT REHABILITATION PROJECT

PROJECT DESCRIPTION: CITYWIDE STREET IMPROVEMENTS

COMPLETION DATE: JUNE 2025-DEC 2025

AGENCY: CITY OF TEMPLE CITY - 9701 E LAS TUNAS DR, TEMPLE CITY, CA 91780

CONTACT PERSON: ADAM TALBOT // (626) 762-8531 // Adam.Talbot@transtech.org

ORIGINAL CONTRACT AMOUNT: $5,014,369

FINAL CONTRACT AMOUNT: $5,392,669.48

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: ADDITIONAL WORK INCLUDING CONCRETE IMPROVEMENTS, GRINDING & PAVING, AND STRIPING & SIGNING REQUESTED BY CITY.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: GLENWOOD DRIVE PAVEMENT REHABILITATION

PROJECT DESCRIPTION: CITYWIDE ASPHALT REPAIRS & SLURRY

COMPLETION DATE: OCT 2025-NOV 2025

AGENCY: CITY OF ALISO VIEJO – 12 JOURNEY, ALISO VIEJO, CA 92656

CONTACT PERSON: QUANG LE // (949) 425-2531 // Qle@avcity.org

ORIGINAL CONTRACT AMOUNT: $1,110,000

FINAL CONTRACT AMOUNT: $1,116,282.62

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: ADDITIONAL CONCRETE WORK NEEDED TO INSTALL ADA RAMPS.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: IRVINE CENTER DRIVE PAVEMENT REHABILITATION

PROJECT DESCRIPTION: VARIOUS STREET FULL DEPTH RECONSTRUCTION

COMPLETION DATE: NOV 2024-JUNE 2025

AGENCY: CITY OF IRVINE – 1 CIVIC CENTER PLAZA, IRVINE, CA 92606

CONTACT PERSON: FARHAD BOLOURCHI // (949) 724-6689 – Fbolourchi@cityofirvine.org

ORIGINAL CONTRACT AMOUNT: $7,595,000

FINAL CONTRACT AMOUNT: $7,835,217.88

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: CHANGE ORDER FOR NEW STRIPING LAYOUT AND MATERIALS.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

PROJECT NAME: STREET REHABILITATION PROJECT

PROJECT DESCRIPTION: ASPHALT REMOVAL & REPLACEMENT

COMPLETION DATE: JUNE 2025

AGENCY: CITY OF SAN MARINO – 2200 HUNTINGTON DR, SAN MARINO, CA 91108

CONTACT PERSON: ANTHONY FLORES // (562) 547-8555 // aflores@zandkconsultants.com

ORIGINAL CONTRACT AMOUNT: : $7,171,000

FINAL CONTRACT AMOUNT: $7,529,500

IF FINAL AMOUNT IS DIFFERENT FROM ORIGINAL AMOUNT, PLEASE EXPLAIN: CHANGE ORDER WORK FOR ADDITIONAL SCOPE OUTSIDE OF PROJECT LIMITS.

DID THE AGENCY FILE ANY CLAIMS AGAINST YOU? NO

RESUME

Corey Kirschner - CEO

Corey Kirschner is a seasoned leader with over 25 years of experience fueling growth in the construction industry, particularly in asphalt paving for city municipalities. Known for sharp organizational skills and a proactive approach, Corey has been instrumental in strengthening Onyx Paving's position among the top-tier General Contractors in Southern California. Since taking ownership of Onyx Paving in 2018, a company with a distinguished 30-year legacy, Corey has driven the company to surpass $120 million in annual revenue. With an eye for forecasting, budgeting, and crafting innovative solutions, Corey consistently navigates market challenges to deliver exceptional results, earning widespread respect and trust in the industry.

Jay Kirschner – Vice President

Jay Kirschner is Vice President at Onyx Paving since 2018. Jay takes pride in building strong, collaborative relationships with city agencies, fosters trust and open communication, ensuring projects align with municipal goals and community needs. By overseeing project managers and cultivating lasting partnerships, Jay drives seamless project delivery and upholds Onyx Paving's reputation as a trusted leader in Southern California's asphalt paving industry.

Justin Kirschner – Director of Operations

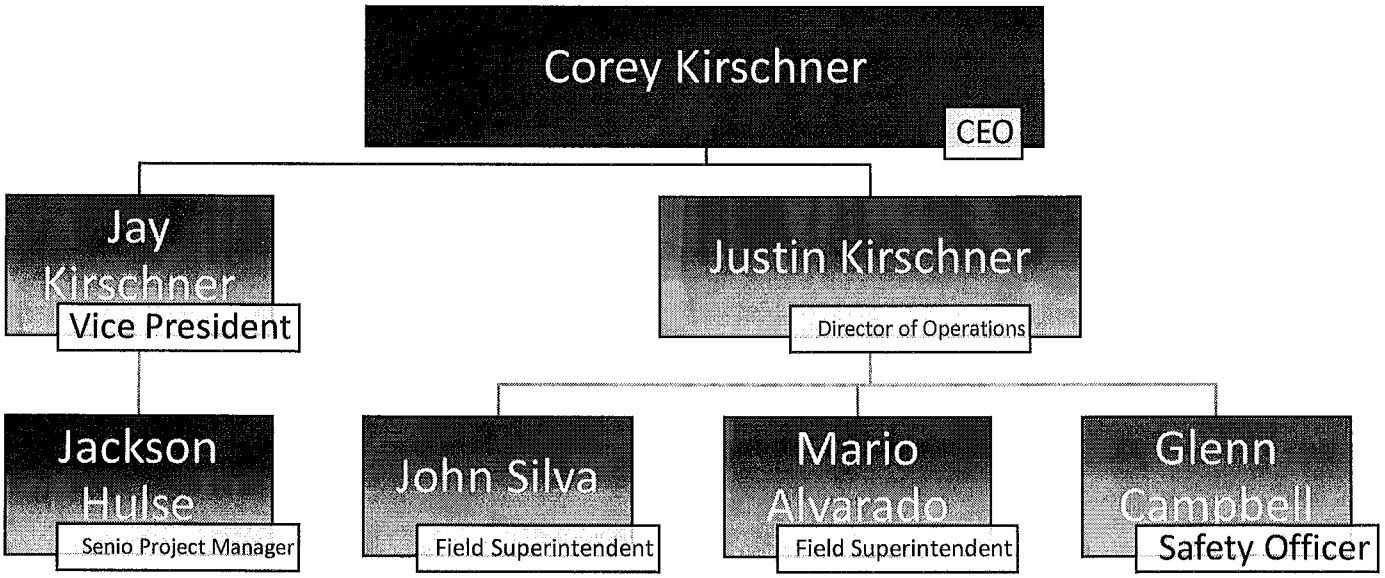
Justin Kirschner came on board with Onyx Paving in 2018. He has become a key leader managing daily operations across Southern California. He directly oversees over 20 foremen who lead a team of 150+ field employees, while keeping projects on track. Justin handles the job schedule and oversees a large fleet of equipment, working closely with the shop manager and mechanics to ensure the equipment is well-maintained and safe. Known for keeping teams efficient and meeting deadlines, Justin is quick to adapt, find solutions, and shift resources when needed. His practical approach and problem-solving skills strengthen Onyx Paving's reputation for dependable, high-quality results.

Glenn Campbell – Safety Manager

Glenn Campbell serves as Onyx Paving's dedicated Safety Manager, focusing entirely on ensuring compliance, workplace safety, and thorough employee onboarding with comprehensive training. With over 20 years of experience consulting for major highway and bridge contractors, Glenn chose to bring his expertise to Onyx Paving and make it his professional home. His approach to safety mirrors his role as head running back coach for Mater Dei football, where he fosters a team-oriented culture built on trust and care. Glenn instills a mindset where the field is his team, and he prioritizes the well-being of every employee thus cultivating a strong safety-first environment at Onyx Paving.

General Superintendents

Mario Alvarado and John Silva have over 60 years of combined experience and form the backbone of Onyx Paving's field operations. They are responsible for overseeing on-site laborers, cement masons, and operating engineers, ensuring projects are completed safely, on time, and in alignment with both city requirements and internal operational goals. Their deep expertise and hands-on leadership drive the successful execution of asphalt paving and concrete improvement projects across Southern California, maintaining Onyx Paving's commitment to quality and reliability in every job.



BACKLOG ALLOCATION:

Corey Kirschner, Jay Kirschner, and our Field Superintendent oversee 100% of all current project in attached backlog.

Key Individual Responsibilities:

Corey Kirschner

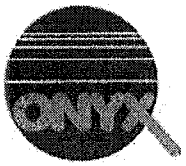
- Manage overall operations and resources of company
- Decision maker of corporation

Jackson Hulse

- Lead project management team with organization
- Overseeing overall project scheduling, budgeting, and dispatching on all projects
- Main point of communications between company and agencies

Field Superintendents

- Lead and manage on-site laborers and operators
- Coordinate daily operations and project production
- Ensuring project quality expectations are met



ONYX PAVING COMPANY INC
LICENSE# 630360 DIR# 1000004798

UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
ONYX PAVING COMPANY, INC,
(a California corporation)

June 3rd, 2025

The undersigned director, constituting the entire board of directors (the "Board") of Onyx Paving Company, Inc., a California corporation (the "Corporation"), hereby takes the following actions, adopts the following resolutions, and transacts the following business, by written consent without a meeting, as of the date above written, pursuant to Section 307(b) of the General Corporation Law of the State of California and the Corporations Bylaws:

Approval of Loan Transactions

WHEREAS, Corey Kirschner is currently the Corporation's Chief Executive Officer and Jay Kirschner is the Vice President, Secretary and Treasurer (the "Officers"), both with authority to enter into contracts on behalf of the Corporation.

WHEREAS, the Corporation opportunities from time to time to bid on various governmental and non-governmental projects;

WHEREAS, after careful consideration, the Board has determined that the terms and conditions of the proposed project in the form of the bid attached hereto as Exhibit A (the "Project") are just and equitable and fair as to the Corporation and that it is in the best interests of the Corporation and its stockholder to submit the bid and complete the Project subject to the terms agreed upon by the parties.

NOW, THEREFORE, BE IT RESOLVED, the Board on behalf of the Corporation hereby approves and ratifies the Project in all respects, and hereby authorize and direct the Corporation to negotiate, execute, deliver and perform the terms of all documents, required in connection with title Project, together with such changes thereto as may be approved by the Officer executing the same on behalf of the Corporation (pursuant to the authorization provided herein), such approval of the Officer to be conclusively evidenced by its execution and delivery of same.

RESOLVED FURTHER, that the Officer may execute and deliver any and all agreements and any and all other documents and instruments, and take such further actions as may be necessary or appropriate, for the financing of the Corporation.

RESOLVED FURTHER, that the Officer(s) are hereby authorized, directed, and empowered to execute and deliver any and all agreements and any and all other documents and instruments, and take such further actions as may be necessary or appropriate, for the consummation of the Project.

RESOLVED FURTHER, that the Officer, in the name of the Corporation, is hereby authorized, directed, and empowered to negotiate, execute and deliver to the applicable counterparty, any and all documents with respect to the Project and other instruments as may be reasonably requested, and the Officer on behalf of the Corporation is authorized from time to time to execute extensions or other installments as may be necessary.

RESOLVED FURTHER, that the authority given hereunder shall be deemed retroactive and any and all acts authorized hereunder performed prior to the passage of this resolution are hereby ratified and affirmed.

The Secretary of the Corporation is directed to file the original executed copy of this Consent with the minutes of proceedings of the Corporation.

[Signature page follows]

ONYX PAVING COMPANY INC
LICENSE# 630360 DIR# 1000004798

IN WITNESS WHEREOF, the undersigned has executed this Unanimous Written Consent of the Board of Directors as of the date first above written.

X _____
Corey Kirschner
Chief Executive Officer

X _____
Anthony Steen
President

X _____
Jay Kirschner
Vice President, Secretary, Treasurer

STATE OF CALIFORNIA

CONTRACTORS STATE LICENSE BOARD

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

ONYX PAVING COMPANY INC

License Number 630360

to engage in the business or act in the capacity of a contractor in the following classifications:

A-- GENERAL ENGINEERING CONTRACTOR
C12 - EARTHWORK AND PAVING

Witness my hand and seal this day,

January 4, 2019

Issued October 9, 1991

Mario Richardson, Board Chair

This license is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.

David R. Fogt, Registrar of Contractors

(REV. 10/17)

AUDIT NO: 825533

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **630360** Entity CORP

Business Name ONYX PAVING COMPANY INC

Classification(s) A C12

Expiration Date 10/31/2027 www.cslb.ca.gov

CA

DIR State of California Department of Industrial Relations EST. 1927

Public Works Support

DW

DW David Wiltfong

eCPR Search

Logout

Contractor Registration Search

Project Registration Search

Services

Your information

Home > Customer Account Lookup > 1000004798 - ONYX PAVING COMPANY, INC.

Search

1000004798 - ONYX PAVING COMPANY, INC.

Customer Account Lookup

PWCR

1000004798

Contractor Status

DIR Approved

CSLB

630360

Business Phone

7146326699

Ext

Registration Start Date

2025-07-01

Legal Entity Name

ONYX PAVING COMPANY, INC.

Doing Business As (DBA)

ONYX PAVING COMPANY, INC.

Business Structure

-- None --

President

COREY KIRSCHNER

Email

davidw@onyxpaving.com

Registration End Date

2028-06-30

Crafts

Operating Engineer | Laborer and Related Classifications | Cement Mason

Address

Mailing Address

2890 E. LA CRESTA AVENUE

Mailing Address - City

ANAHEIM

Mailing Address - State

CA

Mailing Address - Zip

92806

Mailing Address - Country

USA

Physical Address

Physical Address - City

Physical Address - State

Physical Address - Zip

Physical Address - Country

Related Lists

Registration Dates (10)

Disclaimer

Nondiscrimination Notice

Accessibility

dir.ca.gov

Copyright 2024 State of California

EQUAL EMPLOYMENT OPPORTUNITY

The Company is committed to providing equal employment opportunities to all Employees and applicants without regard to race (including traits historically associated with race, such as hair texture and protective hairstyles), religion or religious creed (including religious dress or grooming practices), color, sex (including pregnancy, childbirth, breastfeeding, or related medical condition), genetic information, gender, gender identity and gender expression, sexual orientation, transgender status, transitioning status, national origin, ancestry, citizenship status, uniform service member status, military and veteran status, marital status, age, protected medical condition, physical or mental disability, holding or presenting a driver's license issued under Cal. Vehicle Code Section 12801.9, or any other protected status in accordance with all applicable federal, state, and local laws.

Company policy also prohibits unlawful discrimination based on the perception that anyone has any of the above characteristics, or is associated with a person who has or is perceived as having any of the above characteristics. Discrimination can also include failing to reasonably accommodate religious dress and grooming practices, or individuals with mental or physical disabilities where the accommodation does not pose an undue hardship.

This Policy extends to all aspects of the Company's employment practices, including, but not limited to, recruiting, hiring, firing, promoting, transferring, compensation, benefits, training, leaves of absence, and other terms and conditions of employment, as well as providing wages at the same rate for one sex as those of the opposite sex, and at the same rate for any race/ethnicity as another race/ethnicity, who perform substantially similar work (consisting of similar skill, effort, and responsibility), under similar working conditions.

The Company is also committed to complying with the laws protecting qualified individuals with disabilities. The Company will provide a reasonable accommodation for any known physical or mental disability of a qualified individual with a disability to the extent required by law, provided the requested accommodation does not create an undue hardship for the Company and/or does not pose a direct threat to the health or safety of others in the workplace and/or to the individual. If an Employee requires an accommodation to perform the essential functions of their job, the Employee must notify Human Resources. Once the Company is aware of the need for an accommodation, the Company will engage in an interactive process to identify possible accommodations that will enable the Employee to perform the essential functions of the job.

Employees with questions or concerns about discrimination in the workplace should bring these issues to the attention of Human Resources, or any member of management. Employees can raise concerns, report problems, or make complaints without fear of retaliation. Anyone found to be engaging in any type of unlawful discrimination will be subject to disciplinary action, up to and including separation of employment.

ONYX PAVING COMPANY, INC.

COREY R. KIRSCHNER
CEO, PRES, VP, SEC, TREA

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Onyx Paving Company Inc

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See Instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

22707 La Palma Ave,

Requester's name and address (optional)

6 City, state, and ZIP code

Yorba Linda, CA 92887

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

3	3	-	0	3	9	4	3	4	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** David Wiltfong | **Date** 11/10/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/1/2025

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

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

PRODUCER
The Baldwin Group West, LLC
15901 Red Hill Ave, Ste 100
Tustin CA 92780

License#: 0F69771

CONTACT NAME: Michael Tran
PHONE (A/C, No, Ext): (714) 505-7000 **FAX (A/C, No):** (714) 573-1770
E-MAIL ADDRESS: michael.tran@wgbib.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Zurich Insurance Comp	40142
INSURER B : Evanston Insurance Company	35378
INSURER C : Great American Insurance Compa	16691
INSURER D : Scottsdale Insurance Company	41297
INSURER E :	
INSURER F :	

INSURED
Onyx Paving Company, Inc.
22707 La Palma Ave.
Yorba Linda CA 92887

ONYXPAV-01

COVERAGES **CERTIFICATE NUMBER:** 195164515 **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	
D	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			BCS2003096	10/1/2025	10/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BAP106300607	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	[ ] UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			TUE490440203	10/1/2025	10/1/2026	EACH OCCURRENCE AGGREGATE $	$ 6,000,000 $ 6,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y/N [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC106300507	10/1/2025	10/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Contractors Pollution Liability			MKLV5ENV105319	10/1/2025	10/1/2026	Aggregate Occurence Deductible	$10,000,000 $5,000,000 $10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Excess Policy #TUE490440203 is Excess over the General Liability, Auto Liability, and Workers Compensation

Certificate holder(s) is/are named as additional insured per the attached endorsements as required by written contract subject to the terms & conditions of the policy:

GL Additional Insured Form #CG 20 10 12 19 and CG 20 37 12 19
GL Additional Insured State-Permits Form #CG 20 12 12 19
GL Primary and Non-Contributory Form #CG 20 01 12 19
See Attached...

CERTIFICATE HOLDER

Onyx Paving Company, Inc.
2890 E. La Cresta Ave.
Anaheim CA 92806

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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BA20261060638

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20261060638
Date Filed: 5/15/2026

Entity Details

Corporation Name	ONYX PAVING COMPANY, INC.
Entity No.	1659076
Formed In	CALIFORNIA

Street Address of Principal Office of Corporation

Principal Address	22707 LA PALMA AVE YORBA LINDA, CA 92887

Mailing Address of Corporation

Mailing Address	22707 LA PALMA AVE YORBA LINDA, CA 92887
Attention	Joan Ward

Street Address of California Office of Corporation

Street Address of California Office	22707 LA PALMA AVE YORBA LINDA, CA 92887

Officers

Officer Name	Officer Address	Position(s)
Jay Kirschner	22707 LA PALMA AVE YORBA LINDA, CA 92887	Secretary
Corey Kirschner	22707 LA PALMA AVE YORBA LINDA, CA 92887	Chief Executive Officer
Corey Kirschner	22707 LA PALMA AVENUE YORBA, CA 92887	Chief Financial Officer

Additional Officers

Officer Name	Officer Address	Position	Stated Position
Jay Kirschner	22707 LA PALMA AVE YORBA LINDA, CA 92887	Treasurer	
Anthony Steen	22707 LA PALMA AVE YORBA LINDA, CA 92887	Other	President

Directors

Director Name	Director Address
Corey Kirschner	22707 LA PALMA AVE YORBA LINDA, CA 92887
Anthony Steen	22707 LA PALMA AVE YORBA LINDA, CA 92887

The number of vacancies on Board of Directors is: 0

Agent for Service of Process

Agent Name	COREY KIRSCHNER
Agent Address	22707 LA PALMA AVE YORBA LINDA, CA 92887

B4681-5120 05/15/2026 3:49 PM Received by California Secretary of State

Type of Business	
Type of Business	ASPHALT PAVING AND CONCRETE SERVICES
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Joan Ward
Signature

05/15/2026
Date

B4681-5121 05/15/2026 3:49 PM Received by California Secretary of State

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

ONYX PAVING COMPANY, INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2027**

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

2694

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 9H.**

TO: Mayor and Members of the City Council

SUBJECT: Event Production Services Agreement with Ramirez Productions and Event Rentals, Inc.

FROM: Edith Guerra, Parks and Recreation Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Director
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council approve, by motion, an Agreement with Ramirez Productions and Event Rentals, Inc. for equipment rental and event production services for the 2026 International Street Fair and Diversity Festival for an amount not to exceed $84,847.50, and authorize the City Manager to execute the Agreement.

BACKGROUND:

For large scale events, such as the Mariachi Festival and the annual International Street Fair and Diversity Festival ("Diversity Festival"), the City utilizes outside vendors to supply equipment and event production services. In order to produce the Diversity Festival, the City requires the rental of tents, tables, chairs, washing stations, restrooms, generators, lighting, stage and sound equipment, and a dance floor. Not all vendors have the ability to provide the wide variety of rentals that are necessary for the event. For smooth operations, Staff prefers to work with one vendor instead of having to coordinate between several vendors for various items.

ANALYSIS:

Staff reached out to three production companies and received two written quotes, from Ramirez Productions & Event Rentals, Inc. and Salcido Productions. Two other vendors were contacted, TIL Event Company and Great Events Concepts. However, after several requests from Staff to provide a written quote for considerations, neither party provided anything and were considered non-responsive. Ramirez Productions & Event Rentals, Inc. ("Ramirez Productions") provided the lowest quote for the event for $84,847.50, followed by Salcido Productions at $97,262.00. In addition to providing the lowest quote, Ramirez Productions has provided equipment rentals for the Diversity Festival since 2017, all of which were successful events. Staff is therefore recommending approval of an Agreement with Ramirez Productions based on having the lowest quote with the experience and ability to successfully produce the event.

The Diversity Festival will be held on Saturday, October 3, 2026. Setup is scheduled to occur between 10:00 p.m. on Friday, October 2, 2026 and 11:00 a.m. on Saturday, October 3, 2026. Clean up is scheduled between 11:00 p.m. on Saturday, October 3, 2026 and 8:00 a.m. on Sunday, October 4, 2026.

FISCAL IMPACT:

Expenses for the Diversity Festival are allocated in the Fiscal Year 2026-27 Budget. In addition to the allocated funds, sponsorship funds are collected each year and used to offset the event costs. In 2025, $23,550 in sponsorship funds were collected to offset event costs. Staff will strive to collect an amount commensurate with the 2025 contributions. Ramirez Production's proposal of $84,847.50 falls within the proposed event budget for equipment rental and event productions costs.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council approve, by motion, an Agreement with Ramirez Productions and Event Rentals Productions, Inc. for equipment rental and event production services for the 2026 International Street Fair and Diversity Festival for an amount not to exceed $84,847.50, and authorize the City Manager to execute the Agreement.

Attachments

Ramirez Productions- ISFDF 2026 quote.pdf

Salcido Productions- ISFDF 2026 Quote.pdf

Ramirez Productions- ISFDF Agreement Letter 2026.pdf

RAMIREZ PRODUCTIONS & EVENT RENTALS INC

INVOICE

ramirezproductions81@gmail.com

6658 Centola Rd

Phelan Ca 92371

714 376 0086

Attention: Edith Guerra
Company Name : City Of Artesia

18750 Clarkdale Ave, Artesia, Ca 90701

International Street Fair and Diversity Festival

Ship To:18700- 18300 Pioneer Blvd.

Description	Quantity	Unit Price	Cost
Tents			
10'x10' Pagota canopy	87	$ 160.00	$13,920.00
Lights for Canopies	87	$ 10.00	$ 870.00
0utles for canopies	87	$ 10.00	$ 870.00
3' dividers for canopies	60	$ 20.00	$ 1,200.00
Sidewalls for food booths	30	$ 25.00	$ 750.00
Sidewalls for dressing room	12	$ 25.00	$ 300.00
Opaque Screens with 2 windows for food booths	10	$ 30.00	$ 300.00
Weights for canopies	174	$ 10.00	$ 1,740.00
6' Tables for booths	87	$ 10.00	$ 870.00
Folding chairs for booths	174	$ 1.25	$ 217.50
Beer Garden			
20'x30'x8' Truss decorade for beer garden	1	$ 1,500.00	$ 1,500.00
Lights for canopy	1	$ 120.00	$ 120.00
outlets for canopy	2	$ 10.00	$ 20.00
3' dividers for canopy 100'	100	$ 1.50	$ 150.00
Cocktail tables	20	$ 15.00	$ 300.00
Stage And Sound			
24'x28'x4' steel deck stage with roof truss 32'x24'x16' with solid black backdrop and skirt	2	$ 5,000.00	$10,000.00
Sound system line array	2	$ 3,000.00	$ 6,000.00

Description	Quantity	Unit Price	Cost
LED lighting for stage each package included 20 LED light 3w par 64	2	$ 500.00	$ 1,000.00
Technician to operate system during event	2	$ 500.00	$ 1,000.00
30'x30'x16' truss for audience seating in front stage	2	$ 2,000.00	$ 4,000.00
Dance Floor 20'x20'	1	$ 950.00	$ 950.00
10'x10' Pagota Canopy for sound technician	2		$ 0.00
Dining Tents			
60" Round table Included / Umbrella	40	$ 35.00	$ 1,400.00
Chairs for dining tents	240	$ 1.25	$ 300.00
Restrooms/ Sinks			
3- Compartment sink with hot and cold water/60 gallons clean water and 100 gallons waste tank	2	$ 550.00	$ 1,100.00
Especial Delivery, Set-up, Pick-up	1	$ 1,500.00	$ 1,500.00
ADA portable restrooms	4	$ 120.00	$ 480.00
Standar portable restrooms	37	$ 100.00	$ 3,700.00
Hand wasingh sink	14	$ 100.00	$ 1,400.00
Generators			
Generator 45Kva 24 hours	5	$ 550.00	$ 2,750.00
6 hours stand by electrical technician	1	$ 250.00	$ 250.00
Diesel service generator	4	$ 150.00	$ 600.00
Metal pedestrian safety barricade	50	$ 15.00	$ 750.00
Light tower	6	$ 350.00	$ 2,100.00
Sky lights	1	$ 2,500.00	$ 2,500.00
50' Cable 50amps,twis-lock	40	$ 35.00	$ 1,400.00
Cable Ramps 5-way	55	$ 20.00	$ 1,100.00
Delivery	1	$ 2,000.00	$ 2,000.00
Forklift 5k	1	$ 1,000.00	$ 1,000.00

Description	Quantity	Unit Price	Cost
Especial Delivery, Set-up, Pick-up Over night	1	$ 8,000.00	$ 8,000.00
TAX	1	$ 6,440.00	$ 6,440.00
Deposit of 50% $42,423.75			$ 0.00
Balance of 50% $42,423.75 on 10/03/2026			
		Total	$84,847.50

SALCIDO PRODUCTIONS

MARCO
RODRIGUEZ
323 605 5010

Artesia International Street Fair and Diversity Festival

Description	Quantity	Unit Price	Cost
Tents			
10'x10'canopy	87	$ 200.00	$17,400.00
Lights for Canopies	87	$ 10.00	$ 870.00
0utles for canopies	87	$ 10.00	$ 870.00
Dividers for canopies	60	$ 30.00	$ 1,800.00
Sidewalls	30	$ 30.00	$ 900.00
Sidewalls for dressing room	12	$ 30.00	$ 360.00
Opaque Screens for food booths	10	$ 40.00	$ 400.00
Weights for canopies	174	$ 10.00	$ 1,740.00
6' Tables	87	$ 12.00	$ 1,044.00
Folding chairs	174	$ 2.00	$ 348.00
Beer Garden			
20'x30'x8' Truss- beer garden	1	$ 1,500.00	$ 1,500.00
Lights for canopy	1	$ 120.00	$ 120.00
outlets for canopy	2	$ 10.00	$ 20.00
3' dividers for canopy 100'	100	$ 1.50	$ 150.00
Cocktail tables	20	$ 15.00	$ 300.00
Stage And Sound			
24'x28'x4' steel deck stage with roof truss 32'x24'x16' with solid black backdrop and skirt	2	$ 5,000.00	$10,000.00
Sound system line array	2	$ 5,000.00	$10,000.00

Description	Quantity	Unit Price	Cost
LED lighting for stage each package included 20 LED light 3w par 64	2	$ 500.00	$ 1,000.00
Technician to operate system during event	2	$ 500.00	$ 1,000.00
30'x30'x16' truss for audience seating in front stage	2	$ 2,500.00	$ 5,000.00
Dance Floor 20'x20'	1	$ 1,200.00	$ 1,200.00
10'x10' Pagota Canopy for sound technician	2		$ 0.00
Dining Tents			
60" Round table Included / Umbrella	40	$ 35.00	$ 1,400.00
Chairs for dining tents	240	$ 1.25	$ 300.00
Restrooms/ Sinks			
3- Compartment sink with hot and cold water/60 gallons clean water and 100 gallons waste tank	2	$ 900.00	$ 1,800.00
Delivery, Set-up, Pick-up	1	$ 1,500.00	$ 1,500.00
ADA portable restrooms	4	$ 250.00	$ 1,000.00
Standar portable restrooms	37	$ 100.00	$ 3,700.00
Hand sink	14	$ 100.00	$ 1,400.00
Generators			
Generator 45 24 hours	5	$ 700.00	$ 3,500.00
6 hours stand by electrical technician	1	$ 500.00	$ 500.00
Diesel service generator	4	$ 150.00	$ 600.00
Metal pedestrian safety barricade	50	$ 20.00	$ 1,000.00
Light tower	6	$ 350.00	$ 2,100.00
Sky lights	1	$ 2,500.00	$ 2,500.00
50' Cable 50amps,twis-lock	40	$ 35.00	$ 1,400.00
Cable Ramps 5-way	55	$ 20.00	$ 1,100.00
Delivery	1	$ 2,000.00	$ 2,000.00
Forklift 5k	1	$ 1,000.00	$ 1,000.00

Description	Quantity	Unit Price	Cost
Delivery, Set-up, Pick-up Over night	1	$ 8,000.00	$ 8,000.00
TAX	1	$ 6,440.00	$ 6,440.00
			$ 0.00
		Total	$97,262.00

THE CITY OF ARTESIA, CALIFORNIA

"Service Builds Tomorrow's Progress"

18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701
Telephone 562 / 865-6262
FAX 562 / 865-6240

July 8, 2026

Paul Peralta Ramirez
Ramirez Productions
13861 Newhope Street
Garden Grove, CA 92843

Re: Letter of Agreement to rent equipment and the operation thereof for the International Street Fair and Diversity Festival on October 3, 2026.

Dear Mr. Peralta Ramirez:

This letter shall be our Agreement regarding the rental of equipment and the operation thereof for the International Street Fair and Diversity Festival ("Festival") on October 3, 2026 ("Services") to be provided by Ramirez Productions and Event Rentals, Inc., a California Corporation, with its principal place of business at 13861 Newhope Street, Garden Grove, CA 92843 ("Producer") as an independent contractor to the City of Artesia ("City") for the City's Event Productions at the Festival ("Project").

The Services to be provided include the following: Providing the equipment, set-up/break-down, staffing, generators, etc. as more fully described in Exhibit A, attached hereto and incorporated herein by reference. Producer shall perform all Services under this Letter of Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California, and consistent with all applicable laws. Producer represents that it, its employees and sub-consultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Letter of Agreement. Producer shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Letter of Agreement.

Compensation for the Services shall be Eighty-Four Thousand, Eight Hundred and Forty-Seven Dollars and Fifty Cents ($84,847.50). Unless expressly agreed in writing in advance by the City, the cost to the City for the Services shall not exceed the lump sum amount of Eighty-Four Thousand, Eight Hundred and Forty-Seven Dollars and Fifty Cents ($84,847.50). Upon execution of this Agreement, City agrees to pay Producer a non-refundable deposit in the amount of Forty-Two Thousand Four Hundred and Twenty-Three Dollars and Seventy-Five Cents ($42,423.75). The balance of Forty-Two Thousand Four Hundred and Twenty-Three Dollars and Seventy-Five Cents ($42,423.75) shall be due on the day of the event, prior to the commencement of the event. If payment is not made at that time, Producer reserves the right to remove the attractions or rental equipment at Producer's discretion.

The event shall be held on October 3, 2026 from 3 p.m. to 10 p.m., Event Production set-up can commence at 10:00 pm on Friday, October 2, 2026, unless amended by the City in writing. City agrees to provide Producer adequate time prior to the event start for Producer to stage equipment and set up equipment in a safe and timely manner. Producer will operate equipment during the event and after the conclusion of the event, City will provide Producer with adequate time to safely dismantle and remove equipment.

The City may cancel the event at any time with or without cause by notifying Producer in writing. In the event of such cancellation, the following shall apply: Producer shall hold the City's deposit of $42,423.75 and apply it toward a future event to be held within six (6) months from the original event date. Prior to commencement of the Services, Producer shall provide proof of Commercial General Liability insurance with coverage at least as broad as Insurance Services Office "occurrence" Form CG 0001 in the amount of $1,000,000, and $2,000,000 in the general aggregate, and Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form CA 0001 in the amount of $1,000,000. The City, its officials, officers, employees, agents and volunteers shall be named as additional insureds with regard to liability and defense of suits or claims arising out of the performance of this Letter of Agreement. Additional Insured Endorsements shall not (1) be restricted to ongoing operations; (2) exclude contractual liability; (3) restrict coverage to sole liability of Producer; or (4) contain any other exclusions contrary to this Letter of Agreement. If the existing policies do not meet these insurance requirements, Producer agrees to amend, supplement or endorse the policies to do so. If Producer is an employer or otherwise hires one or more employees during the term of this Project, Producer shall also provide proof of workers' compensation coverage as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease. Producer shall waive all subrogation rights against the indemnified parties. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

To the fullest extent permitted by law, Producer shall defend, indemnify and hold the City, its officials, officers, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, expenses, liabilities, losses, damages and injuries to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Producer, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of this Letter of Agreement, including, without limitation, the payment of all consequential damages, attorneys fees and other related costs and expenses. Notwithstanding the foregoing, to the extent Producer's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Producer. This indemnification obligation shall survive the expiration or termination of this Agreement.

This Letter of Agreement shall be governed by the laws of the State of California. Venue shall be in Los Angeles County.

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Letter of Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

If you agree with the terms of this Letter of Agreement, please indicate signing and dating where indicated below.

IN WITNESS WHEREOF, the parties have executed this Letter of Agreement for rental of equipment and the operation thereof for the International Street Fair and Diversity Festival on October 3, 2026, on this 8th day of July, 2026.

[Signatures on following page]

SIGNATURE PAGE TO LETTER OF AGREEMENT BETWEEN CITY OF ARTESIA AND RAMIREZ PRODUCTIONS & EVENT RENTALS, INC.

CITY OF ARTESIA

By:_____
Abel Avalos
City Manager

ATTEST:

By: _____
Jennifer Alderete
City Clerk

APPROVED AS TO FORM:

By:_____
Best, Best, & Krieger LLP
City Attorney

Ramirez Productions & Event Rentals, Inc.

By:_____
Paul Peralta Ramirez
Owner

EXHIBIT "A"
SCOPE OF SERVICES

Tents			
10’x10’ Pagota canopy	87	$ 160.00	$13,920.00
Lights for Canopies	87	$ 10.00	$ 870.00
0utles for canopies	87	$ 10.00	$ 870.00
3’ dividers for canopies	60	$ 20.00	$ 1,200.00
Sidewalls for food booths	30	$ 25.00	$ 750.00
Sidewalls for dressing room	12	$ 25.00	$ 300.00
Opaque Screens with 2 windows for food booths	10	$ 30.00	$ 300.00
Weights for canopies	174	$ 10.00	$ 1,740.00
6’ Tables for booths	87	$ 10.00	$ 870.00
Folding chairs for booths	174	$ 1.25	$ 217.50
Beer Garden			
20’x30’x8’ Truss decorade for beer garden	1	$ 1,500.00	$ 1,500.00
Lights for canopy	1	$ 120.00	$ 120.00
outlets for canopy	2	$ 10.00	$ 20.00
3’ dividers for canopy 100’	100	$ 1.50	$ 150.00
Cocktail tables	20	$ 15.00	$ 300.00
Stage And Sound			
24’x28’x4’ steel deck stage with roof truss 32’x24’x16’ with solid black backdrop and skirt	2	$ 5,000.00	$10,000.00
Sound system line array	2	$ 3,000.00	$ 6,000.00

Description	Quantity	Unit Price	Cost
LED lighting for stage each package included 20 LED light 3w par 64	2	$ 500.00	$ 1,000.00
Technician to operate system during event	2	$ 500.00	$ 1,000.00
30'x30'x16' truss for audience seating in front stage	2	$ 2,000.00	$ 4,000.00
Dance Floor 20'x20'	1	$ 950.00	$ 950.00
10'x10' Pagota Canopy for sound technician	2		$ 0.00
Dining Tents			
60" Round table Included / Umbrella	40	$ 35.00	$ 1,400.00
Chairs for dining tents	240	$ 1.25	$ 300.00
Restrooms/ Sinks			
3- Compartment sink with hot and cold water/60 gallons clean water and 100 gallons waste tank	2	$ 550.00	$ 1,100.00
Especial Delivery, Set-up, Pick-up	1	$ 1,500.00	$ 1,500.00
ADA portable restrooms	4	$ 120.00	$ 480.00
Standar portable restrooms	37	$ 100.00	$ 3,700.00
Hand wasingh sink	14	$ 100.00	$ 1,400.00
Generators			
Generator 45Kva 24 hours	5	$ 550.00	$ 2,750.00
6 hours stand by electrical technician	1	$ 250.00	$ 250.00
Diesel service generator	4	$ 150.00	$ 600.00
Metal pedestrian safety barricade	50	$ 15.00	$ 750.00
Light tower	6	$ 350.00	$ 2,100.00
Sky lights	1	$ 2,500.00	$ 2,500.00
50' Cable 50amps,twis-lock	40	$ 35.00	$ 1,400.00
Cable Ramps 5-way	55	$ 20.00	$ 1,100.00
Delivery	1	$ 2,000.00	$ 2,000.00
Forklift 5k	1	$ 1,000.00	$ 1,000.00

Description	Quantity	Unit Price	Cost
Especial Delivery, Set-up, Pick-up Over night	1	$ 8,000.00	$ 8,000.00
TAX	1	$ 6,440.00	$ 6,440.00
Deposit of 50% $42,423.75			$ 0.00
Balance of 50% $42,423.75 on 10/03/2026			
		Total	$84,847.50

CITY COUNCIL AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 10A.**

TO: Mayor and Members of the City Council

SUBJECT: Placing Delinquent Solid Waste Charges on the 2026-27 Property Tax Roll

FROM: Karen Lee, Special Projects Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Jamie Murguia, Finance Director
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends the City Council:

1. Open the public hearing and receive public testimony;
2. If no majority protest is filed, adopt Resolution No. 26-3107, A Resolution of the City Council of the City of Artesia, California, Adopting the Report Proposing to Have Delinquent Solid Waste Service Charges Collected on the Tax Roll for Fiscal Year 2026-27; and
3. Direct the City Clerk to request the Los Angeles County Auditor-Controller to place the delinquent charges on the property tax roll.

BACKGROUND:
In 2022, the City Council adopted Ordinance No. 22-927 authorizing the placement of delinquent solid waste charges on the property tax roll. The purpose of Ordinance No. 22-927 was to encourage proper waste disposal at a property by requiring uninterrupted solid waste service and a mechanism for payment of delinquent amounts when the owner or occupant does not pay. This is the third year in which the City will place delinquent solid waste charges on the property tax roll in the City.

Additionally, the Council adopted Resolution No. 22-2882, which established the assessment of a $113 administrative fee, plus an annual Consumer Price Index (CPI) escalator, for each property associated with delinquent solid waste fees to recover the costs incurred by the City. These costs include the County Assessor's fees associated with special assessments, public hearing fees, and staff time. The administrative fee is annually adjusted by the change in the percentage for All Urban Consumers ("CPI-U")-Los Angeles-Long Beach-Anaheim, CA area, for the 12-month period ending the December immediately prior to each July 1. Therefore, the administrative fee for Fiscal Year 2026-27 is $124.12.

ANALYSIS:

CR&R Incorporated ("CR&R"), the City of Artesia's ("City") franchised solid waste hauler, bears the responsibility for billing and collecting solid waste service payments from both residential and business customers. In the event that a customer does not pay for solid waste service, CR&R continues solid waste service, despite non-payment. Ordinance No. 22-927 allows CR&R to collect those unpaid charges for providing continued solid waste service to delinquent accounts.

For the County to collect the delinquent charges and administrative fee on the tax roll on behalf of the City, the City Council is required to prepare a report of the delinquent charges and affected properties, and hold a noticed public hearing. Staff has worked with CR&R to identify and notify accounts delinquent for 60 days or more. Staff prepared a report listing all parcels with their corresponding assessments; the report is available for public review at the Office of the City Clerk during business hours and made available to the public in accordance with applicable law. CR&R also mailed the letters to property owners of the parcels receiving solid waste services with delinquent payments inviting them to attend this public hearing. The public hearing was also noticed in the *Los Cerritos Community News* on June 19, 2026, and June 26, 2026.

The purpose of this hearing is to give the account holders an opportunity to protest the amount of the charges and request a waiver or adjustment of the charges. Affected property owners are afforded an opportunity to make objections or protests to the collection of the delinquent solid waste charges on the property tax roll. If objections or protests are not made by the owners of a majority of the separate parcels subject to the delinquent charges, the City Council may adopt the report of the charges and direct the City Clerk to file the report with the Los Angeles County Auditor and request the delinquent charges be placed on the County property tax roll.

This item requires approval by a two-thirds vote.

FISCAL IMPACT:
There is no direct fiscal impact on the General Fund associated with adopting Resolution No. 26-3107.

The administrative fee to add delinquent charges to the property tax roll will be submitted to the County as part of the total amount due on the delinquent account, and once the City receives the collected amounts from the County, the City will be reimbursed for filing charges, staff time, and related expenses associated with placing the property lien.

RECOMMENDED COUNCIL ACTION:
Staff recommends the City Council:

1. Open the public hearing and receive public testimony on whether to collect the delinquent solid waste service charges on the property tax roll;
2. If no majority protest is filed, adopt Resolution No. 26-3107, A Resolution of the City Council of the City of Artesia, California, Adopting the Report Proposing to Have Delinquent Solid Waste Service Charges Collected on the Tax Roll for Fiscal Year 2026-27; and
3. Direct the City Clerk to request the Los Angeles County Auditor-Controller to place the delinquent charges on the property tax roll.

Attachments

Resolution 26-3107 and Exhibit A.pdf

RESOLUTION NO. 26-3107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING THE REPORT PROPOSING TO HAVE DELINQUENT SOLID WASTE SERVICE CHARGES COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26

THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Health and Safety Code section 5473 et seq. and Section 6-2.117 of Article 1 of Chapter 2 of Title 6 of the Artesia Municipal Code, the City is authorized to have delinquent solid waste charges ("Delinquent Charges") collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City.

SECTION 2. The City has prepared and filed a written report ("Report"), attached hereto as Exhibit A, containing a description of each parcel of real property within the City to which the Delinquent Charges are applicable (the "Identified Parcels") and the amount of the Delinquent Charges for each such Identified Parcel.

SECTION 3. Following notice duly given in accordance with law, the City Council held a public hearing on July 8, 2026 to hear and consider all objections and protests to the Report on the Delinquent Charges, and there was not a protest of the majority of owners of separate parcels of property described in the Report.

SECTION 4. The Delinquent Charges set forth in the Report, attached hereto as Exhibit A, and incurred by property owners of the Identified Parcels described in the Report are hereby confirmed and the Report is hereby adopted.

SECTION 5. The City Council hereby elects to collect the Delinquent Charges in Exhibit A, on the property tax roll, in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes.

SECTION 6. Pursuant to the authority set forth in Health and Safety Code section 5473.4, and Section 6-2.117 of Article 1 of Chapter 2 of Title 6 of the Artesia Municipal Code, on or before August 10, 2026, the City Clerk is hereby authorized and directed to file with the Auditor-Controller for the County of Los Angeles a copy of the Report, with a statement endorsed on the Report over his or her signature that the Report has been adopted by the City Council. Once such action is taken, the amount of the Delinquent Charges shall constitute a lien against the lot or parcel of land against which the Delinquent Charges have been imposed, and the tax collector shall include the amount of the Delinquent Charges on bills for taxes levied against the respective lots and parcels of land. The City Manager or his or her designee is authorized to remove or modify any

assessment from the approved Report should all or part of the Delinquent Charges be paid prior to the Report being referred to the County Auditor-Controller for placement onto the tax roll.

SECTION 7. If any section, subsection, clause or phrase in this Resolution or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this Resolution or the application of such provisions to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 8. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of July, 2026.

_____

RENE TREVINO, MAYOR

ATTEST:

_____

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____

BEST, BEST & KRIEGER, CITY ATTORNEY

EXHIBIT A

DELINQUENCY REPORT ATTACHED

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
1	7011-005-019	$ 337.19	$ 124.12	$ 461.31
2	7011-005-034	$ 337.19	$ 124.12	$ 461.31
3	7011-006-018	$ 247.41	$ 124.12	$ 371.53
4	7011-007-012	$ 185.72	$ 124.12	$ 309.84
5	7011-007-029	$ 337.19	$ 124.12	$ 461.31
6	7011-017-029	$ 337.19	$ 124.12	$ 461.31
7	7011-017-041	$ 282.31	$ 124.12	$ 406.43
8	7011-017-042	$ 392.22	$ 124.12	$ 516.34
9	7011-017-057	$ 337.19	$ 124.12	$ 461.31
10	7011-018-046	$ 172.55	$ 124.12	$ 296.67
11	7011-018-069	$ 337.19	$ 124.12	$ 461.31
12	7011-018-073	$ 366.81	$ 124.12	$ 490.93
13	7011-019-010	$ 57.08	$ 124.12	$ 181.20
14	7011-019-011	$ 282.31	$ 124.12	$ 406.43
15	7011-020-020	$ 57.14	$ 124.12	$ 181.26
16	7011-021-057	$ 337.19	$ 124.12	$ 461.31
17	7011-023-049	$ 31.01	$ 124.12	$ 155.13
18	7011-024-059	$ 13.93	$ 124.12	$ 138.05
19	7011-024-073	$ 22.55	$ 124.12	$ 146.67
20	7011-024-076	$ 337.19	$ 124.12	$ 461.31

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
21	7011-025-056	$ 337.19	$ 124.12	$ 461.31
22	7014-003-025	$ 306.19	$ 124.12	$ 430.31
23	7014-004-007	$ 337.19	$ 124.12	$ 461.31
24	7014-004-033	$ 542.13	$ 124.12	$ 666.25
25	7014-005-023	$ 227.43	$ 124.12	$ 351.55
26	7014-006-003	$ 73.01	$ 124.12	$ 197.13
27	7014-006-009	$ 337.19	$ 124.12	$ 461.31
28	7014-006-033	$ 247.41	$ 124.12	$ 371.53
29	7024-004-037	$ 22.43	$ 124.12	$ 146.55
30	7024-004-049	$ 337.19	$ 124.12	$ 461.31
31	7025-008-011	$ 114.28	$ 124.12	$ 238.40
32	7025-021-039	$ 337.19	$ 124.12	$ 461.31
33	7025-021-040	$ 337.19	$ 124.12	$ 461.31
34	7025-021-047	$ 113.66	$ 124.12	$ 237.78
35	7025-021-064	$ 128.58	$ 124.12	$ 252.70
36	7025-026-001	$ 337.19	$ 124.12	$ 461.31
37	7025-026-011	$ 76.95	$ 124.12	$ 201.07
38	7025-026-027	$ 337.19	$ 124.12	$ 461.31
39	7025-026-057	$ 337.19	$ 124.12	$ 461.31
40	7033-005-014	$ 1,897.61	$ 124.12	$ 2,021.73

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
41	7033-007-010	$ 674.38	$ 124.12	$ 798.50
42	7033-010-018	$ 114.28	$ 124.12	$ 238.40
43	7033-012-003	$ 57.14	$ 124.12	$ 181.26
44	7033-012-004	$ 337.19	$ 124.12	$ 461.31
45	7033-012-019	$ 570.57	$ 124.12	$ 694.69
46	7033-013-012	$ 172.55	$ 124.12	$ 296.67
47	7033-013-016	$ 200.00	$ 124.12	$ 324.12
48	7033-014-022	$ 172.55	$ 124.12	$ 296.67
49	7033-020-009	$ 282.31	$ 124.12	$ 406.43
50	7033-020-020	$ 690.20	$ 124.12	$ 814.32
51	7033-022-013	$ 57.14	$ 124.12	$ 181.26
52	7033-023-011	$ 57.14	$ 124.12	$ 181.26
53	7033-025-021	$ 337.19	$ 124.12	$ 461.31
54	7033-025-023	$ 114.28	$ 124.12	$ 238.40
55	7033-026-009	$ 114.28	$ 124.12	$ 238.40
56	7033-027-014	$ 52.98	$ 124.12	$ 177.10
57	7033-027-020	$ 57.14	$ 124.12	$ 181.26
58	7033-029-005	$ 337.19	$ 124.12	$ 461.31
59	7033-030-008	$ 57.14	$ 124.12	$ 181.26
60	7033-031-001	$ 22.31	$ 124.12	$ 146.43

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
62	7035-002-028	$ 227.43	$ 124.12	$ 351.55
63	7035-003-024	$ 337.19	$ 124.12	$ 461.31
64	7035-004-074	$ 337.19	$ 124.12	$ 461.31
65	7035-004-078	$ 230.12	$ 124.12	$ 354.24
66	7035-004-097	$ 227.43	$ 124.12	$ 351.55
67	7035-004-099	$ 367.19	$ 124.12	$ 491.31
68	7035-007-037	$ 146.80	$ 124.12	$ 270.92
69	7035-008-014	$ 288.35	$ 124.12	$ 412.47
70	7035-008-031	$ 337.19	$ 124.12	$ 461.31
71	7035-008-058	$ 337.19	$ 124.12	$ 461.31
72	7035-010-004	$ 247.41	$ 124.12	$ 371.53
73	7035-010-041	$ 137.19	$ 124.12	$ 261.31
74	7035-013-044	$ 85.19	$ 124.12	$ 209.31
75	7035-015-021	$ 227.43	$ 124.12	$ 351.55
76	7035-016-042	$ 57.14	$ 124.12	$ 181.26
77	7035-017-006	$ 366.81	$ 124.12	$ 490.93
78	7035-018-001	$ 116.83	$ 124.12	$ 240.95
79	7035-018-027	$ 57.14	$ 124.12	$ 181.26
80	7035-018-029	$ 210.07	$ 124.12	$ 334.19
81	7039-001-005	$ 74.22	$ 124.12	$ 198.34

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
82	7039-005-003	$ 309.01	$ 124.12	$ 433.13
83	7039-005-038	$ 172.55	$ 124.12	$ 296.67
84	7039-008-016	$ 406.07	$ 124.12	$ 530.19
85	7039-009-007	$ 47.14	$ 124.12	$ 171.26
86	7039-010-026	$ 62.16	$ 124.12	$ 186.28
87	7039-013-013	$ 183.76	$ 124.12	$ 307.88
88	7039-019-070	$ 337.19	$ 124.12	$ 461.31
89	7039-025-007	$ 171.42	$ 124.12	$ 295.54
90	7040-002-025	$ 172.55	$ 124.12	$ 296.67
91	7040-003-003	$ 187.19	$ 124.12	$ 311.31
92	7040-003-017	$ 337.19	$ 124.12	$ 461.31
93	7040-003-020	$ 366.81	$ 124.12	$ 490.93
94	7040-006-018	$ 114.28	$ 124.12	$ 238.40
95	7040-008-010	$ 366.81	$ 124.12	$ 490.93
96	7040-008-020	$ 114.28	$ 124.12	$ 238.40
97	7040-009-015	$ 337.19	$ 124.12	$ 461.31
98	7040-010-004	$ 180.07	$ 124.12	$ 304.19
99	7040-010-024	$ 114.28	$ 124.12	$ 238.40
100	7040-011-005	$ 326.28	$ 124.12	$ 450.40
101	7040-012-009	$ 172.55	$ 124.12	$ 296.67

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
102	7040-012-012	$ 187.71	$ 124.12	$ 311.83
103	7040-013-003	$ 157.43	$ 124.12	$ 281.55
104	7040-013-034	$ 172.55	$ 124.12	$ 296.67
105	7040-013-038	$ 287.19	$ 124.12	$ 411.31
106	7040-015-028	$ 172.55	$ 124.12	$ 296.67
107	7040-020-027	$ 820.26	$ 124.12	$ 944.38
108	7040-021-014	$ 1,335.69	$ 124.12	$ 1,459.81
109	7040-022-001	$ 285.53	$ 124.12	$ 409.65
110	7040-027-042	$ 166.81	$ 124.12	$ 290.93
111	7040-028-006	$ 57.14	$ 124.12	$ 181.26
112	7040-029-018	$ 74.13	$ 124.12	$ 198.25
113	7040-029-060	$ 337.19	$ 124.12	$ 461.31
114	7040-033-037	$ 227.43	$ 124.12	$ 351.55
115	7040-033-049	$ 337.19	$ 124.12	$ 461.31
116	7040-033-062	$ 199.65	$ 124.12	$ 323.77
117	7054-005-021	$ 287.19	$ 124.12	$ 411.31
118	7054-006-038	$ 337.43	$ 124.12	$ 461.55
119	7054-006-040	$ 171.42	$ 124.12	$ 295.54
120	7054-006-049	$ 337.19	$ 124.12	$ 461.31
121	7054-007-005	$ 337.19	$ 124.12	$ 461.31

Count	Parcel Number	Deinquent Amount	City Admin Fee & CPI	Total Due With Admin Fees
122	7054-007-018	$ 228.58	$ 124.12	$ 352.70
123	7054-007-034	$ 337.19	$ 124.12	$ 461.31
124	7054-008-020	$ 57.14	$ 124.12	$ 181.26
125	7054-009-014	$ 274.41	$ 124.12	$ 398.53
126	7054-010-034	$ 172.55	$ 124.12	$ 296.67
127	7054-011-015	$ 47.41	$ 124.12	$ 171.53
128	7054-027-053	$ 227.43	$ 124.12	$ 351.55
	TOTAL:	**$ 32,598.78**	**$ 15,763.24**	**$ 48,362.02**

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 10B.**

TO: Mayor and Members of the City Council

SUBJECT: Introduction of an Ordinance Regarding Twenty-Two Unit Residential Development - Zoning Map Amendment and Design Review

FROM: Steven Valdez, Planning Manager
Paul Bollier, Community Development Director

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Jamie Murguia, Finance Director
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends the City Council, by motion:

1. Introduce and Waive the First Reading of Ordinance No. 26-988, a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) establishing a residential density standard of 24 dwelling units per acre for property located at Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 by adding Section 9-2.4807(c)(7) to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code;
2. Adopt Resolution No. 26-3097, affirming the Planning Commission's conditional approval of a Design Review application for Case No. 2025-18 for a new 22 residential unit townhome development with associated parking and landscaping located on parcels 7040-017-001, 7040-017-002, and 7040-017-008; and
3. Determine that the project is exempt from further environmental review pursuant to CEQA Guidelines Sections 15183 and 15332 and direct staff to file the appropriate Notice of Exemption.

BACKGROUND:
The subject site is located within the boundaries of the Artesia Downtown Specific Plan (ADSP) and the Mixed-Use Overlay Zone (MU-O). The ADSP was adopted to facilitate transit-oriented development, encourage residential infill, and promote cohesive neighborhood-scale development patterns in proximity to the Pioneer Boulevard corridor and future transit infrastructure. The intent of the Mixed-Use Overlay Zone is to encourage a complementary mix of residential and commercial uses in the City of Artesia ("City"), while also allowing standalone residential development that contributes to the City's housing supply.

The site is currently developed with a 21-unit multifamily residential complex built in 1953 and 1958. The existing development consists of older multifamily structures and exhibits characteristics typical of aging housing stock in need of redevelopment. Similar to other redevelopment projects within the City, the proposal replaces outdated housing stock with a modern development that improves site design, livability, and architectural quality.

The applicant, as part of this request, is proposing to completely demolish an existing 21-unit apartment complex and construct a new two-story, 22-unit residential development with twenty-two (22) garages. The project includes multiple residential buildings, internal circulation, and amenities including a pool, recreation room, and landscaped open space. The development represents reinvestment in an existing multifamily site and results in a net increase of one dwelling unit.

Project Location

The subject property is located at 18601 through 18615 Arline Avenue within the ADSP and MU-O Zone and is identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008. The approximately 39,845-square-foot (0.915-acre) site is located at the northeast corner of Arline Avenue and 183rd Street.

Figures 1 and 2 below identify the project site and surrounding zoning designations.

FIGURE 1

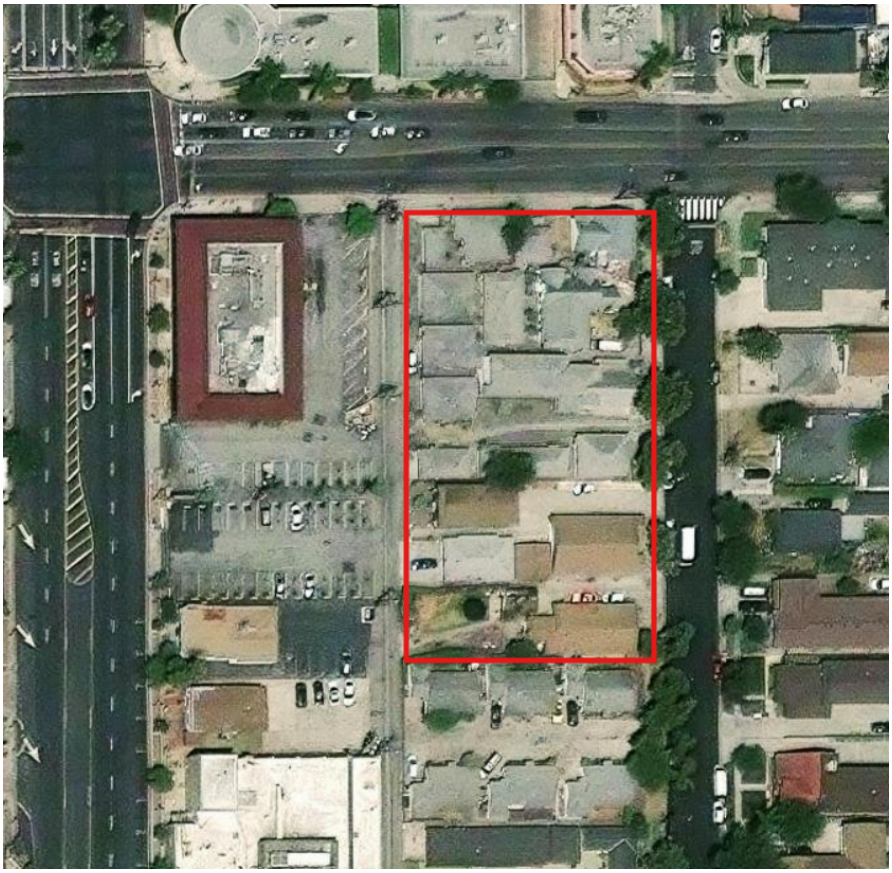


FIGURE 2

ADJACENT DEVELOPMENT/ ZONING/GENERAL PLAN	NORTH: Commercial / Artesia Downtown Specific Plan (Mixed Use Overlay (MU-O) Zone)
	SOUTH: Residential / Artesia Downtown Specific Plan (Mixed Use Overlay (MU-O) Zone Zone)
	EAST: Residential / Multiple Family (MF) Zone
	WEST: Commercial / Artesia Downtown Specific Plan (Mixed Use Overlay (MU-O) Zone Zone)

Proposed Project

The project is designed as a contemporary townhouse-style residential community consisting of four separate residential buildings (A-D) organized around a central recreational courtyard and internal driveway circulation system.

The proposed architectural design incorporates contemporary residential elements to create a cohesive and modern residential appearance compatible with surrounding development. The buildings feature articulated façades, varied roof lines, recessed entries, integrated balconies, decorative metal railings, and a combination of horizontal and vertical massing elements intended to reduce perceived bulk and provide visual interest along the street frontages.

Exterior finish materials include a combination of smooth stucco finishes, decorative stone veneer accents, fiber cement siding panels, painted metal railings, sectional garage doors with window panels, and decorative architectural projections. The material palette utilizes contrasting textures and colors to provide articulation and pedestrian-scale detailing commonly found in newer multifamily residential developments throughout Southern California.

The site design incorporates enhanced landscaping and recreational amenities intended to improve the overall residential environment. Common open space amenities include a centrally located swimming pool, recreation room, fitness room, landscaped paseo areas, decorative paving materials, and perimeter landscaping throughout the development. The landscape plan includes canopy trees, ornamental shrubs, lily turf groundcover, decorative paving accents, and landscaped buffers adjacent to the street frontage and internal common areas.

The project consists entirely of three-bedroom residential units designed in a townhouse-style configuration with attached private garages. The development includes four unit plan types ranging from approximately 1,270 square feet to 1,405 square feet in size. The proposed unit mix is as follows:

Unit Type	Bedroom Count	Approximate Unit Size	Number of Units
Type A	Three Bedroom / Two and One-Half Bathroom	1,363 square feet	6 Units
Type B	Three Bedroom / Two and One-Half Bathroom	1,353 square feet	12 Units
Type C	Three Bedroom / Three Bathroom	1,270 square feet	2 Units
Type D	Three Bedroom / Three Bathroom	1,405 square feet	2 Units

The proposed residential units are substantially larger than the existing units on-site and are designed to accommodate larger household sizes consistent with regional housing demand for family-oriented housing. Each unit includes private living areas, attached garages, private balconies or patios, upgraded kitchen layouts, and integrated storage areas.

The overall site layout is designed to create a cohesive residential environment while maintaining compatibility with surrounding development through enhanced landscaping, upgraded architectural design, pedestrian-oriented improvements, and improved circulation throughout the property.

Project Data

The following table provides data relative to various development standards of the proposed project and in comparison to the previously approved development project/current Artesia Live Specific Plan.

Category	Proposed Project (22 Units)	Existing Project (21 Units)
Project Type	Multifamily residential redevelopment	Multifamily residential
Unit Count	22 units	21 units
Net Change	+1 unit. However, the existing 21 units are being completely demolished and an entirely new 22 unit development with larger units will replace the existing development.	—
Unit Mix	18 three-bedroom (2.5 bath) 4 three-bedroom (3 bath)	Unknown
Density (du/ac)	24.0 du/ac	23 du/ac
MU-O Density Compliance	Below 40 du/ac (ZMA required)	Below 40 du/ac
Unit Size	1,270–1,405 sf range	Smaller older units The existing units range from 480 to 1,148 square feet in size
Parking Required	50 spaces	N/A
Parking Provided	51 spaces	Existing surface parking

Bike Parking Required	6 spaces	None
Bike Parking Provided	8 spaces	None
Amenities	Pool, recreation, landscaping, trash enclosure	None
Building Height	2 stories	2 stories
Landscaping	Enhanced landscaping provided (13.9%)	Minimal

ANALYSIS:
When a property is located within both the ADSP and the MU-O Zone, an applicant may choose to use the MU-O standards, or those within the ADSP. In this case, the applicant chose to use the MU-O standards, which requires a minimum density of 40 units per acre.

The proposed project complies with all applicable development standards related to height, parking, landscaping, site design, circulation, and architectural requirements as shown above, but does not comply with the minimum residential density requirement of the MU-O Zone. Under the existing MU-O Zone standards, residential projects utilizing the MU-O standards are required to provide a minimum residential density of 40 dwelling units per acre. The subject property is currently developed with a 21-unit multifamily residential development at an approximate density of 23 dwelling units per acre. The applicant is proposing redevelopment of the site with a new two-story, 22-unit residential development at an approximate density of 24 dwelling units per acre. As such, the applicant has submitted a request for a site-specific amendment to the MU-O Zone applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 to reduce the minimum density from 40 dwelling units per acre to 24 dwelling units per acre. The applicant is proposing redevelopment of the site with a new two-story, 22-unit residential development at an approximate density of 24 dwelling units per acre. The proposed amendment is intended to recognize the existing development pattern on the site and allow redevelopment of the property with a modern residential project that is compatible with surrounding uses while maintaining consistency with the goals and policies of the General Plan and Artesia Downtown Specific Plan.

The proposed amendment is limited to the subject property and does not modify the overall development standards applicable to other properties within the MU-O Zone. The amendment also does not reduce the City's overall residential development capacity and is consistent with Government Code Section 65863 (No Net Loss Law).

The following demonstrates that the proposed 22-unit residential redevelopment project and associated MU-O Zone amendment are consistent with the purpose, standards of the ADSP and MU-Overlay Zone.

Mixed Use Overlay (MU-O) Zone Amendment
The applicant has submitted a request for a site-specific amendment to the MU-O ordinance applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008.

The existing MU-O standards require a minimum residential density of 40 dwelling units per acre for residential projects utilizing the overlay standards. As noted above, the applicant is requesting approval of a site-specific amendment establishing a residential density standard of 24 dwelling units per acre for the subject property.

The proposed amendment to the MU-O Zone ordinance is necessary because the proposed 22-unit residential redevelopment project results in a density below the minimum residential density requirement established by the MU-O Zone. Projects with a residential density of less than 40 dwelling units per acre require legislative approval pursuant to Section 9-2.4807(c)(2) of the Artesia Municipal Code.

The proposed amendment recognizes the existing residential development pattern on the site and surrounding neighborhood while allowing redevelopment of an aging multifamily residential property with a modern residential development that substantially improves site conditions, building quality, parking, circulation, landscaping, and residential amenities.

While the proposed amendment reduces the allowable residential development capacity applicable to the subject property by approximately 15 units, the amendment is limited to approximately 0.915 acres and does not materially impair the City's ability to accommodate its Regional Housing Needs Allocation (RHNA). The amendment affects approximately 1.4 percent of the City's 6th Cycle RHNA obligation and does not materially affect the City's overall Housing Element inventory capacity.

Pursuant to Government Code section 65863(b), the approval of the project at a density lower than that assumed in the City of Artesia 2021–2029 Housing Element will not result in an unmet need for sites to accommodate the City's remaining RHNA for the current planning period. The Housing Element shows a site capacity for the project site as follows: 17 lower income units, 5 moderate income units, and 16 above moderate income units (37 units total). This approval results in the development of twenty-two (22) market-rate residential units. Pursuant to the City's inclusionary housing requirements, the project is required to provide affordable housing units equivalent to ten percent (10%) of the total number of dwelling units. In lieu of constructing the required affordable units on-site, the applicant has elected to satisfy the requirement through payment of an in-lieu affordable housing fee in accordance with the provisions of the Artesia Municipal Code and the conditions of approval associated with the Design Review Application. As reflected in the Table below, the remaining Housing Element inventory continues to provide sufficient realistic development capacity to satisfy the City's remaining RHNA obligations, even accounting for approval of the project at a reduced density. Therefore, the remaining sites identified in the Housing Element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's RHNA for the 2021–2029 planning period pursuant to Government Code section 65584.

Income Category	**Remaining RHNA**	**Remaining Capacity Before Project**	**Net Loss**	**Remaining Capacity After Project**
Low	480	1,553	-17	+1,536
Moderate	128	435	-5	+430
Above Moderate	461	1,687	N/a	+1,687
Total	1,069	3,675	-22	+3,653

The project's reduced density is being effectuated with a legislative approval (i.e., a rezone). Pursuant to Government Code section 65863(b)(1)(A), the rezone is consistent with the City's General Plan, including the Housing Element, because it will facilitate the development of a net increase of residential units on the property (21 existing vs. 22 proposed) that will be developed in the project). Additionally, the foregoing is consistent with, among other things, Housing Element Policies 2.1 (Maintain and improve housing stock), 3.1 (Identify properties within the City that are suitable for housing development), and 5.5 (Provide efficient development permit processing), Land Use Sub-Element Policy Action LU 1.5.1 (Encourage infill development that provides community amenities and uses that serve priority community needs), and Circulation and Mobility Sub-Element Policy Action CIR 4.1.2 (Encourage infill development projects that create or support job centers and transportation nodes).

The proposed amendment is consistent with the General Plan and Artesia Downtown Specific Plan because it facilitates reinvestment in an existing multifamily residential site, supports housing production, promotes neighborhood-compatible infill development, and improves the overall quality of development within the Artesia Downtown Specific Plan area.

Findings supporting approval of the proposed amendment pursuant to Government Code Section 65860 are provided in the attached Planning Commission Resolution and City Council Ordinance.

Design Review

The Planning Commission approved the Design Review application associated with the Zoning Text Amendment for the construction of a new two-story, 22-unit residential redevelopment project on three parcels, 7040-017-001, 7040-017-002, and 7040-017-008. The City Council, in accordance with Section 9-2.2007, must affirm the action of the Planning Commission for projects that exceed 35 feet in height, or include more than 20,000 square feet of floor area. Although the project does not exceed 35 feet in height, it does exceed 20,000 square feet in floor area. As such, the City Council is required to affirm the Design Review determination of the Planning Commission, along with the Zoning Text Amendment.

ENVIRONMENTAL ASSESSMENT:

The proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City's General Plan, Artesia Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

c. The project site has no value, as habitat for endangered, rare or threatened species;

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

e. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

a. The project site is in an urbanized area and has been previously developed;

b. The project will not result in cumulative impacts;

c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;

d. The project is not located on a hazardous waste site; and

e. The project will not cause a substantial adverse change to a historic resource.

FISCAL ANALYSIS:

The proposed project is not anticipated to have a negative fiscal impact on the General Fund; however, applicable fees will be assessed as appropriate. The development will be subject to building permit and plan check fees to cover costs associated with the review of the project, Development Impact Fees (DIF), affordable housing in-lieu fees, and annexation into Community Facilities District No. 2017-1 (Services).

As the applicant is completely demolishing the existing 21-unit residential development and constructing an entirely new 22-unit residential development with units substantially larger than the units currently on the site, the project constitutes new construction of 22 units. Therefore, consistent with the City's DIF program, the proposed new residential development will be required to pay Development Impact Fees on all 22-units prior to the issuance of the building permits at the rates in effect at the the time the fees are payable.

As the applicant has opted not to construct the required 10% affordable housing, the project will also be required to pay an affordable housing in-lieu fee of $112 per square feet, resulting in a total in-lieu fee payment of $296,352, payable prior to Certificate of Occupancy.

In addition, the project will be annexed into Community Facilities District No. 2017-1 (CFD), which levies an annual special tax on residential property on a per-dwelling-unit basis. Based on the current maximum special tax rate, the proposed development would generate an estimated annual CFD assessment of approximately $18,586, subject to annual adjustments. These revenues assist in offsetting the impacts associated with the provision of public facilities and municipal services necessary to serve the development.

RECOMMENDED COUNCIL ACTION:

Staff recommends the City Council, by motion:

1. Introduce and Waive the First Reading of Ordinance No. 26-988, a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) establishing a residential density standard of 24 dwelling units per acre for property located at Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 by adding Section 9-2.4807(c)(7) to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code;
2. Adopt Resolution No. 26-3097, affirming the Planning Commission’s conditional approval of a Design Review application for Case No. 2025-18 for a 22 residential unit townhome development with associated parking and landscaping located on parcels 7040-017-001, 7040-017-002, and 7040-017-008; and
3. Determine that the project is exempt from further environmental review pursuant to CEQA Guidelines Sections 15183 and 15332 and direct staff to file the appropriate Notice of Exemption.

Attachments

CC Resolution 26-3097.pdf
Ordinance No 26-988.pdf
Ordinace 26-988 Exhibit A - Conditions of Approval.pdf
Architectural Plans.pdf
Colored Elevation.pdf
Letter of Intent.pdf

RESOLUTION NO. 26-3097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA AFFIRMING THE PLANNING COMMISSION'S APPROVAL OF A DESIGN REVIEW TO CONSTRUCT A NEW, TWO-STORY, 22-UNIT RESIDENTIAL DEVELOPMENT ON PROPERTY LOCATED WITHIN THE MIXED-USE OVERLAY ZONE (MU-O) (ASSESSOR PARCEL NUMBERS 7040-017-001, 7040-017-002, AND 7040-017-008) AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND 15332

WHEREAS, Venkatesh Koka ("Applicant"), submitted an application requesting Design Review approval to entirely demolish an existing 21-unit multifamily residential development and construct a new two-story, 22-unit residential development (the "Project") on property identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008;

WHEREAS, the proposed Project is subject to Design Review pursuant to Article 20 (Section 9-2.2001 et seq.) of Chapter 2 of Title 9 of the Artesia Municipal Code because it involves construction of a new multifamily residential development requiring building permits and discretionary review within the Mixed-Use Overlay Zone;

WHEREAS, on May 19, 2026, the Planning Commission conducted a duly noticed public hearing to consider Applicant's request for Design Review of the Project and considered all written and oral testimony and evidence presented. At the meeting, the Planning Commission voted 4 - 0 to approve the Design Review, which is memorialized in the attached Planning Commission Resolution No. 2026-12P, which is incorporated herein by reference;

WHEREAS, due to the proposed density of the Project, Planning Commission's approval of the Design Review is contingent upon City Council's adoption of an amendment to the City's Mixed-Use Overlay Zone ordinance and map ("Ordinance") and would not be effective until the Ordinance takes effect.

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

SECTION 1. In accordance with Section 9-2.2007 (Affirmation by City Council of Certain Design Review Actions of the Planning Commission), the City Council hereby affirms Planning Commission's approval of the Design Review application as memorialized in Planning Commission Resolution No.2026-12P and clarifies that payment of Development Impact Fees for all 22 residential units shall be paid prior to the issuance of building permits. Development Impact Fees shall be paid at the rates in effect at the time the fees are payable.

SECTION 2. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution.

SECTION 3. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 8th day of June 2026.

_____
RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

ATTACHMENT A
PLANNING COMMISSION RESOLUTION NO. 2026-12P

(*Attached behind this page*)

ORDINANCE NO. 26-988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING A SITE-SPECIFIC AMENDMENT TO THE MIXED-USE OVERLAY ZONE (MU-O) TO ESTABLISH A RESIDENTIAL DENSITY OF 24 DWELLING UNITS PER ACRE FOR PROPERTY LOCATED WITHIN THE ARTESIA DOWNTOWN SPECIFIC PLAN AND IDENTIFIED AS ASSESSOR PARCEL NUMBERS 7040-017-001, 7040-017-002, AND 7040-017-008 BY ADDING SECTION 9-2.4807(c)(7) TO ARTICLE 48 (MIXED-USE OVERLAY ZONE) OF CHAPTER 2 (ZONING) OF TITLE 9 OF THE ARTESIA MUNICIPAL CODE AND DETERMINING THAT THE ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND 15332.

WHEREAS, Venkatesh Koka ("Applicant"), submitted applications requesting approval of (1) a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 to establish a residential density standard of 24 dwelling units per acre; and (2) Design Review approval to demolish an existing 21-unit multifamily residential development and construct a new two-story, 22-unit residential development (the "Project"). The subject property is located within the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone (MU-O). The proposed amendment would establish a site-specific residential density standard applicable only to the subject property in lieu of the otherwise applicable forty dwelling units per acre minimum density requirement established under the Mixed-Use Overlay Zone;

WHEREAS, the subject property consists of approximately 39,845 square feet (0.915 acres) and is identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 (the "Project Site");

WHEREAS, the Mixed-Use Overlay Zone currently establishes a minimum residential density requirement of forty (40) dwelling units per acre for residential projects utilizing the MU-O development standards;

WHEREAS, the Applicant proposes redevelopment of the Project Site with a new two-story, 22-unit residential development at a density of approximately twenty-four (24) dwelling units per acre;

WHEREAS, Artesia Municipal Code Section 9-2.4807(c)(2) requires legislative approval subject to discretionary review for projects with less than 40 dwelling units per acre;

WHEREAS, City staff is proposing to amend the Mixed-Use Overlay Zone by adding Section 9-2.4807(c)(7) to create a carve-out for this Project which is below the minimum residential density requirement of 40 dwelling units, pursuant to AMC Section 9-2.4807(c)(2) ("Ordinance");

WHEREAS, establishing a site-specific residential density standard of twenty-four (24) dwelling units per acre for the Project Site is appropriate due to:

- The existing development pattern on the site.
- Compatibility with surrounding residential development.
- Enhanced site design and landscaping.
- Improved parking and circulation.
- Provision of upgraded housing opportunities; and
- Consistency with the goals and policies of the General Plan and Artesia Downtown Specific Plan;

WHEREAS, the Ordinance does not reduce the City's overall residential development capacity and complies with Government Code Section 65863 (No Net Loss Law);

WHEREAS, on May 19, 2026, the Planning Commission conducted a duly noticed public hearing and adopted Resolution No. 2026-09P recommending approval of the proposed Ordinance;

WHEREAS, on July 13, 2026, the City Council conducted a duly noticed public hearing in accordance with applicable law and considered all testimony and evidence presented regarding the proposed Ordinance; and

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

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

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true, correct, and incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds that the proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City's General Plan, Artesia

Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
c. The project site has no value, as habitat for endangered, rare or threatened species;
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
e. The site can be adequately served by all required utilities and public services.

The City Council further finds that none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

a. The project site is in an urbanized area and has been previously developed;
b. The project will not result in cumulative impacts;
c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;
d. The project is not located on a hazardous waste site; and
e. The project will not cause a substantial adverse change to a historic resource.

SECTION 3. General Plan Consistency. Based upon the entire administrative record, all written and oral testimony, and all evidence presented, the City Council finds that the amendment adopted by this Ordinance is consistent with the City's General Plan.

A. General Plan Consistency. The proposed site-specific Mixed-Use Overlay Zone amendment is consistent with the City of Artesia General Plan and Artesia Downtown Specific Plan, as required by Government Code Section 65860.

   The redevelopment of an existing multifamily residential property with a modern residential development supports the General Plan goals related to housing production, neighborhood revitalization, reinvestment in aging properties, and compatible infill development within an urbanized area of the City.

   The amendment maintains the residential land use designation applicable to the property and does not alter the overall residential character of the site. The amendment allows redevelopment of the site with a two-story, 22-unit residential development that is compatible with surrounding residential and mixed-use development patterns within the Artesia Downtown Specific Plan area.

   While the amendment establishes a site-specific residential density standard of 24 dwelling units per acre in lieu of the otherwise applicable 40 dwelling units per acre minimum under the Mixed-Use Overlay Zone, the amendment is limited to approximately 0.915 acres and remains consistent with the overall land use objectives, policies, and development framework of the General Plan and Artesia Downtown Specific Plan.

B. Public Welfare and Police Power. The proposed amendment promotes public health, safety, and general welfare and represents a proper exercise of the City's police power pursuant to Article XI, Section 7 of the California Constitution.

   The amendment facilitates redevelopment of an aging multifamily residential property with a modern residential development that improves site design, landscaping, circulation, parking, and residential amenities. The proposed redevelopment project complies with applicable Building, Fire, Public Works, accessibility, and stormwater regulations and provides upgraded housing opportunities within an existing urbanized area.

   The amendment supports orderly development and land use compatibility by recognizing the established development pattern on the site and surrounding

neighborhood while allowing redevelopment with a project that is compatible in scale and intensity with adjacent residential properties.

C. Housing Element and RHNA Consistency. Pursuant to Government Code section 65863(b), the City Council finds that approval of the project at a density lower than that assumed in the City of Artesia 2021–2029 Housing Element will not result in an unmet need for sites to accommodate the City's remaining Regional Housing Needs Allocation ("RHNA") for the current planning period. The Housing Element shows a site capacity for the project site as follows: 17 lower income units, 5 moderate income units, and 16 above moderate income units (37 units total). This approval results in 22 market rate units. Nonetheless, as reflected in the Table below, the remaining Housing Element inventory continues to provide sufficient realistic development capacity to satisfy the City's remaining RHNA obligations, even accounting for approval of the project at a reduced density. Therefore, the City Council finds that the remaining sites identified in the Housing Element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's RHNA for the 2021–2029 planning period pursuant to Government Code section 65584.

Income Category	Remaining RHNA	Remaining Capacity Before Project	Net Loss	Remaining Capacity After Project
Low	480	1,553	-17	+1,536
Moderate	128	435	-5	+430
Above Moderate	461	1,687	N/a	+1,687
Total	1,069	3,675	-22	+3,653

The project's reduced density is being effectuated with a legislative approval (i.e., a rezone). Pursuant to Government Code section 65863(b)(1)(A), the City Council finds that rezone is consistent with the City's General Plan, including the Housing Element, because it will facilitate the development of a net increase of residential units on the property (21 existing vs. 22 proposed) that will be developed in the project). Additionally, the City Council finds that the foregoing is consistent with, among other things, Housing Element Policies 2.1 (Maintain and improve housing stock), 3.1 (Identify properties within the City

that are suitable for housing development), and 5.5 (Provide efficient development permit processing), Land Use Sub-Element Policy Action LU 1.5.1 (Encourage infill development that provides community amenities and uses that serve priority community needs), and Circulation and Mobility Sub-Element Policy Action CIR 4.1.2 (Encourage infill development projects that create or support job centers and transportation nodes).

SECTION 4. Amendment to Zoning Code. Section 9-2.4807(c)(7) shall be added to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code as follows (additions in underline, deletions in ~~strikethrough~~):

"(c) Multi-Family Developments:

(1) The Condominium Development Standards contained in Article 36 of Chapter 2 of Title 9 of the Artesia Municipal Code do not apply to multi-family developments developed under the MU-O Zone. This provision does not prohibit condominium development in the MU-O Zone.

(2) Density. Except as provided in Section 9-2.4807(c)(7) below, ~~A~~all residential uses within the MU-O Zone shall be developed at a minimum residential density of 40 dwelling units per acre. Housing developments with less than 40 dwelling units per acre require legislative approval subject to discretionary review. The maximum residential density shall be as follows:

(i) Where the maximum allowable building height is five stories or more, including applicable Artesia Density Bonus stories, the maximum density is 100 dwelling units per acre.

(ii) Where maximum allowable building height is four stories or fewer, including applicable Artesia Density Bonus stories, the maximum density is 70 dwelling units per acre.

(iii) Where the underlying zoning or Specific Plan permits a residential density greater than the maximum allowed under subsections (i) and (ii), the greater density applies.

(iv) California Density Bonus provisions for additional increased density with varying proportions of affordable units (Government Code Sections 65915 et seq.) may be applied to any proposed multi-family development.

(3) Artesia Density Bonus. The Artesia Density Bonus increases the maximum number of stories for multiple-family or mixed-use projects that incorporate a minimum percentage of affordable units. Projects are eligible for one additional story such that

where the maximum building height is five stories, the Artesia Density Bonus permits six stories; where the maximum building height is four stories, the Artesia Density Bonus permits five stories; and where the maximum building height is three stories, the Artesia Density Bonus permits four stories. Projects are eligible for the Artesia Density Bonus if they incorporate low to moderate-income units as follows:

(i) 35% or greater of low to very-low income housing.

(ii) 45% or greater of moderate-income housing.

(iii) Projects proposing 100% market-rate units are not eligible for the Artesia Density Bonus.

Note: See Map A for height and density designations.

(4) Private Outdoor Living Space. Each unit shall have private outdoor living space of at least 100 square feet. The outdoor living space may include rooftop decks, balconies, or patios and shall have a minimum dimension of five feet in every direction.

(5) Communal Open Space and Recreation Facilities. A minimum of 50 square feet per dwelling unit, with a total minimum area of 600 square feet, of communal open space and recreation facilities, shall be provided for exclusive use by multi-family or mixed-use development residents and their guests. This requirement may be satisfied by various facilities in separate locations within the residential or mixed-use building (for example, gym, garden, rooftop deck, plaza, forecourt); however, no single facility may be less than 500 square feet in area with minimum dimensions of 10 feet in every direction. Non-enclosed communal open space may be provided in setback areas.

(6) Distribution/Location of Low-Income Units. Units designated as affordable shall be reasonably dispersed throughout the development, shall contain on average the same number of bedrooms as the market-rate units, and shall be comparable with the market-rate units in terms of appearance, finish quality, and materials.

(7) Decreased Minimum Density. Notwithstanding Section 9-2.4807(c)(2) above, the following site has a minimum density below 40 dwelling units per acre, as follows:

(i) The site that comprises Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 has a minimum density of 24 dwelling units per acre."

SECTION 5. Amendments to Mixed Use Ordinance Map. Notwithstanding any contrary provision of the Artesia Municipal Code, Artesia Downtown Specific Plan, or Mixed-Use Overlay Zone development standards, Assessor Parcel Number 7040-017-001, Assessor Parcel Number 7040-017-002, and Assessor Parcel Number 7040-017-008 shall be subject to a site-specific Mixed-Use Overlay Zone residential density standard establishing a permitted residential density of 24 dwelling units per acre for

residential development projects approved on the Project Site, as reflected on the revised Mixed-Use Overlay Zone Map attached hereto as Exhibit A and incorporated herein by this reference.

Except as expressly modified herein, all other applicable provisions of the Artesia Municipal Code, Artesia Downtown Specific Plan, and Mixed-Use Overlay Zone shall remain in full force and effect.

SECTION 6. Implementation. The Community Development Director is authorized and directed to update all applicable zoning maps, overlay maps, and implementing documents necessary to reflect the site-specific Mixed-Use Overlay Zone amendment approved by this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 8. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this Ordinance are declared invalid.

SECTION 9. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 10. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 8th day of July, 2026.

_____

RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
1.	**Project Approved** – The approved Design Review Application (Case No. 2025-18) to demolish twenty-one (21) existing residential units and construct a two-story, twenty-two (22) unit apartment building with on-site amenities and landscaping, located on Assessor Parcel Numbers (APNs) 7040-017-008 and 7040-017-002, within the Artesia Downtown Specific Plan (ADSP) area., is in compliance with the City of Artesia Municipal Code, California Building Codes (CBC), and the Los Angeles County Fire Code, and other relevant sections of the City Municipal Code.	☐	
2.	**Density Bonus Compliance –** If applicable, the project applicant shall submit a Density Bonus Compliance Plan pursuant to AB 1287 and Government Code §65915.	☐	
3.	**Residential Use Restriction.** The approved dwelling units shall be used exclusively for long-term residential occupancy. Short-term rentals, transient lodging, or hotel-type uses (less than 30 consecutive days) shall be prohibited unless otherwise expressly permitted by the City of Artesia	☐	
4.	**Property Manager**. The property owner/applicant shall provide and maintain a designated property manager responsible for the operation of the project. A 24-hour contact name and phone number shall be posted in a visible location on-site and provided to the City prior to issuance of a Certificate of Occupancy.	☐	
5.	**Affordable Housing Regulatory Agreement.** A legally binding agreement, in a form approved by the City Attorney, shall be executed and recorded against the property to ensure that the property complies with all of the requirements of state law and of this article, including, but not limited to, the requirement that affordable units be deed-restricted in accordance with state law requirements. If affordable units are not subject to a durational requirement imposed by state law, then such affordable units must be deed restricted for a period of not less than 35 years. The property owner shall record the regulatory agreement prior to recording any final map for the property, or prior to the issuance of any building permit for the project, whichever comes first. The regulatory agreement shall bind all future owners and successors in interests of the project.	☐	Prior to issuance of Certificate of Occupancy

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
6.	**Affordable Housing Trust Fund.** Fees paid to fulfill the requirements of this chapter shall be placed in the City's Affordable Housing Trust Fund. The funds shall be used exclusively for projects that have a minimum of 60% of the dwelling units affordable to low-and moderate-income households, with at least 30% of the units available to low-income households. Only tax-exempt nonprofit corporations seeking to create or to preserve the housing in the city shall be eligible to apply to the Council for funding. The funds may, at the discretion of the Council, be used for pre-development costs, land or air rights acquisition, administrative costs, gap financing, or to lower the interest rate of construction loans or permanent financing. In a project that includes market rate units, trust fund monies shall only be provided to assist in the acquisition or construction of those units affordable to lower- and moderate-income households.	☐	
7.	**State Housing Law Compliance –** The project shall comply with all applicable State housing laws. No condition of approval shall conflict with State Housing Law, reduce allowable density, or impose infeasible development constraints.	☐	
8.	**Indemnification** - The applicant and property owner shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of	☐	

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
	competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that the applicant and property owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant and property owner of any Action brought and City shall cooperate with the applicant and property owner in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.		
9.	**Project Account:** This is an actual cost project with a deposit account to which hourly charges are assessed by various agency staff (e.g., Public Works, Engineering, and Counsel). Upon notice, the developer, applicant, or owner shall deposit additional funds to maintain or return the account to a positive balance. The "applicant" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. Sufficient funds must remain in the account to cover the charges during each phase of review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.	☐	
10.	**Conflicting Standards – Interpretations.** Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.	☐	
11.	**Conformance.** All structures shall conform to requirements of the City Community Development Department, City Engineer, City Public Works, the designated Water District and the Los Angeles County Fire Department (LACFD), as applicable. Notwithstanding this review, all required permits shall be secured.	☐	
12.	**Nuisance** - Neither the provisions of this chapter nor the granting of any variance or conditional use permit shall authorize or legalize the maintenance of a nuisance, either public or private.	☐	
Project Expiration/ Extension			

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
13.	**Design Review Expiration** - Design review approvals that are not inaugurated by the issuance of a building permit and the commencement of construction in accordance with that permit shall become null and void within **one year** from the date the design review application was approved. This expiration date may be extended by the filing of an application for extension, which application must be filed not less than 30 days prior to the expiration of the original approval or any previously approved extension. In granting or denying the extension, the body that approved the application shall use the original criteria for the grant of the approval specified in accordance with Section **9-2.2005** of the Artesia Municipal Code and may impose additional conditions as are deemed necessary to ensure continued compliance with required criteria. The maximum time permitted for an extension shall be a cumulative period of two years, unless the project is also the subject of a subdivision map, in which case the maximum period of extension shall comply with the maximum time permitted for the extension of a tentative subdivision map	☐	
Required Fees			
14.	**Development Impact Fees** - Additional fees are required prior to issuance of development permits. Fees shall be paid as specified in adopted fee resolution.	☐	
15.	**Payment of Development Fees**. The project Applicant shall pay all applicable development fees prior to issuance of building permits. A faithful performance bond shall be posted by the project Applicant to guarantee installation of public improvements pursuant to the submitted approved plans.	☐	
16.	**In-lieu Fees –** Prior to the issuance of a certificate of occupancy, the applicant shall pay housing in-lieu fees.	☐	
Modifications - Revisions			

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
17.	**Modifications**. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Community Development Department. In the event the project plans conflict with any condition of approval, the condition shall take precedence.	☐	
18.	**Design Approval and Modifications.** Architectural features, structures, equipment and other items not specifically incorporated into the Precise Plan as approved, or the Conditions of Approval, shall be subject to the approval of the Community Development Department prior to installation or application. Minor modifications to the design of the project may be approved by the Community Development Department if they do not alter the overall spirit and intent of the approved precise plan.	☐	

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
19.	**Ordinances, Standards and Procedures**. All matters and improvements shall be consistent with the ordinances, standards and procedures of the City's Subdivision Ordinance, Development Standards, Engineering Procedures and Standards, Water Standards, Irrigation and Planting Standards. The project Applicant is required to be aware of, and comply with, all of the abovementioned standards and conditions. The project Applicant is responsible for checking with City staff for clarification of these requirements. b. The Applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the Applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City of Artesia may require the work to cease until revised, accurate plans are submitted to the Community Development Department for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Artesia may require the project to be resubmitted to the approving body for additional review. c. All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Community Development Department for review. No modification or deviation shall proceed without prior written approval by the Community Development Department. If this condition is violated, the City of Artesia may require the work to be completely removed and reconstructed in accordance with the approved plans. d. All plan submittals, including any drawings or reports, must be conveyed directly to the project planner for distribution to other City departments for review. Exceptions to this requirement shall be at the discretion of the Community Development Department.	☐	

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
20.	Prior to issuance of demolition permits, the Applicant shall provide documentation sufficient to determine compliance with State replacement housing requirements, including: • Number of existing units • Occupancy status • Rental rates • Any known affordability restrictions		
21.	Any displaced tenants shall be provided a right of first refusal to return to the completed project, subject to applicable affordability and occupancy requirements. The Applicant shall: • Provide written notification of this right to all displaced tenants • Maintain records demonstrating compliance		
22.	**Replacement Housing (No Net Loss / Housing Element Compliance).** The project shall comply with California Government Code Section 65863 (No Net Loss Law) and applicable Housing Element policies of the City of Artesia. If the project results in the demolition or removal of any existing residential units occupied by lower-income households or subject to affordability restrictions, the Applicant shall: • Replace such units on a one-for-one basis or as otherwise required by State law • Ensure replacement units are provided at equivalent or deeper affordability levels • Maintain affordability for the duration required by State law (typically 55 years rental) • Provide documentation demonstrating compliance, including a Replacement Housing Plan		

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
23.	**Tenant Relocation Assistance.** If the project involves the demolition or removal of occupied residential units, the Applicant shall comply with all applicable State and local tenant protection and relocation assistance requirements, including consistency with the City of Artesia Housing Element programs related to displacement. The Applicant shall: • Provide all required written notices to tenants in accordance with State law • Provide relocation assistance consistent with applicable State requirements and any City-adopted standards • Submit a Tenant Relocation Plan identifying assistance measures, timelines, and tenant coordination procedures No demolition permit shall be issued until the City verifies compliance with relocation requirements.		
24.	**Existing Tenant and Rental History Documentation.** Prior to issuance of demolition permits, the Applicant shall provide documentation identifying: • Number of existing units • Occupancy status • Rental rates • Tenant income levels (if available) • Any affordability restrictions This information shall be used to determine compliance with State replacement housing requirements.	☐	
25.	**Right of First Refusal / Return.** Any displaced tenants shall be provided the right of first refusal to return to the completed project, subject to applicable affordability and occupancy requirements. The Applicant shall provide written notification of this right and maintain records demonstrating compliance.	☐	

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
26.	**Utility Will-Serve Letters.** The applicant shall obtain will-serve letters from all applicable utility providers.	☐	
27.	**Electric Vehicle Infrastructure.** The project shall comply with California Green Building Standards Code (CALGreen) requirements for electric vehicle charging infrastructure (Title 24, Part 11).	☐	
28.	**Construction Traffic Management Plan.** The applicant shall submit a Construction Traffic Management Plan identifying haul routes, staging areas, and traffic control measures.	☐	
29.	**Community Facilities District (CFD).** If the project is located within or required to annex into a Community Facilities District, the applicant shall comply with all applicable requirements including annexation and payment of special taxes.	☐	
30.	**School Impact Fees.** The applicant shall pay all applicable school impact fees pursuant to California Government Code Section 65995.	☐	
31.	**Parkland Dedication / In-Lieu Fees.** The project shall comply with parkland dedication requirements pursuant to the California Quimby Act through land dedication or payment of in-lieu fees.	☐	
32.	**MWELO Compliance.** The project shall comply with the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7). The applicant shall submit a complete Landscape Documentation Package including water budget calculations, soil management report, irrigation design plan, and landscape design plan. Certification of installation shall be provided prior to final inspection.	☐	
Operational Conditions			

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
33.	**Hours of Property Development Operations**. Hours and days of all development operations for demolition, grading, construction activity and vehicular and equipment movement on site shall be as follows: a. Monday through Friday - not before 7:00 a.m. and not after 6:00 p.m. of the same day. b. Saturday - not before 10:00 a.m. and not after 5:00 p.m. of the same day. c. Sunday and City observed holidays - no work.	☐	
Maintenance			
34.	**Property Maintenance.** The property owner shall maintain the property, buildings, and landscaping in good condition and in compliance with the maintenance and property nuisance provisions of the Artesia Municipal Code, including but not limited to **Chapters 3 (Public Nuisances)** and **9 (Property Maintenance and Landscaping)**. The premises shall be kept free of debris, overgrown vegetation, or any condition that would constitute a public nuisance or be detrimental to the public health, safety, or general welfare. All landscaping shall be maintained in accordance with the approved landscape plan and the **City's landscape and irrigation standards.**	☐	
35.	**Business License**. The project Applicant must be aware that a business license is required for all contractors, subcontractors, and any other affiliated parties conducting business in the City of Artesia in association with the proposed project. No occupancy permits will be issued until the City has verified that all businesses working in association with the project have obtained the required business license.	☐	
36.	**Construction and Demolition Debris Diversion Requirements**. The project applicant shall comply with all applicable provisions of Chapter 6-2.201 (Recycling Requirements) of the Artesia Municipal Code, which requires the diversion of construction and demolition debris from landfills through reuse and recycling. Prior to issuance of a building permit, the applicant shall submit a Construction and Demolition Waste Management Plan to the City for approval, and shall provide appropriate documentation demonstrating compliance with the City's minimum diversion requirements upon project completion.	☐	
37.	**Encroachment Permits**. The project Applicant shall obtain an encroachment permit from the Department of Public Works prior to the start of any work in the public right-of-way.	☐	

City of Artesia
Conditions of Approval (Exhibit A)
Case No.2025-18

Approved:	Effective Date:	Expires:

	Conditions	Met	Permit Require
38.	**Permit and Plan Adherence Requirements**. No work of any type shall take place unless all required permits are issued. If this condition is violated, the City of Artesia may require the work to be completely removed prior to issuing the required permits.	☐	
Public Improvements			
39.	**Public Improvements**. The project Applicant shall install all public improvements, as required by the Department of Public Works, prior to the occupancy of this development. Public improvements may include, but shall not be limited to, paving, curbs and gutters, street lights, sanitary sewers, storm drains, water system amenities, underground utility installations and street trees.	☐	
40.	**Damage to Public Improvements**. All existing public improvements which are damaged as a result of demolition and/or construction activity associated with the project shall be removed and replaced in accordance with City standards and at the direction of the Department of Public Works. All costs shall be the responsibility of the project Applicant.	☐	
41.	**Grading and Drainage**. The project Applicant shall submit a grading and drainage plan, signed by a licensed Civil Engineer currently registered in the State of California for approval by the Department of Public Works and the Community Development Department. This plan shall include the topography of all contiguous properties and streets and shall provide for the appropriate method of drainage designed in accordance with all applicable standards and requirements. Retaining walls and other protective measures may be required. The plan must be accompanied by a geotechnical investigation report that includes an evaluation of seismic hazards.	☐	

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42.	**All Utility Lines.** All utility lines, including, but not limited to, electric, communications, street lighting, and cable television, shall be required to be placed underground. The subdivider shall be responsible for undergrounding utilities, and he or she shall make the necessary arrangements with the utility companies for the installation of such facilities. For the purposes of this condition, appurtenances and associated equipment, such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed aboveground. The Council may waive the requirements of this section if topographical, soil, or any other conditions make such underground installations unreasonable or impractical.	☐	Prior to issuance of Certificate of Occupancy
43.	**Sanitary Sewer**. The Council may require the subdivider to install sanitary sewers to serve each lot in a division of land. Such sewers shall be designed in accordance with the requirements of the City Engineer, and the outlet to be used for the sewers shall be designated by the City Engineer.	☐	Prior to issuance of Certificate of Occupancy
44.	**Sewers.** The project Applicant shall provide the subject property(ies) with public sewers. The design and construction of all sanitary sewers shall be approved by the Department of Public Works. The project Applicant shall be responsible for verifying the location of the sewer main and shall obtain approval for the sewer connection from the County of Los Angeles and/or the Department of Public Works prior to the design and installation of any on-site utilities.	☐	
45.	**Utility Plan, Facilities, and Box Locations**. a) A separate Utility Plan shall be prepared and submitted for review and approval by the City's Public Works Department. Said plan shall include locations for all of proposed existing, relocated, and new utilities including, but not limited to, sewer lines, water lines and meters, fire service, and cable television. b) The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject property(ies) shall be subject to the approval of the Community Developmetn Department. Prior to the issuance of grading permits, the location of all utility boxes must be indicated on the grading plans and must be completely screened and/or located within the interior of the building where possible.	☐	Prior to Grading Permit

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	c) Electrical transformers must maintain a sufficient setback distance from the frontage(s) of the property. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project Applicant is required to work with Community Development staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard.		
46.	**Traffic Control Devices.** The project Applicant shall pay the City for the installation cost of any traffic control devices and street striping necessitated as a result of this development.	☐	
47.	**Sidewalks.** The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Community Development Department. A concrete sidewalk measuring no less than 4 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Community Development Department. Facilities to accommodate physically handicapped persons shall be provided both on-site and off-site as required by State and local regulations. In the event a curvilinear sidewalk shall be required to be provided which extends within the setback area along the street frontages of the Site, the property owner shall grant to the City a public sidewalk easement.	☐	
48.	**Sidewalks Installation**. Council may require the subdivider to install concrete sidewalks not less than four feet wide when adjacent to the property line or not less than five feet, including the curb, when adjacent to the curb along both sides of all streets and highways. Sidewalks shall be installed adjacent to the curb only if the Council so specifies.	☐	Prior to issuance of Certificate of Occupancy

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49.	**Concrete Score Lines and Expansion Joints for Pedestrian Areas**. To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project Applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area. The project Applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Community Development Department.	☐	
50.	**Driveway Approach**. Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Community Development Department. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project Applicant shall be limited to broom-finished colored concrete in order to reduce potential noise impacts to a level of insignificance.	☐	
Performance Standards – Best Practices			
51.	**Performance Standards** - The approved land uses shall operate in compliance with the general performance standards listed in the City Municipal Code regarding air quality, electrical disturbance, fire hazards storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste).	☐	
52.	**Vents**. All vents, including dryer and water heater vents, must be located at least 6 inches above the adjacent finish grade. Said vents shall be shielded from view or flush-mounted and painted to match the adjacent stucco.	☐	
53.	**Smoke and Carbon Monoxide Detectors**. The property owner/developer shall install smoke and carbon monoxide detection devices, as approved by the Community Development Department, in accordance with applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.	☐	

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54.	**Telephone and Television Antennae Jacks/Cables**. All habitable rooms including, but not limited to, rooms suitable for eating and sleeping, shall be provided with the latest and most technologically advanced telephone and digital cable television jacks available. All television antenna cables shall be of the 75- ohm type or better. All television cable conduits shall be routed through the interior of building walls, and all cable conduit systems shall be installed in accordance with the specifications approved by the Department of Public Works and the Community Development Department.	☐	
55.	**Soil Stabilization**. All soil stabilization methodologies proposed for construction of the project including, but not limited to, pile and column installation, shall be subject to a comprehensive review to address potential impacts generated by the proposed soil stabilization methodology. A pile and/or column installation plan shall be required and approved by the Community Development Department. Said pile and/or column installation plan shall establish maximum noise and vibration thresholds for both human/building exposure and include measures for reducing said impacts to a reasonably acceptable level. City approval of the required pile and/or column installation plan shall be obtained by the Applicant prior to the issuance of grading/building permits. In instances where City permits have been issued and the soil stabilization activity has resulted in the generation of impacts not previously anticipated by the environmental analysis and/or required plan, the Applicant/contractor shall be required to halt said activity immediately and until the matter is resolved to the satisfaction of the City of Artesia. The Applicant shall incur all costs associated with the preparation and review of the required pile/column installation plan.	☐	
56.	**Electrical Panels.** The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.	☐	

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57.	**Energy Conservation**. The project shall comply with all applicable provisions of the **California Building Standards Code (Title 24, Part 6 – California Energy Code)** and any related provisions of the **Artesia Municipal Code** as enforced by the City's Building & Safety Division. Energy efficiency measures, including insulation, duct wrapping, and hot-water piping insulation, shall be installed in accordance with approved building plans and manufacturer specifications. Verification of compliance shall occur during building plan review and field inspection by the Building & Safety Division.	☐	
58.	**Dust Control and Pedestrian Safety**. Prior to the issuance of demolition or grading permits, the project Applicant shall: a) Submit a pedestrian safety plan indicating safety methods to be provided for pedestrian access around all areas of construction. This may require proper and adequate signs, fences, barricades or other approved control devices as required by the Department of Public Works and the Community Development Department. b) Secure a bond and/or cash deposit with the City in an amount sufficient to ensure that effective dust mitigation measures are implemented throughout project development from demolition through completion. Said dust mitigation measures shall be determined by the Community Development Department.	☐	
59.	**Project Site Perimeter Fence**. In instances where a perimeter fence is not present, a 4-foot-high chain-link fence shall be installed around the property prior to the issuance of any building permits. The perimeter chain link fence shall include green tarps to effectively screen the construction site from view subject to the approval of the Community Development Department. One gated entrance shall be permitted along the perimeter for grading and construction vehicles to gain access to the project site	☐	

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60.	**Parking Lot Construction Requirements.** All parking areas, drive aisles, and accessways shall be designed and constructed in accordance with the City of Artesia Public Works Department's Standard Plans and Specifications and applicable provisions of the California Building Code. The structural section of all paved areas shall be designed by a registered civil engineer based on a geotechnical (soils) report prepared by a licensed geotechnical engineer, and shall be reviewed and approved by the City Engineer or designee prior to issuance of grading or building permits. As a guideline, the minimum pavement section should consist of 2½ inches of asphalt concrete over 4 inches of approved aggregate base, unless a greater section is required based on the project's soils report or City Engineer's determination.	☐	
61.	**Lights.** The style and location of all exterior lighting on the property shall be subject to the review and approval of the Community Development Department. No lights shall be permitted which may create any glare or have a negative impact on adjoining properties. To ensure that proposed lights do not generate adverse impacts to adjacent land uses, the Community Development Department reserves the right to request that the project Applicant prepare and submit a photometric study/plan to the Community Development Department for review and approval.	☐	
62.	**Trash Enclosures**. A trash enclosure with solid metal, self-closing and self-latching gates shall be provided in accordance with the Artesia Downtown Specific Plan (ADSP). The size and location of said enclosure and the type of screening to be used shall be subject to the approval of the Community Development Department. Gates shall be maintained in a closed position at all times except during trash collection.	☐	
63.	**Walls and Fences**. The design, height, material, texture and color of walls and fences shall be subject to the approval of the Community Development Department.	☐	

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64.	**Windows.** a. Windows and glass doors shall be provided with dual pane glass whenever feasible; b. Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Community Development Department, shall be provided around all windows; c. All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and, d. All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.	☐	

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65.	**Enhanced Four-Sided Architectural Treatment.** a. The property owner/developer shall be required to incorporate enhanced architectural detailing on all building elevations. Architectural detailing may include, but shall not be limited to, the use of enhanced building materials such as stone, brick and wood siding. In addition, the incorporation of building projections and offsets along the subject building elevation may also be used to assist in creating visual interest and depth. The design, materials and treatments to be applied to each building elevation shall be subject to the review and approval of the Community Development Department. b. Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Community Development Department. c. The project Applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Community Development Department. d. No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).	☐	

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66.	**Landscaped Areas.** The property owner/developer shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the curb line of adjoining street(s). The property owner/developer is responsible for coordinating the landscaping and irrigation plans for the landscaped areas of the subject development. Such coordination will require obtaining approval of both the Department of Public Works and the Community Development Department of all landscaping plans applicable to this development. For any required landscaping on public and private property, the project Applicant shall submit three complete sets of landscape architectural drawings, including but not limited to, a planting plan, an irrigation plan and a lighting plan prepared by a professional Landscape Architect currently registered in the State of California. Said plans shall be prepared in accordance with the standards of the City of Artesia and shall be subject to the approval of the Community Development Department and the Department of Public Works. All landscaping shall be in accordance with the following: a. A complete, permanent, automatic remote control irrigation system must be provided for all landscaped areas shown on the approved Precise Plan. b. A complete, permanent, automatic landscape lighting system must be provided for all landscaped areas shown on the approved Precise Plan. c. The perimeter of all landscaped areas shall be bordered by a concrete curb of a minimum height of 6 inches, except for necessary openings for drainage, where a wall is required or as directed by the Community Development Department. d. Earth mounding is essential and must be provided to applicable heights whenever it is possible. e. Unless otherwise specified, all required trees shall be a minimum 15 gallons in size and of a variety approved by the Community Development Department. f. The project Applicant is required to contact the City of Artesia Community Development prior to the construction/installation of the irrigation system to schedule all necessary inspections of the irrigation system. g. All landscape plant material shall be subject to the inspection and approval of the City of Artesia Community Development Department prior to installation. h. If applicable, the developer shall pay the cost of installation of parkway trees. Parkway trees shall be installed on all streets including the boundary arterial streets, if necessary. All street trees shall be maintained by the property owner or homeowners association.	☐	

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	i. Decorative landscape lights in the common areas, pedestrian lights at the main entrance, and street light standards within the development shall be provided. Prior to installation, all site lighting locations and fixtures shall be approved by the Community Development Department as a part of an overall lighting design theme.		
67.	**Fire Ant Abatement.** The project Applicant shall be responsible for coordination with the State of California Department of Food and Agriculture (CDFA) personnel for all activity that is regulated under the Red Imported Fire Ant (RIFA) Quarantine protocol. This includes, but is not limited to, soil and earth moving activity, the import of soil, landscaping material, and/or other related materials into an area located within the quarantine boundaries, and the exporting of soil, landscaping materials, and/or other related materials from a location within the quarantine boundaries.	☐	
68.	**Rodent Abatement**. The project Applicant shall request a site inspection by the Los Angeles County Department of Health Services Vector Control Division Inspector at (626) 430-5461 at least 45 days prior to the expected issuance of demolition or grading permits. If an eradication plan is necessary it must be implemented and completed prior to the issuance of demolition or grading permits.	☐	
69.	**Mechanical and Electrical Equipment.** All mechanical and electrical fixtures and equipment shall be effectively screened. Said screening shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Community Development Department. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening.	☐	
70.	**Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.	☐	
71.	**Outside Storage.** No storage of any kind shall be permitted outside the structures shown on the Precise Plan, including the balconies and patios, unless authorized by the Community Development Department. It	☐	

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	shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.		
72.	**On-Site Parking Standards.** Vehicles associated with the operation of the proposed project shall not be permitted to park off-site and subsequently shall be required to park on-site within designated parking stalls.	☐	
73.	**Americans with Disabilities Act {ADA) Compliance.** The project applicant shall design and construct all site improvements and buildings in compliance with the Americans with Disabilities Act (ADA), the California Building Standards Code (Title 24, including Chapter 11B – Accessibility Standards), and all applicable provisions of the Artesia Municipal Code. All required accessible parking spaces, paths of travel, entrances, and facilities shall be shown on building plans and reviewed for compliance during plan check by the Building & Safety Division. Building permits shall not be issued until the plans demonstrate full compliance with accessibility standards, and final occupancy shall not be granted until the Building Official verifies compliance through field inspection.	☐	
74.	**Los Angeles County Sheriff's Department Recommendations.** In order to comply with the recommendations of the Los Angeles County Sheriff Department, the following items are required to be incorporated in the subject development. a. Sufficient decorative lights shall be provided to illuminate all areas within the development. b. The project Applicant is encouraged to contact the Lakewood Sheriff's Station to obtain information regarding proper securing of doors and windows and internal security measures. c. All of the above items shall be subject to the approval of the Community Development Department.	☐	

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75.	**GPPEIR AQ-1** For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others: • Minimizing simultaneous operation of multiple construction equipment units; • Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures; • Watering the construction area to minimize fugitive dust; • Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and • Minimizing idling time by construction vehicles.	☐	
76.	**SEIR Mitigation Measure AQ-1** below requires that the MU-O ordinance include a requirement for evaluating a project's air quality impacts and requiring measures to reduce those impacts if projected unmitigated construction or operational emissions exceed then-applicable SCAQMD thresholds. Even with this mitigation for individual projects, however, cumulative impacts are anticipated to remain significant and unavoidable.	☐	
77.	**GPPEIR CR-2** In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earthdisturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume. GPPEIR CR-3 In the event that human remains are unearthed during exaction and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed	☐	

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	with the remains.		
78.	~~GPP~~EIR HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements: • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.	☐	
79.	GPPEIR HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others: • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.		

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80.	**SEIR GHG-1** All projects proposed under the MU-O zone requiring structural building permits shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement. SEIR GHG-2 All development projects proposed under the MU-O zone requiring building permits for new mixed-use, multi-family residential, commercial-retail, office, and restaurant uses shall estimate construction and operational GHG emissions using the CalEEMod Emissions Estimator or equivalent emissions modeling software, and adopt model-defined measures that reduce the project's GHG emissions by a minimum of 20% from unmitigated construction and operation. Projects incorporating 100% affordable residential units are exempt from this requirement.	☐	
81.	GPPEIR NOI-4: All new development shall include noise-reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.	☐	
82.	**CUL-2** Avoidance or Minimization of Effects on Identified Historic Resources. If it is determined that the subject property contains a historic resource the project proponent shall consult with City staff to determine whether a project can be feasibly redesigned or modified to avoid significant adverse impacts on listed and identified eligible historic resource(s), including historic districts. If avoidance of historic resource(s) is not feasible, where feasibility is defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors," the project proponent shall seek to reduce the effect on historic resource(s) to a less-than significant level pursuant to CEQA Guidelines Section 15364. Projects that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties are considered to have a less-than-significant effect on historic architectural resources	☐	

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83.	**CUL-4** All Projects. If cultural resources are discovered during ground-disturbing activities, all ground-disturbing activities within 50 feet of the find shall be halted until a meeting is convened between the developer, archaeologist, tribal representatives, and the Director of the Community Development Department. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representatives, developer, and archaeologist, a decision shall be made, with the concurrence of the Director of the Community Development Department, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.	☐	
84.	**GEO-1** Low-to-High Sensitivity. For discretionary projects that involve ground-disturbing activities during construction on areas within the Artesia Downtown Specific Plan area where no previous ground disturbance or excavation has occurred, or grounddisturbing activities would occur in native soil, the project applicant shall consult with a geologist or paleontologist to confirm the level of sensitivity for paleontological resources. If confirmed that underlying sediments may have moderate to high sensitivity, a qualified paleontologist shall be retained to develop and implement a Paleontological Resources Impact Mitigation Plan. The paleontologist shall have the authority to halt construction during ground disturbing activities as outlined in Mitigation Measure GEO-2	☐	
85.	**GEO-2** All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, ground disturbing activities shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology. The most likely repository is the Natural History Museum of Los Angeles County. The repository shall be identified, and a curatorial arrangement shall be signed as part of the Paleontological Impact Mitigation Plan (GEO-1) and prior to collection of the fossils.	☐	

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86.	**GHG-1** New development within the Artesia Downtown Specific Plan shall implement the following, voluntary provisions of the California Green Building Standards Code (CALGreen). The project applicant/developer(s) shall provide documentation (e.g., building plans) of implementation of the applicable voluntary measures to the City of Artesia Building and Safety Department prior to the issuance of building permits. Residential Structures with Three or Fewer Stories. For residential land uses with three or fewer stories, the project developer(s) shall: • Design and build condominium/townhouses dwellings that have an attached private garage to have a dedicated electric circuit to support electric vehicle charging, as outlined in the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.1. • Design and build residential buildings to, at a minimum, meet the Tier 2 electric vehicle parking standards of the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.2.1. • Design and build residential buildings to meet the short- and longterm bicycle parking standards of the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.9. • Design and build residential buildings to meet energy efficiency requirements of the Residential Voluntary Measures of CALGreen, Division A4.2, Energy Efficiency, as outlined under Section A4.203.1. Nonresidential Structures and Residential Structures with Four or More Stories. For nonresidential land uses and residential land uses that are four or more stories, the applicant/developer shall: • Design and build structures to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of CALGreen, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2. • For projects with off-street parking, design the proposed parking to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.1.2. • For projects with off-street parking, design the proposed parking to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall comply with the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.3.3 or Section A5.106.5.3.4.	☐	

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87.	**GHG-2** For residential and nonresidential land use development projects, the project applicant/developer shall comply with the following: • All major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be Energy Star certified or of equivalent energy efficiency where applicable. • Installed water heaters shall meet a zero NOX emissions standard. • Installed central furnaces with a Rated Heat Input Capacity less than or equal to 2,000,000 British thermal units (Btu) per hour shall meet a zero NOX emissions standard. • Installed fireplaces shall be electric-powered only. Prior to the issuance of the certificate of occupancy, the City of Artesia Building and Safety Department shall verify implementation of these requirements.	☐	
88.	**N-1** Prior to any construction activity such as grading, site prep or issuance of building permits, a note shall be provided on construction plans indicating that during construction activities and phasing the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise to a performance standard of 80 dBA Leq at the property line of the nearest sensitive receptor: • Per Section 5-2.06 of the Artesia Municipal Code, construction activity is limited to the daytime hours 7:00 a.m. and 7:00 p.m. on weekdays or at any time on Sunday or Federal holiday. If construction outside of these hours is necessary for construction of a project under the Specific Plan, construction noise shall be limited to the City of Artesia nighttime exterior and interior noise standards for residential uses of 50 dBA and 45 dBA, respectively. • During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators, air compressors shall be located as far as feasible from nearby noise-sensitive uses. • Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. • Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's	☐	

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	Conditions	Met	Permit Require
	representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition o unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the noise standards after other measures have been considered, would occur at nighttime, or when the anticipated construction duration is greater than is typical (e.g., two years or greater).		
89.	**T-2: At** the time of project operation, the developer shall and City shall continue to enforce California Air Pollution Control Officer's Association (CAPCOA) 2021 Handbook Transportation Demand Management (TDM) Program T-24. • T-24. Implement Market Price Public Parking (On-Street) According to the CAPCOA 2021 Handbook, "this measure will price all on-street parking in a given community. Increasing the costs of parking increases the total coast of driving to a location, incentivizing shifts to other modes and thus decreasing total VMT to and from the priced areas." The City of Artesia currently provides priced on-street parking within the Specific Plan area, primarily along Pioneer Boulevard, 186th Street, and 187th Street. The City of Artesia should continue to implement the priced on-street parking which currently exists within the Specific Plan area.	☐	
Water Quality Management			
90.	**Storm Water and Runoff Control Requirements.** The project shall comply with all applicable requirements of the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit and the City of Artesia's Standard Urban Stormwater Mitigation Plan (SUSMP) and Low Impact Development (LID) Ordinance. a. Pre-Construction and Construction Requirements: Prior to grading permit issuance, the applicant shall prepare and submit an Erosion and Sediment Control Plan (ESCP) identifying all temporary Best Management Practices (BMPs) to prevent erosion, sedimentation, and discharge of construction wastes.	☐	

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	If the project involves one (1) acre or more of soil disturbance, the applicant shall obtain coverage under the State Water Resources Control Board Construction General Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Proof of coverage (WDID number) shall be provided to the City prior to the start of construction. b. Post-Construction Requirements: The applicant shall prepare and submit a Water Quality Management Plan (WQMP) or LID Plan, as applicable, for review and approval by the City Engineer. The plan shall identify site design, source control, and treatment control BMPs to minimize storm water pollutants and maintain post-construction runoff at or below pre-development levels. c. The property owner shall be responsible for the ongoing maintenance, operation, and inspection of all approved BMPs for the life of the project. A Maintenance Agreement shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of a Certificate of Occupancy.		
91.	**Existing Municipal Code Violations.** The Applicant shall correct all existing property maintenance and development code violations on the property prior to obtaining certificate of occupancy, and said corrections shall be subject to the review and approval of the Community Development Department.	☐	
92.	**Occupancy Permit.** No final occupancy shall be granted unless all applicable conditions of approval are met.	☐	
93.	**Site Amenities.** The proposed exterior light fixtures, mailboxes, and related site amenities shall be submitted for review and approval by the Community Development Department. After approval, said site amenities shall not be removed or replaced without written approval by the Community Development Department. Site amenities shall be routinely maintained and/or replaced with new site amenities to match the originally approved amenities subject to the review and approval of the Community Development Department.	☐	
94.	**Architectural Detailing and Front Yard Landscaping**. The architectural detailing and front yard landscaping reflected in the elevation drawings, and conceptual landscape plans provided by the project architect and attached to the agenda report, and, front yard landscape plans shall be incorporated into the final working drawings, subject to the review and approval of the Community Development Department.	☐	
Utilities			

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	Conditions	Met	Permit Require
107.	**Underground Utilities** - No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128 and avoids disturbing any existing/natural vegetation or the site appearance.	☐	Encroachment Permit: Building Permit:
108.	**Electric Meter Locations.** Separate electrical meters shall be installed for each building or tenant space, and additional meters shall be provided as required for exterior lighting, irrigation, or other common-area electrical service. The location of all electrical meters shall be shown on the electrical plans and shall comply with California Building Code, California Electrical Code, and Southern California Edison (SCE) service requirements. Meter locations shall be reviewed and approved by the Building & Safety Division prior to permit issuance.	☐	
109.	**Design of Electric Meters, Gas Meters and Mailboxes.** All electrical and gas meters shall be located to minimize visual impacts and, where feasible, shall be screened from public view or incorporated into the building design subject to review and approval by the Community Development Department. Meter cabinets or screening elements shall be compatible with the building architecture and materials. Mailboxes shall comply with U.S. Postal Service standards and be reviewed by the Community Development Department to ensure they are conveniently located and integrated into the overall site design.	☐	
110.	**Construction Noise** - The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with the manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the City prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site	☐	
111.	**GHG Operational Standards** - The project shall comply with applicable state-level CALGreen Tier 2 standards, CAPCOA TDM measures, and AB 1317 for parking unbundling, in addition to all City of Artesia regulations. Documentation shall be provided to the City for verification.	☐	

GRADING AND CULTURAL RESOURCE CONDITIONS

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	Conditions	Met	Permit Require
	CULTURAL RESOURCE CONDITIONS	**MET**	
112.	**Cultural Resources** - During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, a qualified archaeologist per CEQA Guidelines shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum	☐	Contact County Coroner
113.	**Discovery of Human Bones.** If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the State Native American Heritage Commission by phone within 24 hours. Following notification of the State Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.	☐	
	PRIOR TO ISSUANCE OF A BUILDING PERMIT	**MET**	
114.	Prior to demolition activities, the applicant shall receive Community Development Department approval for compliance with conditions of approval.	☐	• Building Permit • Construction and Demolition Permit
115.	**C&D.** The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.	☐	• Construction and Demolition Permit
116.	**Demolition.** Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Deputy Building Official.	☐	

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	Conditions	Met	Permit Require
117.	**Demolition Timing**. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.	☐	
118.	**Noise and Vibration Analysis.** Prior to issuance of building permits for any proposed construction activity requiring a building permit where pile drivers, pavement breakers, jack-hammers, compaction equipment such as vibratory rollers, or other equipment typically causing ground-borne vibration will be used, applicants shall evaluate the potential of construction equipment to cause vibration that would adversely affect people or structures. If the anticipated vibration would exceed 0.5 PPV, then vibration-dampening measures are required to reduce vibration to less than 0.5 PPV.	☐	
119.	**Energy Efficiency.** Prior to issuance of building permits, project applicants shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement.	☐	
120.	**Emissions Analysis.** Prior to issuance of building permits, project applicants shall estimate development projects' construction and operational emissions using the CalEEMod® Emissions Estimator or equivalent modeling tool and shall incorporate emissions-reduction measures so that estimated construction and operational emissions do not exceed applicable regional and localized thresholds.	☐	
121.	**Lighting.** All outdoor parking lot, security, and ornamental landscape lighting, except for ornamental landscape uplights designed to illuminate tree canopies, shall be shielded and directed downwards. Lamps shall be shielded such that their illumination does not exceed 0.5 foot-candle at any property boundary.	☐	
122.	**Trash Containers.** Trash enclosures shall comply with the trash enclosure standards applicable to the underlying zone or Specific Plan.	☐	

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	Conditions	Met	Permit Require
123.	**Landscaping.** Except as modified by this article, landscaping shall comply with Article 15.5 of this Artesia Municipal Code. (1) Landscaping other than turfgrass (lawns) may be provided in any manner, including, but not limited to, ornamental planting at grade, including trees, shrubs, annual plants, decorative groundcover, etc., and ornamental planting in raised planters. Turfgrass shall not be used as a decorative groundcover or other non-functional application. Turfgrass may be used in common areas, but shall be subject to City or State water-conservation regulations. Landscaping may be included in rear and side setback areas. (2) Article 15, Section 9-2.1502, Required Area, does not apply to properties developed according to the Mixed-Use Overlay.		
124.	**Signs.** All signage shall comply with Title 9, Ch. 2 of Article 12 of the Artesia Municipal Code.		
	GEOLOGY	**MET**	
125.	All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City Engineer shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Engineer prior to the issuance of a grading permit.	☐	
126.	Final plans approved by the City Engineer shall be in substantial conformance with the approved Planning Entitlement relative to construction, grading, sewage disposal and drainage, as applicable. Any substantial changes may require a Planning Entitlement modification or a new Planning Entitlement.	☐	
127.	If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Community Development Department;	☐	
	WATER QUALITY	**MET**	
128.	A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.	☐	

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	Conditions	Met	Permit Require
129.	Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from the designated Water Department to the Community Development Department indicating the ability of the property to receive adequate water service.	☐	
	CONSTRUCTION HOURS AND MANAGEMENT	**MET**	
130.	Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.	☐	
131.	Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.	☐	
132.	A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.	☐	
	COLORS AND MATERIALS	**MET**	
133.	Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.	☐	
134.	The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.	☐	
135.	Facade Articulation. The facade of any building shall not have a single, unarticulated plane of more than 30 linear feet. Articulation of the facade shall be of a depth not less than two feet	☐	
	LIGHTING	**MET**	
136.	Exterior light fixtures shall utilize light sources with a color temperature that does not exceed three thousand (3000) Kelvin	☐	

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	Conditions	Met	Permit Require
137.	Individual exterior luminaires shall be shielded to direct light downward and shall not exceed one thousand two hundred sixty (1,260) lumens. A luminaire is considered to be fully shielded if it is constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.	☐	
138.	All lighting shall be directed, oriented, and shielded to prevent light trespassing or glaring onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	☐	
139.	Outdoor lights shall not blink, flash, flicker, or change intensity (excluding motion detecting lights).	☐	
140.	Parking lots, pedestrian paths, outdoor gathering spaces, building entries, and any other pedestrian-accessible areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions.	☐	
141.	No up-lighting of trees is permitted.	☐	
142.	No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.	☐	
143.	Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.	☐	
144.	Freestanding outdoor light fixtures shall not exceed fifteen (15) feet in height. High intensity lighting is prohibited.	☐	
145.	Adhere to the recommendations in the City's Pavement Management Program (PMP) and the City's Standard Plans for asphalt rehabilitation. In situations where recommendations are not specific in the PMP, then rehabilitation shall be in accordance with the City Engineer's requirements. Limits of rehabilitation shall be the full width of the street it is fronting.	☐	
146.	Driveway aprons shall be updated per City of Artesia's Standard Plans.	☐	

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	Conditions	Met	Permit Require
147.	Sidewalks shall be per the City of Artesia's Standard Plans. Sidewalks along Pioneer Boulevard shall be consistent with the existing Downtown sidewalk	☐	
148.	Curbs, curbs and gutters, and curb ramps shall be per SPPWC latest edition.	☐	
149.	Install light posts consistent with existing style at every 50 feet.	☐	
150.	Have infrastructure ready to support future broadband.	☐	
	Biology / Landscaping	**MET**	
151.	Invasive plant species, as determined by the City of Artesia, are prohibited.	☐	
152.	The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.	☐	
153.	Construction fencing shall be placed within five (5) feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.	☐	
154.	All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.	☐	
155.	No planting or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.	☐	
	Swimming Pool / Spa / Water Feature	**MET**	
156.	Onsite noise, including that which emanates from swimming pool and air conditioning equipment shall be limited as described in A.M.C. Chapter 5-2.03 (Noise).	☐	
157.	All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.	☐	
158.	Pursuant to the Clean Water Act and the Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.	☐	

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	a. Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street; b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.		
159.	Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street;	☐	
160.	Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and	☐	
161.	Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.	☐	
162.	The discharge of chlorinated and non-chlorinated pool / spa water into streets, storm drains, creeks, canyons, drainage channels, or other locations where it could enter receiving waters is prohibited.	☐	
	Fencing and Walls	**MET**	
163.	The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in Artesia Municipal Code.	☐	
164.	The height of fences and walls shall comply with Artesia Downtown Specific Plan or the Artesia Municipal Code Section 9-2.1401.	☐	
	Site/Project Specific Conditions	**MET**	
165.	This project proposes to construct improvements within the public right-of-way. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way.	☐	

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	Conditions	Met	Permit Require
166.	The property owner shall complete the following prior to final Planning approval: a. the property owner shall execute and record a deed restriction acknowledging that the property is subject to. a. The deed restriction shall also state that the property owner assumes said risks, waives any future claims of damage or liability against the City of Artesia, and agrees to indemnify the City of Artesia against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to Community Development Department staff prior to final planning approval.	☐	
167.	Private streets shall have a sidewalk with a minimum width of (4) four feet on at least one side of the street. The sidewalk must provide pedestrian streetlights, street trees, and curbs. Parallel parking is permitted along private streets.	☐	
168.	Alleys. a. Alleys shall be 20 feet in width (10 feet on either side of the alley centerline). b. Alleys shall include a concrete ribbon gutter in the center of the alley. The concrete ribbon gutter shall be 4 feet wide (2 feet on either side of the alley centerline). c. Alleys shall drain toward the centerline. A maximum 2 percent grade shall be provided within the public alley to ensure proper drainage. d. Alleys shall include a 16-foot wide segment (8 feet on either side of the alley center line) constructed of concrete. The pavement is to be installed on either side of the 4-foot -ide concrete ribbon gutter. e. There shall be no above-ground utilities permitted to be located within the 20-foot public alleyway.	☐	
169.	All windows shall be offset at least twelve (12) inches from any windows in adjacent buildings within twenty (20) linear feet to avoid direct line-of-sight.	☐	
170.	All windows facing a public street shall feature at least two of the following: a. Variation in window types and/or sizes; or b. Decorative architectural brackets; or c. Trim; or d. Shutters; or e. Awnings and/or trellises.	☐	
171.	All windows between the ground floor and fifty (50) feet above grade shall either be recessed at least three (3) inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one (1) inch in depth. a. When trim is used, a minimum of one (1) inch by four (4) inch trim is required. b. With stucco walls, a minimum of one (1) inch deep, raised relief around the window is required. c. With brick, a	☐	

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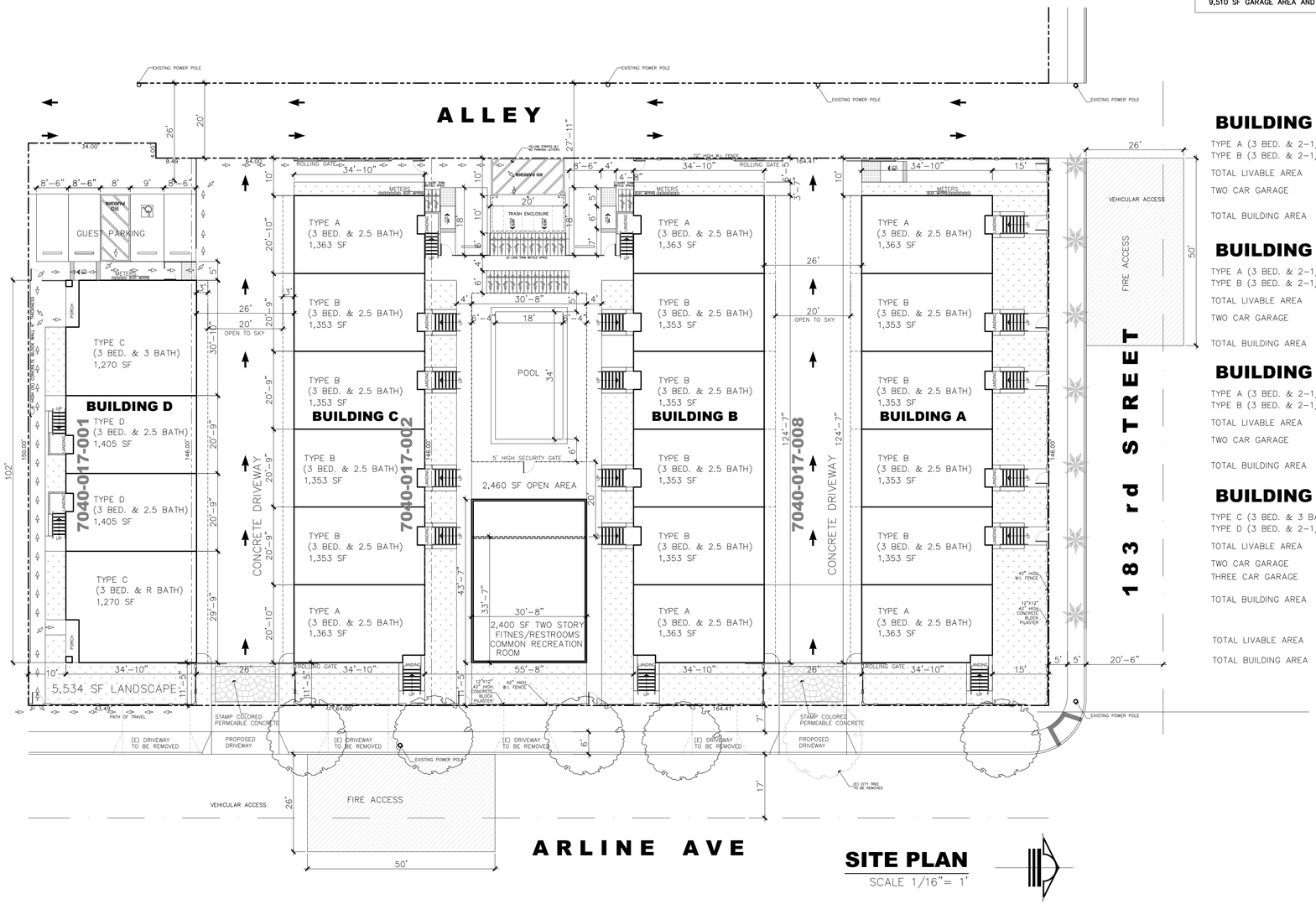
	Conditions	Met	Permit Require
	minimum two (2) inch wide brickmold is required around windows.		
172.	All mechanical equipment, including electrical and gas meters, shall be screened through at least one of the following standards: a. Landscaping; or b. Minimum three (3)-foot tall architectural features that: i. Belong to the same architectural idea and style of the development and utilize the same materials, colors, and lighting fixtures; or ii. Are covered with landscaping or public art for a minimum percentage of the total length along public open spaces and public streets; or iii. Fences that use durable and weather-resistant material, such as block and vinyl, are four (4) to five (5) feet in height, and do not interrupt the line-of-sight of drivers entering or exiting the site. Chain link and slats are not allowed.	☐	
173.	Electrical transformers shall be located so that access is achieved from the alley, where feasible. If located adjacent to a public sidewalk, they shall be screened and incorporated into the building to provide the visual appearance of a storefront. Utilities shall not protrude into the public right-of-way.	☐	
174.	Rooftop equipment including roof access, mechanical equipment, and other features needed for the function of the building shall comply with the following. Mechanical equipment less than two (2) feet in height, solar panels, wind generators, or green roof features are exempt from these requirements. a. Roof-mounted equipment and screening of roof-mounted equipment shall be stepped back from top of parapet a minimum of ten (10) feet from the parapet or roof edge. b. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment.	☐	

	Prior to Occupancy	MET	
175.	Prior to final landscape inspection by the City Community Development Department, the applicant shall provide a copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved landscaping plan.	☐	

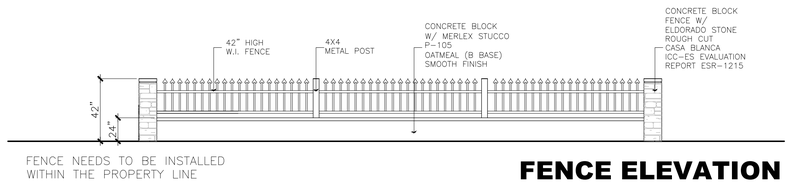
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176.	The applicant shall request a final planning inspection prior to final building inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Community Development Department has determined that the project complies with the approved Planning Entitlement. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.	☐	
177.	Any construction trailer, storage equipment, portable restroom or similar temporary equipment / structures not permitted as part of the approved scope of work shall be removed	☐	



SITE PLAN
SCALE 1/16"= 1'



FENCE NEEDS TO BE INSTALLED WITHIN THE PROPERTY LINE

FENCE ELEVATION
SCALE 1/2"=1'-0"

SCOPE OF WORK

PROPOSED 22 UNITS TWO STORY BUILDING AS FOLLOWING

6 UNITS TYPE A 1,363 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

12 UNITS TYPE B 1,353 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

2 UNITS TYPE C 1,270 THREE BEDROOMS AND THREE BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

2 UNITS TYPE D 1,405 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 606 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

FOR A TOTAL OF 29,764 SF LIVABLE AREA
9,510 SF GARAGE AREA AND 2,200 SF OPEN TERRACE AREA

BUILDING A

TYPE A (3 BED. & 2-1/2 BATH)	(2)	1,363 SF	= 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH)	(4)	1,353 SF	= 5,412 SF
TOTAL LIVABLE AREA			8,138 SF
TWO CAR GARAGE	(6)	424 SF	= 2,544 SF
TOTAL BUILDING AREA			10,682 SF

BUILDING B

TYPE A (3 BED. & 2-1/2 BATH)	(2)	1,363 SF	= 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH)	(4)	1,353 SF	= 5,412 SF
TOTAL LIVABLE AREA			8,138 SF
TWO CAR GARAGE	(6)	424 SF	= 2,544 SF
TOTAL BUILDING AREA			10,682 SF

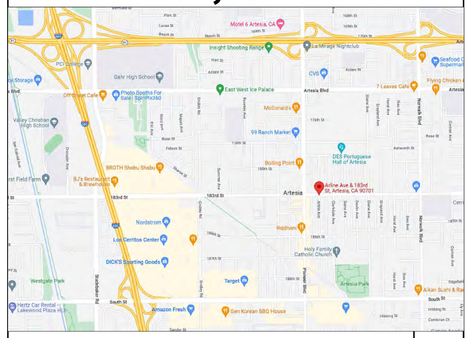
BUILDING C

TYPE A (3 BED. & 2-1/2 BATH)	(2)	1,363 SF	= 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH)	(4)	1,353 SF	= 5,412 SF
TOTAL LIVABLE AREA			8,138 SF
TWO CAR GARAGE	(6)	424 SF	= 2,544 SF
TOTAL BUILDING AREA			10,682 SF

BUILDING D

TYPE C (3 BED. & 3 BATH)	(2)	1,270 SF	= 2,540 SF
TYPE D (3 BED. & 2-1/2 BATH)	(2)	1,405 SF	= 2,810 SF
TOTAL LIVABLE AREA			5,350 SF
TWO CAR GARAGE	(3)	424 SF	= 1,454 SF
THREE CAR GARAGE	(1)	606 SF	= 606 SF
TOTAL BUILDING AREA			6,562 SF
TOTAL LIVABLE AREA			29,764 SF
TOTAL BUILDING AREA			38,608 SF

22 APARTMENTS
183 RD & ARLINE AVE
ARTESIA, CA 90701



VICINITY MAP | 4

ZONE :	M-R
SITE AREA:	39,848 SF
ALLOWED DENSITY:	39,848 / 1,800 = 22.13
PROPOSED DENSITY	22 UNITS
FOOTPRINT:	16,532 SF
LOT COVERAGE:	41.48 %
OUTDOOR AREA REQUIRED	200 SF/UNIT = 4,400 SF
OUTDOOR AREA PROVIDED	2,460 SF
COMMON RECREATION BUILDING	2,400 SF
TOTAL OUTDOOR AREA	4,860 SF
LANDSCAPE PROVIDED	5,534 SF
OCCUPANCY	R3/U
TYPE OF CONSTRUCTION	V-B SPRINKLERED
ASSESSORS PARCEL NUMBER	7040-017-008 7040-017-002 7040-017-001

20 UNITS THREE BEDROOM AND TWO 1/2 BATHROOM EACH
2 UNITS THREE BEDROOM AND THREE BATHROOM EACH

UNIT SIZE:

TYPE A	(6) 1,363 SF	= 8,178 SF
TYPE B	(12) 1,353 SF	= 16,236 SF
TYPE C	(2) 1,270 SF	= 2,540 SF
TYPE D	(2) 1,405 SF	= 2,810 SF
TOTAL LIVABLE AREA		29,764 SF

GARAGE AREA

(21) TWO CAR GARAGE	424 SF EACH	8,904 SF
(1) THREE CAR GARAGE	606 SF EACH	606 SF
TOTAL GARAGE AREA		9,510 SF

PARKING REQUIRED

2 SPACES / 3 BEDROOMS UNIT	44 SPACES
GUEST PARKING 1 PER 4 UNITS	6 SPACES
TOTAL PARKING REQUIRED	50 SPACES

PARKING PROVIDED

(21) 20' X 20' TWO CAR GARAGE	42 SPACES
(1) 30' X 20' THREE CAR GARAGE	3 SPACES
(5) 18' X 8'-6" OPEN SPACE	5 SPACES
(1) 18' X 9' HDCP SPACE	1 SPACES
TOTAL PARKING PROVIDED	51 SPACES

BICYCLE PARKING REQUIRED

2' X 6' BICYCLE SPACE -SHORT TERM	4 SPACES
2' X 6' BICYCLE SPACE -LONG TERM	2 SPACES

BICYCLE PARKING PROVIDED

2' X 6' BICYCLE SPACE -SHORT TERM	4 SPACES
2' X 6' BICYCLE SPACE -LONG TERM	4 SPACES

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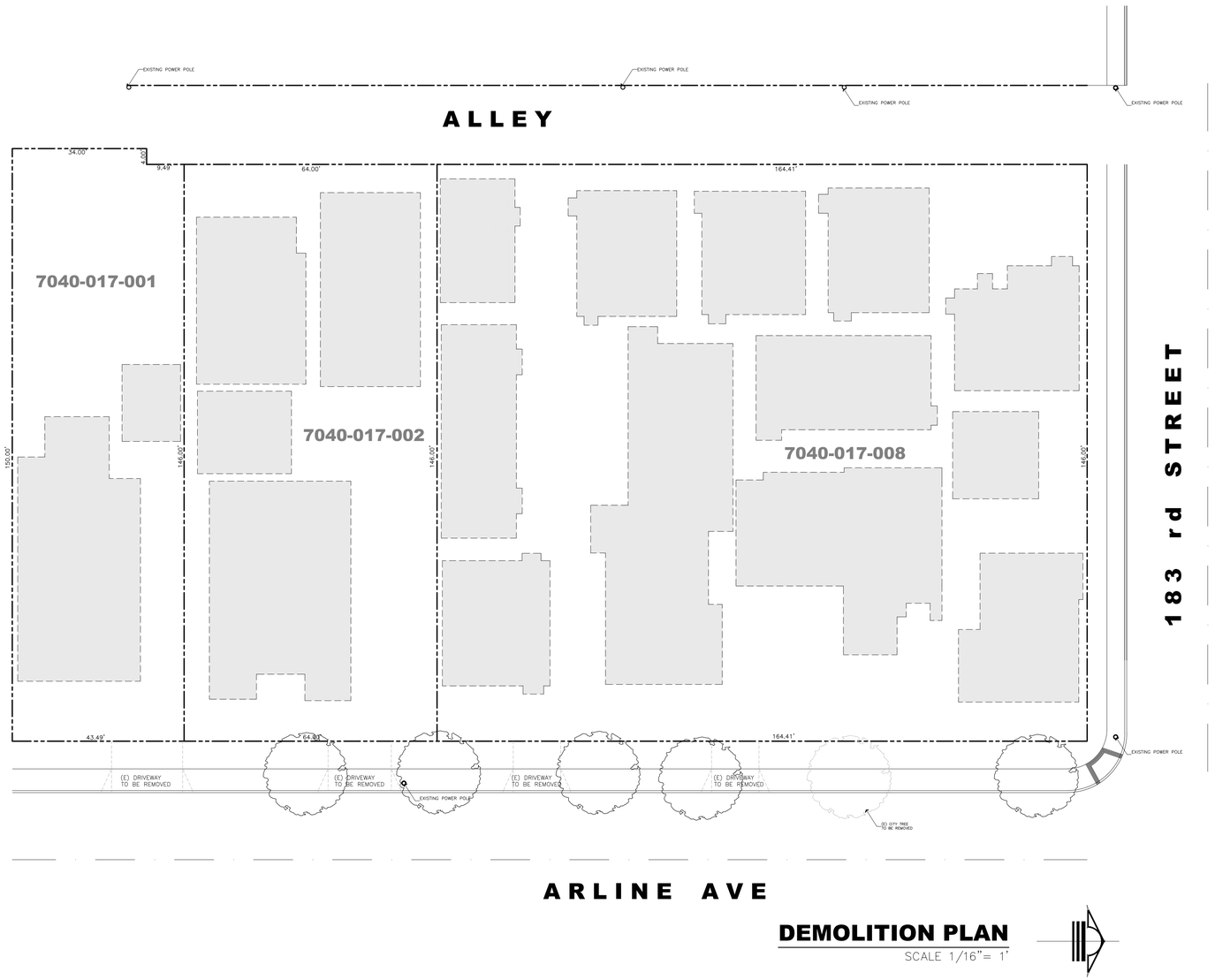
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SHEET TITLE
SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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CHK.
APP.
SCALE AS SHOWN
JOB NO.
DATE 3/30/26
SHEET NO.
T-1
OF



DEMOLITION PLAN

SCALE 1/16"= 1'

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22 APARTMENTS

183 RD & ARLINE BLVD
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SHEET TITLE
DEMOLITION PLAN

REVISIONS

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DATE 2/18/26
SHEET NO.
T-3
OF



SITE PLAN
SCALE 1/16"= 1'

PLANTING LEGEND



(4) 15 gal. QUEEN PALM TREE
(syagrus romanzoffiana)



(52) 5 gal. STICKS ON FIRE
(Euphorbia Tirucalli)



(102) 5 gal. LILY TURF
(liriope muscari)

SURFACE MATERIAL LEGEND



OLSEN PAVING STONE
(Infinity Flat Top)
COLOR "Natural grey"



CONCRETE DRIVEWAY
NATURAL GREY



CONCRETE SIDEWALK
COLOR NATURAL



MARATHON SOD

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SHEET TITLE
LANDSCAPE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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JOB NO.
DATE 2/18/26
SHEET NO. **L-1**
OF

ACCESSIBILITY–MULTI–FAMILY RESIDENTIAL ACCESSIBILITY NOTES –

DIVISION I – APPLICATION
APPLICATION
Housing accessibility shall apply to the following: (1101A.1)
1. All newly–constructed covered multifamily dwellings. See all covered units under section 1102A.
2. Common use areas serving covered multifamily dwelling>

DIVISION II – EXTERIOR FACILITIES
SITE DEVELOPMENT AND ROUTE OF TRAVEL
3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. (1110A.1)
4. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. (1110A.1)
5. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. (1110A.1.2)
6. At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the International Symbol of Accessibility. Signs shall indicate the direction to accessible building entrances and facilities. (1110A.2)

ACCESSIBLE PARKING
7. Unassigned and Visitor Parking Spaces. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade–level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space. (1109A.5)
8. Location os Accessible Parking Spaces. The location of accessible parking spaces shall comply with the following:
   a. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route
9. Design and Construction. Required accessible parking shall be designed and constructed in accordance with Section 1109A. (1109A.8)
   a. Van Accessible Parking Space. One in every eight accessible spaces, but not less than one, shall be van accessible and shall be constructed in accordance with the following: (1109A.8.6)
      1. Each space shall be served by a loading and unloading access aisle at least 8 feet wide, placed on the passenger side with the vehicle parked in the forward position.
      2. Each space shall be designated "van accessible" as required by 1109A.8.8.
10. Parking Signage. Each accessible parking space reserved for persons with disabilities shall be identified by a reflective sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the "International Symbol of Accessibility" in white on a dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. Spaces complying with Section 1109A.8.6 shall have an additional sign stating "Van–Accessible" below the symbol of accessibility. (1109A.8.8)
   Note: When assigned resident parking is provided, signage is not required except for unassigned or visitor parking spaces.
   An additional sign shall also be posted in a conspicuous place at each entrance to off–street parking facilities or immediately adjacent to and visible from each accessible stall or space. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, and shall clearly and conspicuously state the following:
   Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning_____." Blank spaces are to be filled in with appropriate information as a permanent part of the sign. In addition to the above requirements, the surface of each accessible parking space shall have a surface identification duplicating either of the following schemes: (1109A.8.8)
      a. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color the "International Symbol of Accessibility"; or,
      b. By outlining the "International Symbol of Accessibility" in white on blue background. The "International Symbol of Accessibility" shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide. (Fig. 11A–2A, 11A–2B, and 11A–2C.)

WALKS AND SIDEWALKS
11. Sidewalks serving individual dwelling units in covered multifamily building shall be 36" minimum in clear width. All other sidewalks shall be 48" minimum in clear width. (1113A.1.1)

CURB RAMPS
12. For detectable warning requirements, see chapter 11B, Section1127B.5, Item 7. (1112A.9)

STAIRWAYS (INTERIOR AND EXTERIOR)
13. Handrails shall be 34" to 38" above the nosing of the treads. (1123A.6.2.1, 1115A.6.2.1)
14. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing and ends shall be returned or terminate in newel posts or safety terminals. (1123A.6.2.3, 1115A.6.2.3)
15. Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to the floor, wall, or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing. (1123A.6.2.3, 1115A.6.2.3)
16. The handgrip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross–sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". (1123A.6.2.5, 1115A.6.2.5, 1123A.6.2.4, 1115A.6.2.4, Fig.11A–6B)
17. Handrails projecting from a wall shall have a space of 1 1/2" between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Handrails shall not rotate within their fitting. (1115A.6.2.4, 1123A.6.2.4 Fig.11A–6B)
18. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least All tread surfaces shall be slip–resistant. Treads shall have smooth, 2"wide to a max. of 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. (1123A.5, 1115A.5)
19. All tread surfaces shall be slip resistant. treads shall have smooth Rounded, or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge). (1123A.3, 1115A.3)
20. The nosing shall not project more than 1–1/2" past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. (Fig. 11A– 6A 1123A.4, 1115A.4)
21. Where stairways occur outside a building, the upper approach and all treads shall be marked by a stripof clearly contrasting colorat least 2inches wide to a maximum of 4 inches wide and placed parallel to and not more than 1 inch from, the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable. (1115A.5)

DIVISION III – BUILDING FEATURES, COMMON USE AREAS
DOORS
22. Every primary entrance to a dwelling unit required to be accessible shall be provided with a door buzzer, bell, chime or equivalent installations mounted a maximum of 48 inches above the floor connected to permanent wiring. (1132A.10)
23. The floor or landing at each side of an exit door shall be level and having a length in the direction of the door swing of at least 60 inches and the length opposite the direction of the door swing of 44 inches as measured at right angles to the plane of the door in its closed position. (1126A.3.1)
24. Maximum effort to operate doors shall not exceed 8–1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (1126A.4)
25. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (1126A.7, Fig. 11A–8J)

TOILET ROOM FIXTURES AND ACCESSORIES
26. Toilet tissue dispensers shall be located on the wall within 12 inches of the front edge of the toilet seat. Dispensers that control delivery or that do not permit continuous paper flow shall not be used. (Fig. 11A–9B, 1127A.8.2)

FIXED OR BUILD–IN SEATING, TABLES, AND COUNTERS
27. Height of Work Surfaces. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground. (1127A.12.4)

DIVISION IV – DWELLING UNIT FEATURES
DOORS
MANEUVERING CLEARANCES AT DOORS
28. Strike edge maneuvering space at doors. The width of the level area on the side to which the door swings shall extend 18 inches past the strike edge for all doors. The width of the level area at the exterior side of the primary entry door and any required exit doors shall comply with Section 1126A. (1132A.5.2, 1134A)
29. The type of latch and lock required for all doors shall be in accordance with Section 1003.3.1.8. (1132A.7)
30. Hand–Activated Door Hardware. Hand–activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand–activated and on an accessible route shall be operable with a single effort by lever–type hardware, panic bars, push–pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress. (1132A.8)
31. Lever Type Hardware. The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10. (1132A.8.1)
32. Smooth Surface. The bottom 10 inches of all doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10 inch high smooth panel shall be installed on the push side of the door which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (Fig. 11A–8J, 1132A.9)
33. Door Signal Devices. Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. (1132A.10)

KITCHENS
34. Clear Floor Space. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
35. A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor
36. Clear Width. Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)
   a. U–shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. See Figure11A–10A.
   b. U–Shaped kitchens, designed with a cooktop or sink located at the base of the U which provides a 30 inch wide knee space to a height of 27 inches above the floor to allow for a forward approach, shall have a clear width of at least 48 inches. See Figure 11A–10A.
   c. All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A– 10A.
37. Countertops. Kitchen countertops shall comply with this section and shall be provided with the following: (1133A.4).
   a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
   b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
   c. The sink and work surface may be a single integral unit a minimum of 60 inches in length, or be separate components. Exception: Two 15–inch minimum width breadboards may be provided in lieu of the required 30 inches of countertop work surface.
38. Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following: (1133A.4.1)
   a. The kitchen sink and work surface space required by 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.
   b. Base cabinets directly under the kitchen sink and work surface shall be removable to provide clearance for a wheelchair.
   c. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
   d. Finished flooring shall be extended to the wall beneath the sink and work surface.
   Exceptions:1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements. 2. Two 15–inch minimum width breadboards may be provided in lieu of the required 30 inches of countertop work surface.
39. Lower Shelving. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)
40. Kitchen Sink Faucet Controls. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound force. Lever–operated, push–type and electronically controlled mechanisms are examples of acceptable designs. Self–closing valves are allowed if the faucet remains open for at least 10 seconds. (1133A.6)

WATER CLOSETS
41. Reinforced Walls for Grab Bars. Where the water closet is not placed adjacent to a side wall, the bathroom shall have provisions for installation of floor–mounted, foldaway or similar alternative grab bars, where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32" and 38" above the floor. The grab bar reinforcement shall be a min. of 6" nominal in height. The backing shall be a min. of 40" in length. Reinforcement installed at the side of the water closet shall be installed 32" to 38" above the floor. The reinforcement shall be installed a max. of 12" from the rear wall and shall extend a min. of 26" in front of the water closet. The grab bar reinforcement shall be a min. of 6" nominal height.

LAUNDRY ROOMS
42. If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of toploading clothes washers. (1135A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS
43. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box or receptacle housing nor less than 15 inches measured from the bottom of the receptacle outlet box or receptacle housing to the level of the finished floor or working platform. If the reach is over an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height measured at the box is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Obstructions shall not extend more than 25 inches from the wall beneath the receptacle. Outlets that do not satisfy these specifications are acceptable provided that comparable outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.1)
   Exceptions:1. Receptacle outlets installed as part of permanently installed baseboard heaters are exempt. 2. Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls. 3. Baseboard electrical outlets used in moveable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements. 4. This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship. Note: The intent of the measurement is to ensure that receptacles fall within the reach range of 15 inches to 48 inches.
44. Switch and Control Heights. Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms, or cooling, heating and ventilating equipment, shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control. Controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.2)
   Exception: Appliances (e.g. kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.

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DESIGN STUDIO

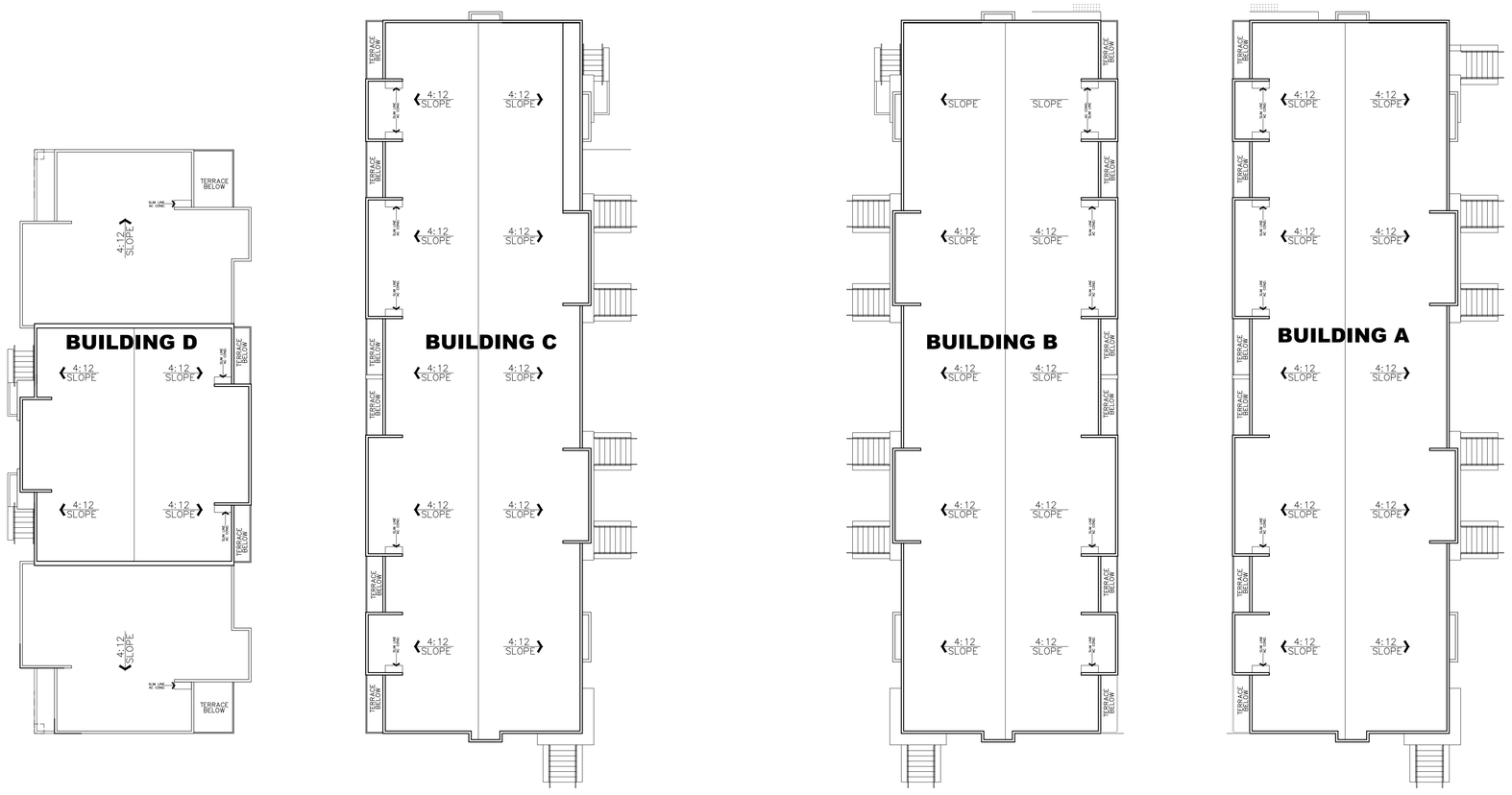
PROJECT TITLE
22 APARTMENTS
18601 / 18615 ARLINE AVE
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SHEET TITLE
ADA NOTES

REVISIONS

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OF



ROOF PLAN

SCALE 1/12"= 1'

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DESIGN STUDIO

22 APARTMENTS

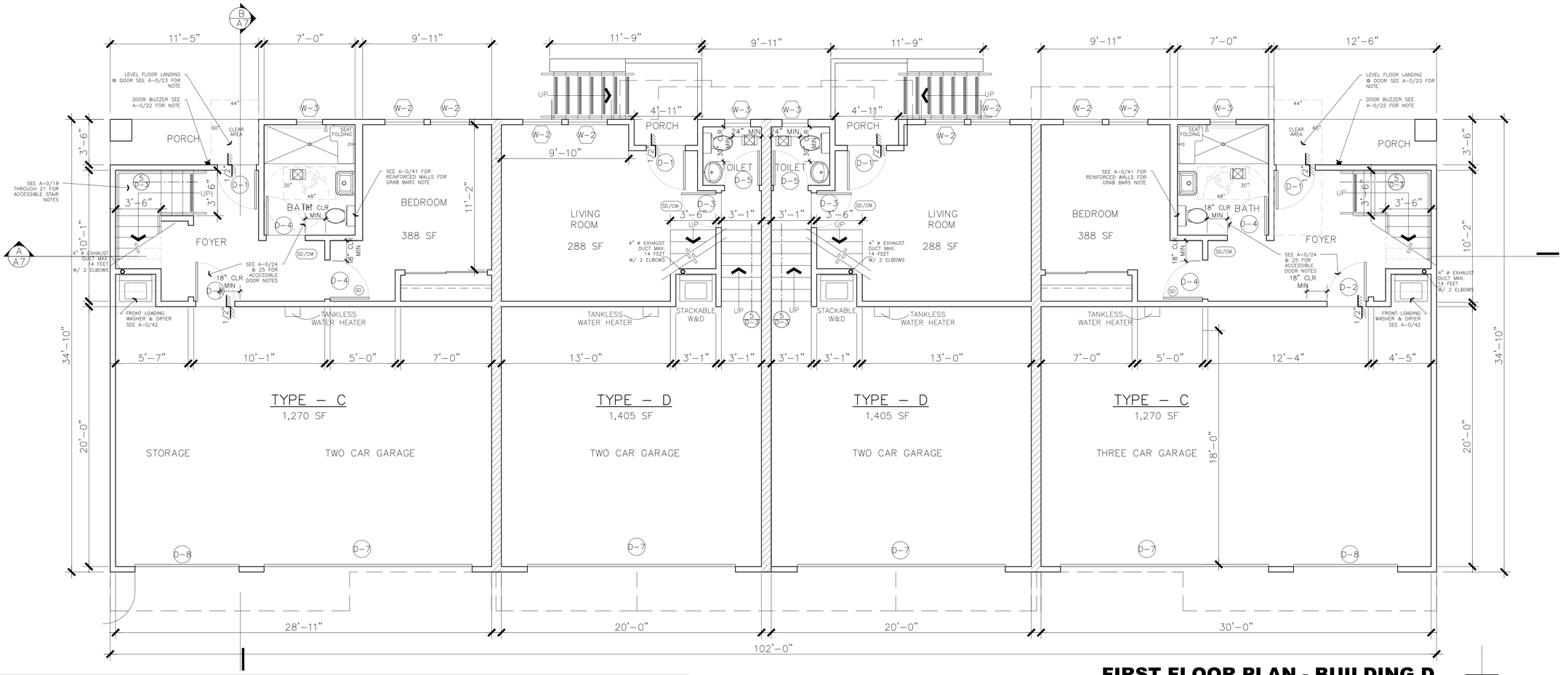
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
ROOF PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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OF



FIRST FLOOR PLAN - BUILDING D

SCALE 1/4" = 1'–0"

WINDOW SCHEDULE				
CODE	QUAN	SIZE	MATERIAL	NOTES
W–1	46	3'–0"X1'–10"	VINYL FIXED WINDOW	
W–2	115	3'–0"X5'–0"	VINYL SINGLE HUNG WINDOW	SILL HEIGHT 44" MAX. 5.7 SQFT MIN. OPENABLE AREA
W–3	54	2'–0"X3'–6"	VINYL SINGLE HUNG WINDOW	TEMPERED @ BATHTUB & SHOWER
W–4	22	3'–0"X4'–0"	VINYL SINGLE HUNG WINDOW	
W–5	43	1'–6"X2'–6"	VINYL AWNING WINDOW	
W–6	6	4'–0"X5'–0"	VINYL SINGLE HUNG WINDOW	

DOOR SCHEDULE			
CODE	QUAN	SIZE	MATERIAL
D–1	22	3'–0"X6'–8"	SOLID CORE ENTRY DOOR
D–2	2	3'–0"X6'–8"	1–3/8" SELF–CLOSING, TIGHT FITTING SELF –LATCHING SOLID CORE DOOR; 20 MINUTE FIRE RATING
D–3	20	2'–8"X6'–8"	1–3/8" SELF–CLOSING, TIGHT FITTING SELF –LATCHING SOLID CORE DOOR; 20 MINUTE FIRE RATING
D–4	4	3'–0"X6'–8"	HOLLOW CORE DOOR
D–5	112	2'–8"X6'–8"	HOLLOW CORE DOOR
D–6	1	18'–0"X7'–0"	INSULATED FOAMCORE STL. GARAGE DOOR
D–7	9	16'–0"X7'–0"	INSULATED FOAMCORE STL. GARAGE DOOR
D–8	1	8'–0"X7'–0"	INSULATED FOAMCORE STL. GARAGE DOOR
D–9	2	2'–8"X6'–8"	DOUBLE SWING, HOLLOW CORE DOOR
D–10	22	6'–0"X6'–8"	SLIDING DOOR/ TEMP GLASS

NOTE:
1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. BUILDING A, UNITS A & D, SEE A–0/ 24 &25, 32 FOR DOOR ACCESSIBILITY NOTES
3. BUILDING A, UNITS A & D, SEE A–0/ 29 THROUGH 31 FOR DOOR HARDWARE ACCESSIBILITY NOTES

NOTES

1. CEMENT, FIBER–CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178,C1288, C1288 OR C1325 SHALL BE USED AS A BASE FOR TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER–RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA–216 OR ASTM–C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA–216 OR ASTM C840. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
   a. OVER A VAPOR RETARDER.
   b. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.
   c. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C. FOR 1/2" THK. AND MORE THAN 16" O.C. FOR 5/8"THK.
   d. BATH TUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
2. THE BUILDING SHALL HAVE WATER CLOSETS, WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH
3. ALL SHOWERS AND TUB–SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
4. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 IN. ABOVE THE CONTROLS.

MEANS OF EGRESS – EXIT NOTE:
THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS. THE WIDTH SHALL NOT BE LESS THAN SPECIFIED ELSEWHERE IN THE CODE MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50% OF THE REQUIRED CAPACITY. THE NET CLEAR WIDTH SHALL BE USED IN DETERMINING THE PROVIDED EXIT WIDTH.

LEGEND

- 1 HR RATED & SOUND RATED WALL PARTITION
- (SD) SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS
- (SD/CM) SMOKE AND CARBON MONOXIDE DETECTOR COMBO HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD–WIRED WITH BATTERY BACKUP. UNIT SHALL BE SFM–APPROVED.
- BATHROOM EXHAUST FAN W/ MIN. CAPACITY OF 50 CFM (CBC 1203.4.2.1, CMC T–4–4)

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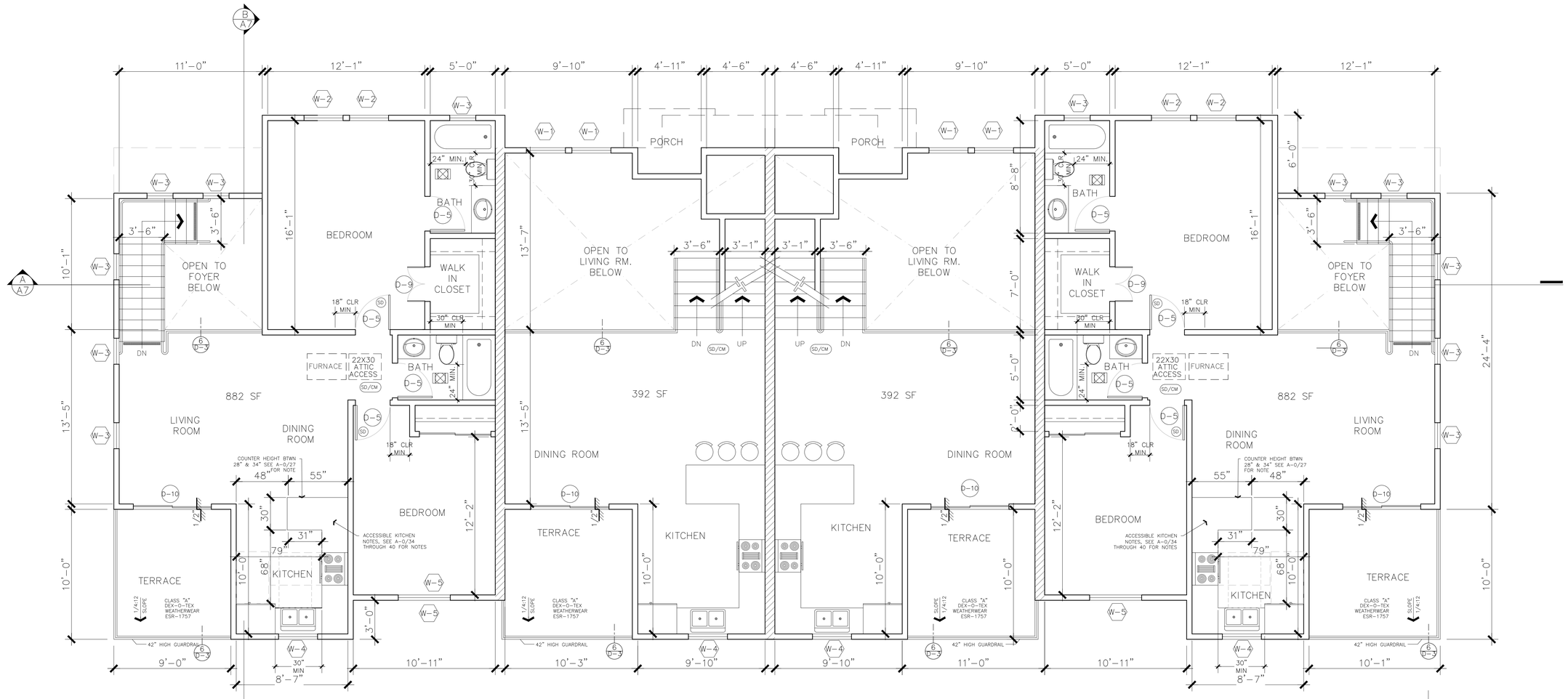
PROJECT TITLE
22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
1ST FLOOR PLAN
BUILDING D

REVISIONS
NO. DATE DESCRIPTION

DRAWN G. H.
CHK.
APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **A-2**



SECOND FLOOR PLAN - BUILDING D

SCALE 1/4" = 1'-0"

DOORS NOTES

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8½ POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS. (1132A.6)

THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10, SECTION 1008. (1132A.7)

HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8)
THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)

THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (1132A.9)
EXCEPTION: AUTOMATIC AND SLIDING DOORS.

EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING. (1132A.10)

OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES, AND OTHER PENETRATIONS MUST BE SEALED.

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT
OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

WHOLE HOUSE EXHAUST FANS INSTALLED SHALL HAVE INSULATED LOUVERS OR COVERS (MINIMUM R-4.2) WHICH CLOSE WHEN THE FAN IS OFF. (4.507.1)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:

I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

II. FANS MUST BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

LEGEND

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- BATHROOM EXHAUST FAN W/ MIN. CAPACITY OF 50 CFM (CBC 1203.4.2.1, CMC T-4-4)

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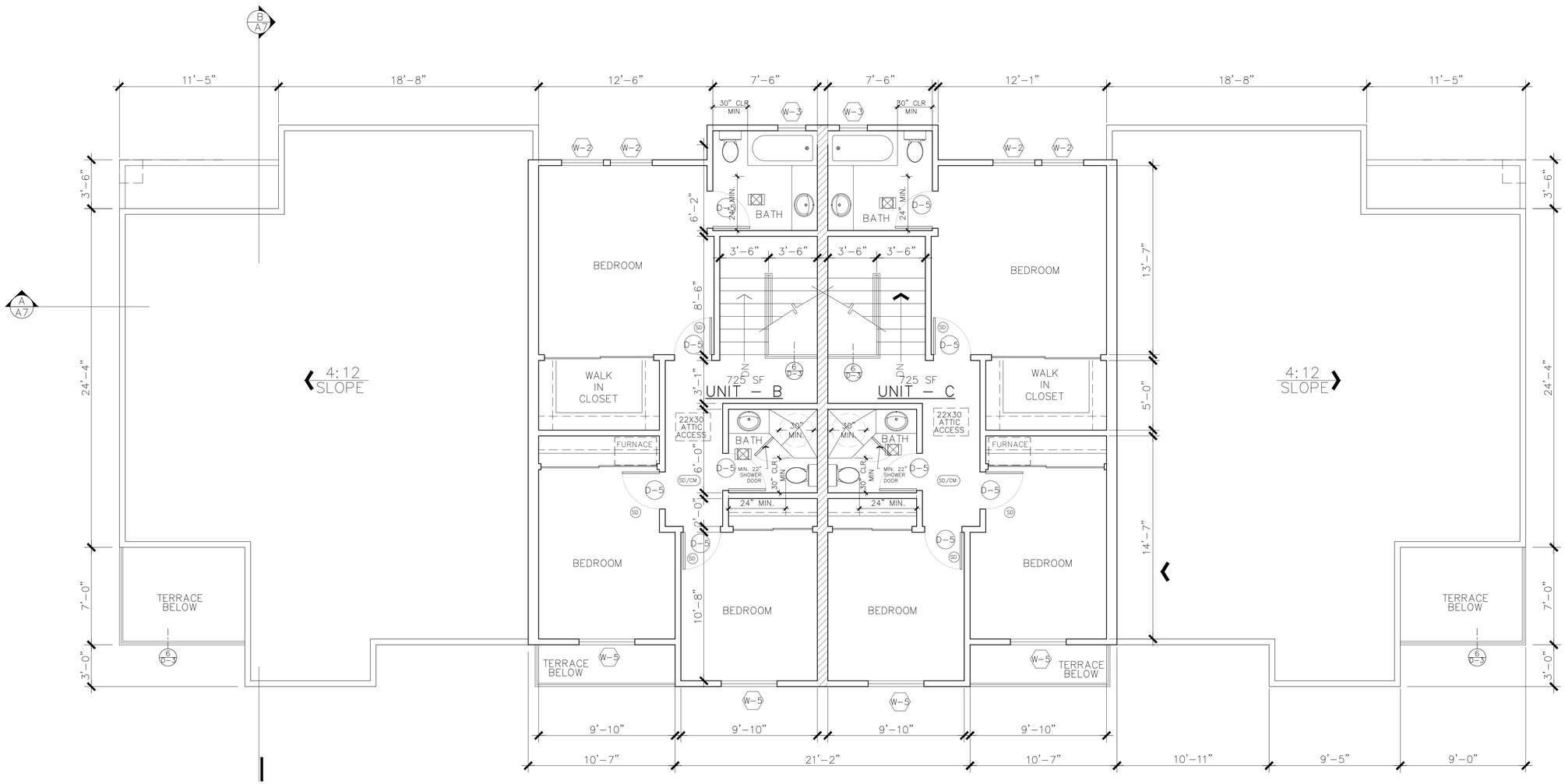
PROJECT TITLE
22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
2ND FLOOR PLAN
BUILDING D

REVISIONS
NO. DATE DESCRIPTION

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DATE 2/18/26
SHEET NO. **A-3**



FINISH MATERIAL POLLUTANT CONTROL.
VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

A. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1
AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

C. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

D. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL
MEET ALL THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1 (SPEC 01350) OR
III. NSF/ANSI 140 AT THE GOLD LEVEL OR
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

E. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

F. A MINIMUM OF 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF THE VOC EMISSION LIMITS DEFINED IN THE CHPS LOW-EMITING MATERIALS LIST OR CERTIFIED UNDER TH RFCI FLOOR SCORE PROGRAM.

G. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THIS SECTION MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

THIRD FLOOR PLAN - BUILDING D

SCALE 1/4" = 1'-0"

LEGEND

- 1 HR RATED & SOUND RATED WALL PARTITION
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- (SD/CM) SMOKE AND CARBON MONOXIDE DETECTOR COMBO HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP. UNIT SHALL BE SFM-APPROVED.
- BATHROOM EXHAUST FAN W/ MIN. CAPACITY OF 50 CFM (CBC 1203.4.2.1, CMC T-4-4)

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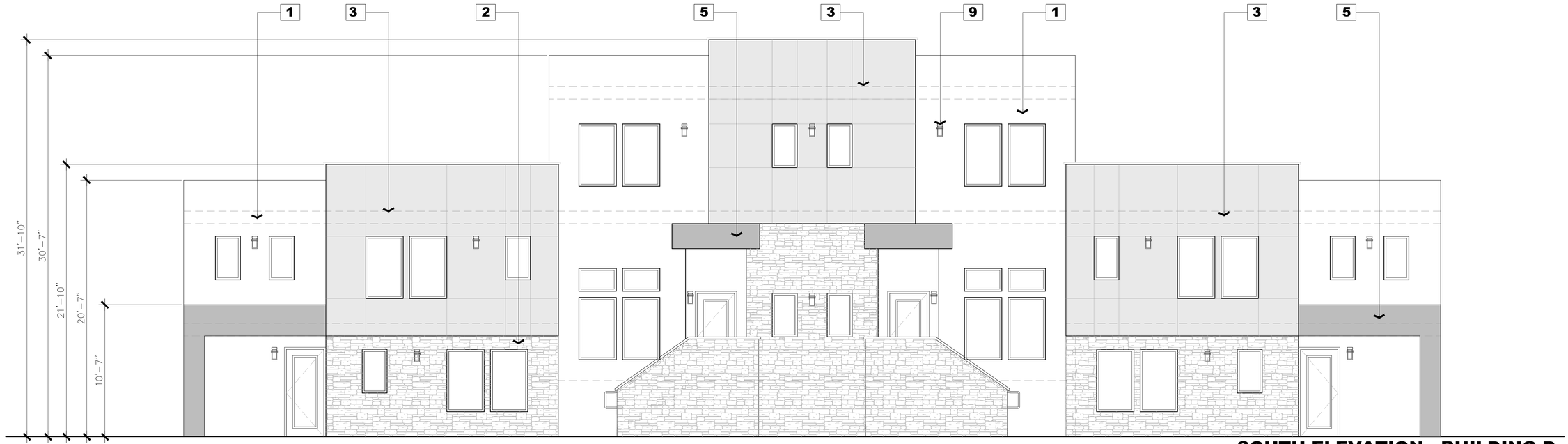
PROJECT TITLE
22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
3RD FLOOR PLAN
BUILDING D

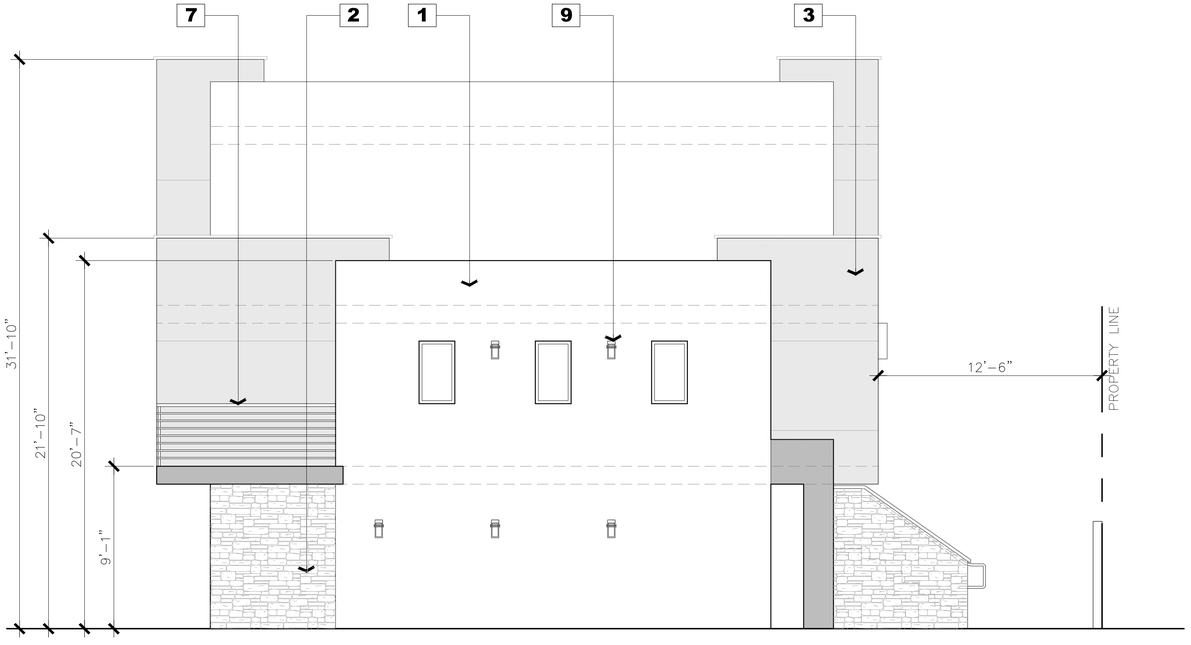
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NO.	DATE	DESCRIPTION

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SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **A-4**



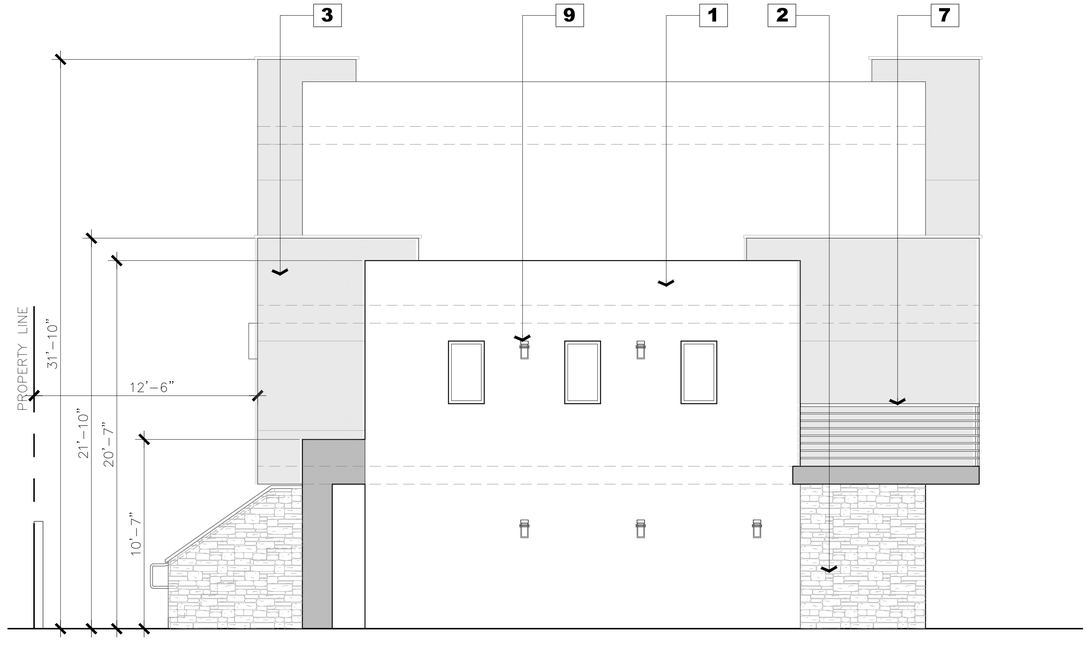
SOUTH ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"



EAST ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"



WEST ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"

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22 APARTMENTS

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ARTESIA, CA 90701

SHEET TITLE

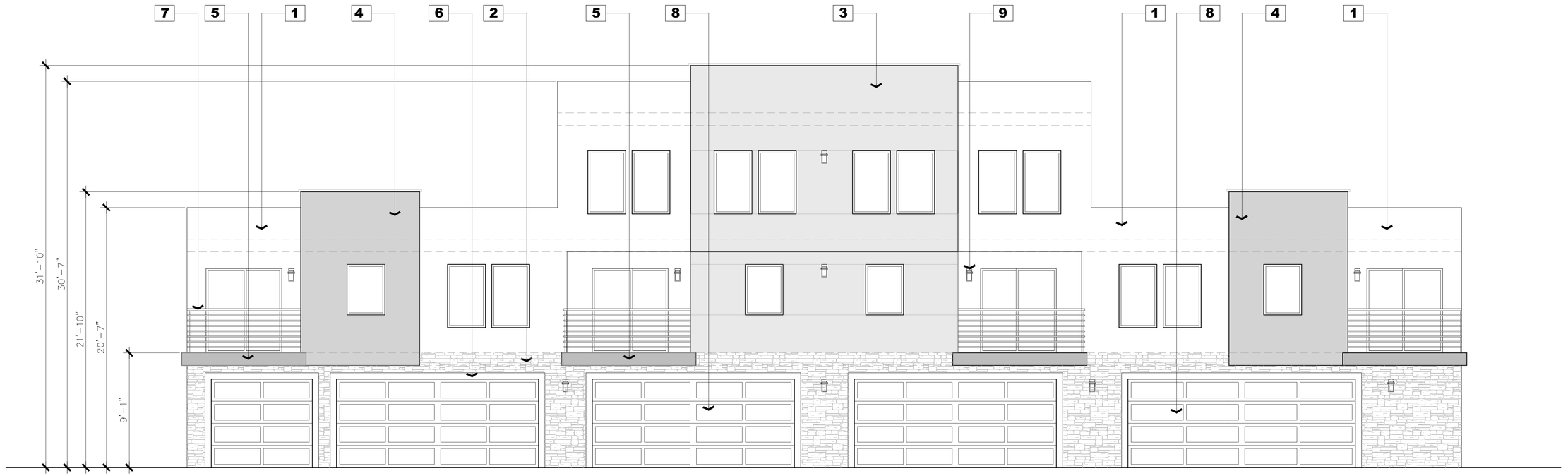
ELEVATIONS BUILDING D

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN G. H.
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APP.
SCALE AS SHOWN
JOB NO.
DATE 3/30/26
SHEET NO.

A-5



NORTH ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS:

1 MERLEX STUCCO P-105
OATMEAL (B BASE)
SMOOTH FINISH

2 ELDORADO STONE
ROUGH CUT
CASA BLANCA
ICC-ES EVALUATION REPORT ESR-1215

3 SHERWIN-WILLIAMS
SW-7017
DORIAN GRAY
OVER SMOOTH STUCCO

4 SHERWIN-WILLIAMS
SW-7018
DOVE TAIL
OVER SMOOTH STUCCO

5 SHERWIN-WILLIAMS
SW-7020
BLACK FOX
OVER SMOOTH STUCCO

6 STUCCO TRIM

7 42" HIGH METAL GUARDRAIL

8 CLASSIC STEEL LONG PANEL
INSULATED 6.5 R-VALUE BRONZE
GARAGE DOOR WITH WINDOWS

9 FRANKLIN IRON BERNADINE 12"
BRONZE AND AMBER GLASS
OUTDOOR WALL LIGHT

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PROJECT TITLE
22 APARTMENTS

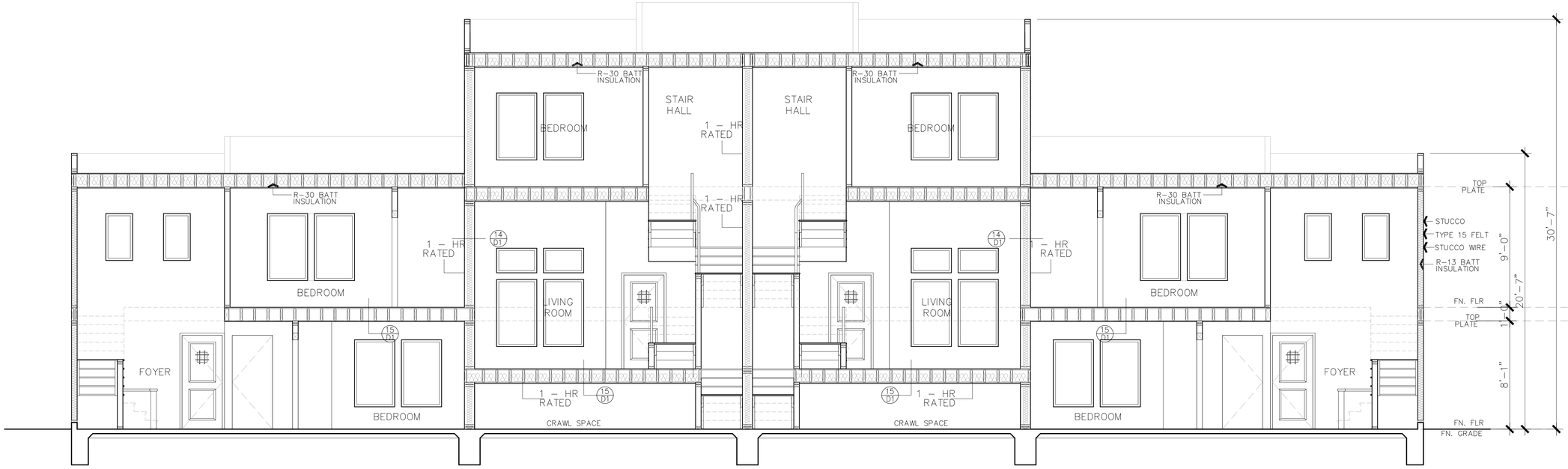
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
ELEVATIONS
BUILDING D

REVISIONS
NO. DATE DESCRIPTION

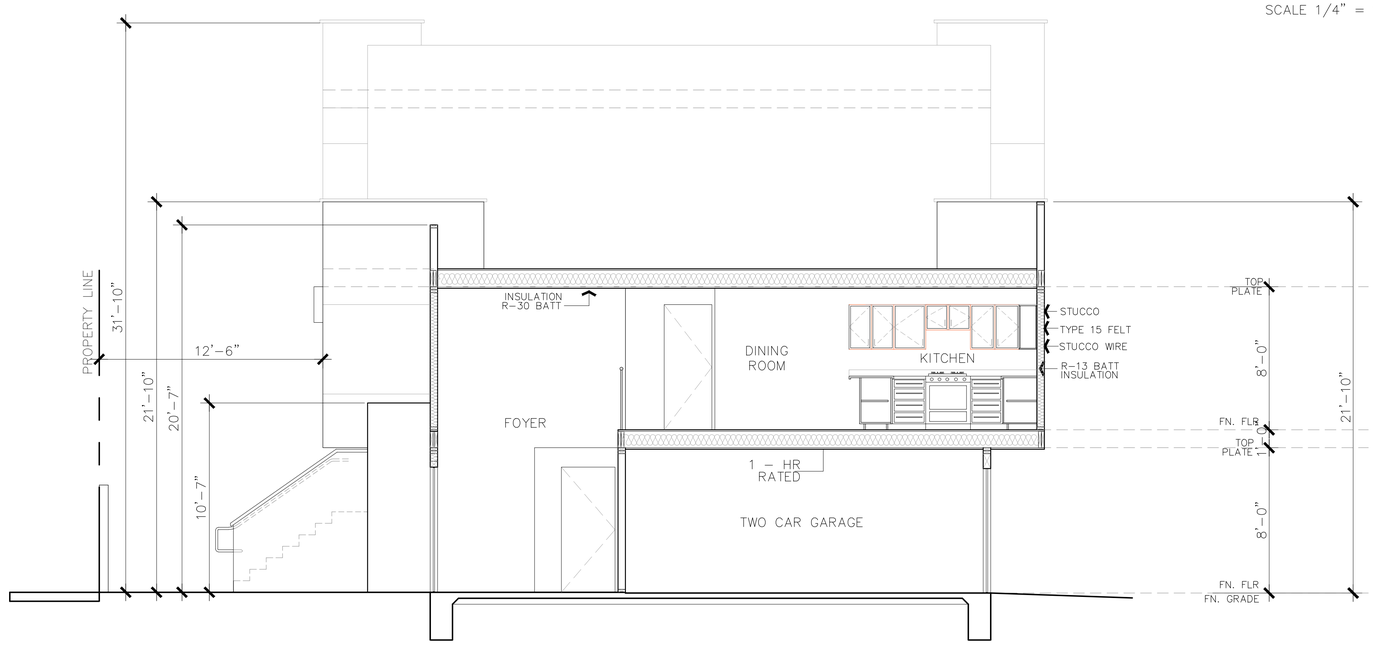
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APP.
SCALE AS SHOWN
JOB NO.
DATE 3/30/26
SHEET NO.

A-6



SECTION A

SCALE 1/4" = 1'-0"



SECTION B

SCALE 1/4" = 1'-0"

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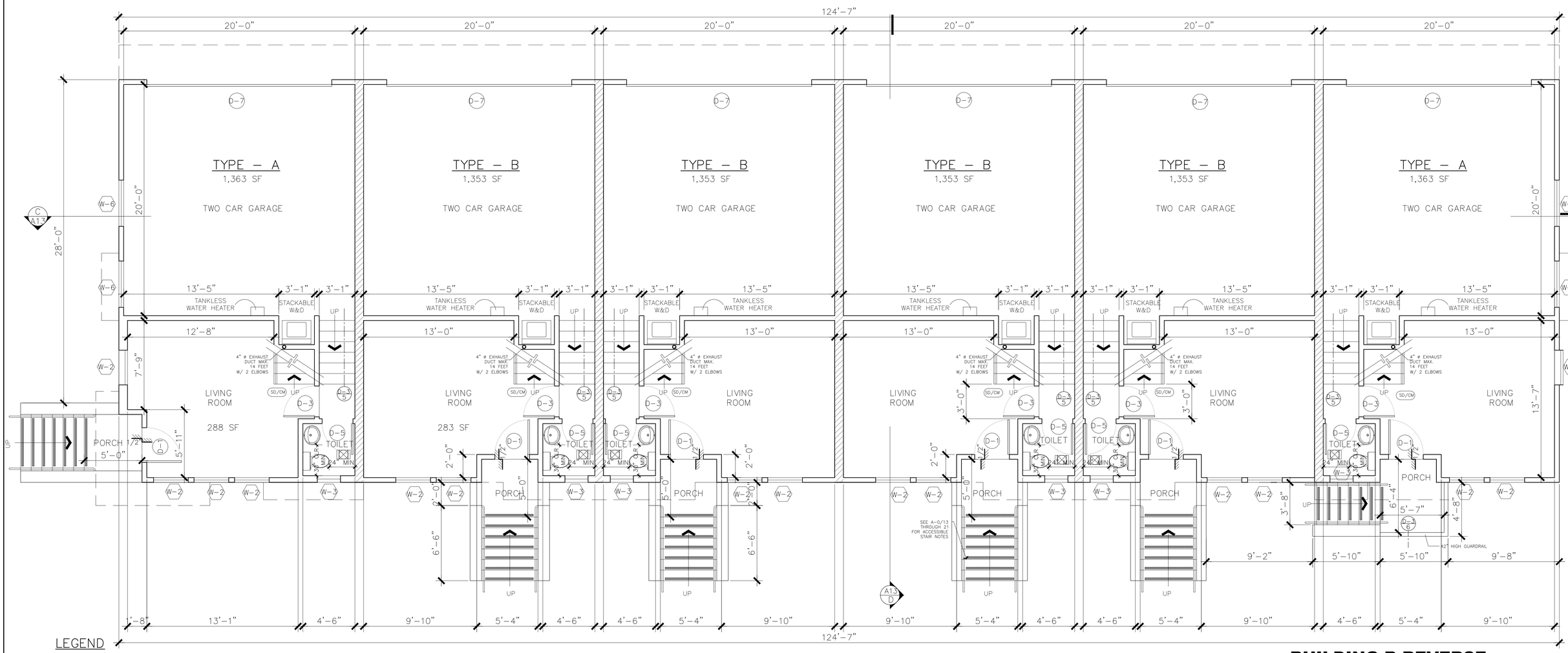
SHEET TITLE

SECTIONS BUILDING D

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN G. H.
CHK.
APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO.

A-7



LEGEND

- 1 HR RATED & SOUND RATED WALL PARTITION
- (SD) SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS
- (SD/CM) SMOKE AND CARBON MONOXIDE DETECTOR COMBO HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP. UNIT SHALL BE SFM-APPROVED.
- BATHROOM EXHAUST FAN W/ MIN. CAPACITY OF 50 CFM (CBC 1203.4.2.1, CMC T-4-4)

BUILDING B REVERSE
FIRST FLOOR PLAN - BUILDING C&A

SCALE 1/4" = 1'-0"

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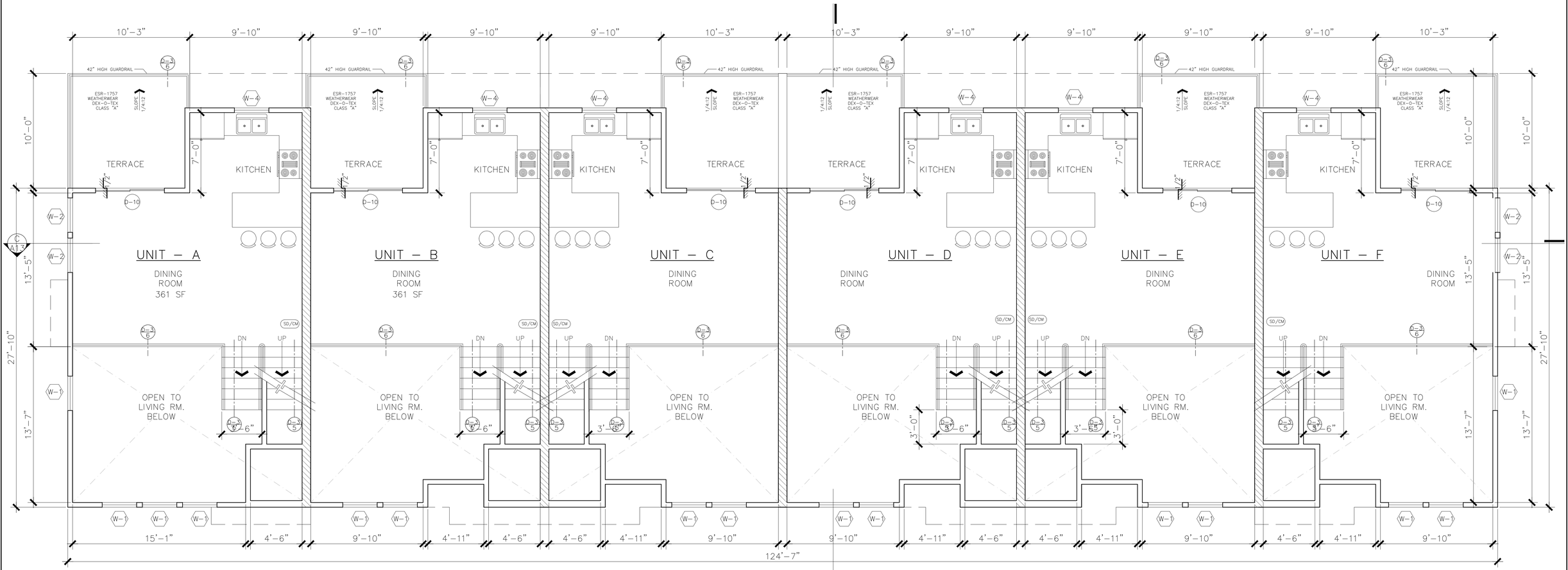
PROJECT TITLE
22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
1ST FLOOR PLAN
BUILDING A,B,C

REVISIONS NO.	DATE	DESCRIPTION

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APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **A-8**



BUILDING B REVERSE
SECOND FLOOR PLAN - BUILDING C&A

SCALE 1/4" = 1'-0"

LEGEND

- 1 HR RATED & SOUND RATED WALL PARTITION
- (SD) SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS
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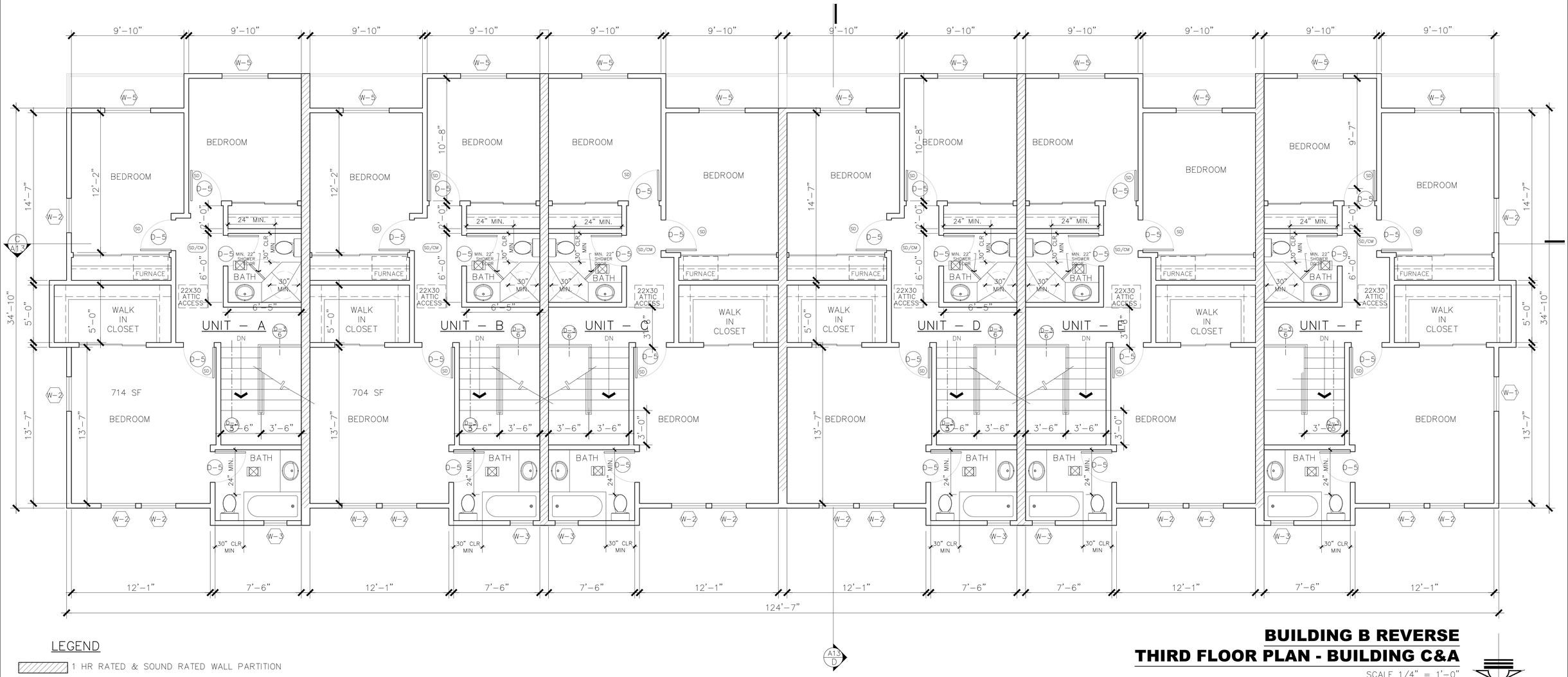
PROJECT TITLE
22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
2ND FLOOR PLAN
BUILDING A,B,C

REVISIONS
NO. DATE DESCRIPTION

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SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **A-9**



LEGEND

- 1 HR RATED & SOUND RATED WALL PARTITION
- (SD) SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED FOR ALARM SOUNDERS
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- BATHROOM EXHAUST FAN W/ MIN. CAPACITY OF 50 CFM (CBC 1203.4.2.1, CMC T–4–4)

BUILDING B REVERSE
THIRD FLOOR PLAN - BUILDING C&A

SCALE 1/4" = 1'–0"

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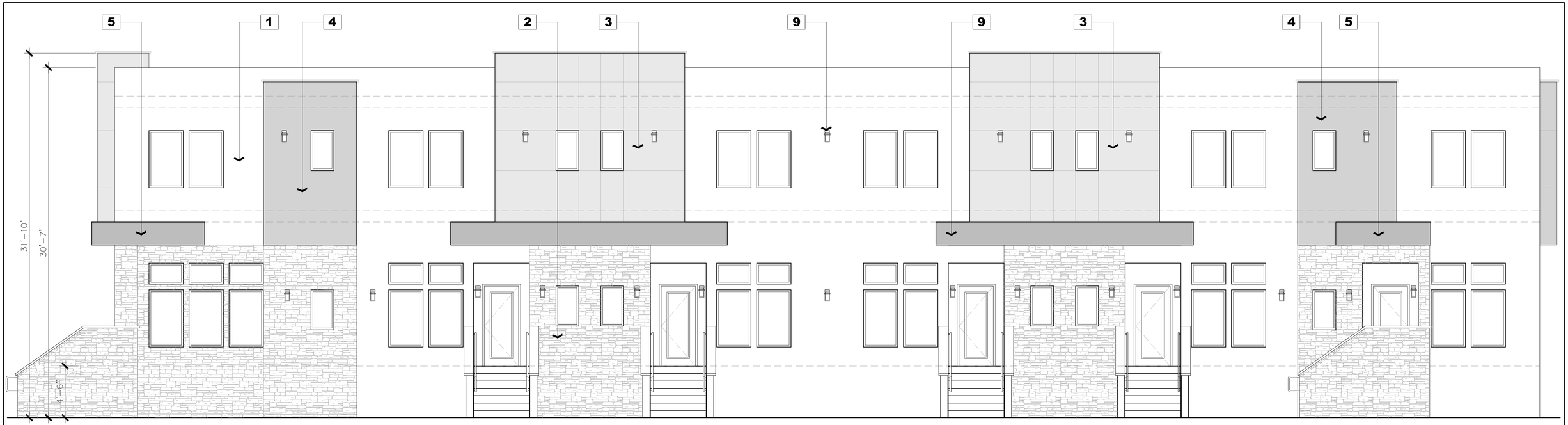
PROJECT TITLE
22 APARTMENTS

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ARTESIA, CA 90701

SHEET TITLE
3RD FLOOR PLAN
BUILDING A,B,C

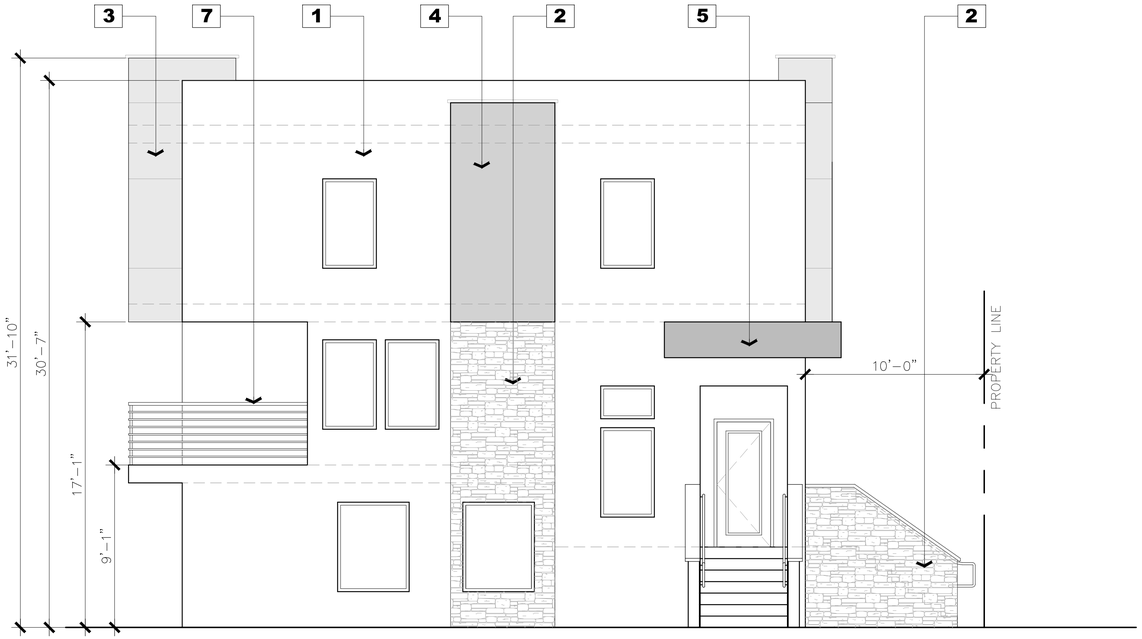
REVISIONS NO.	DATE	DESCRIPTION

DRAWN G. H.
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APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **A-10**



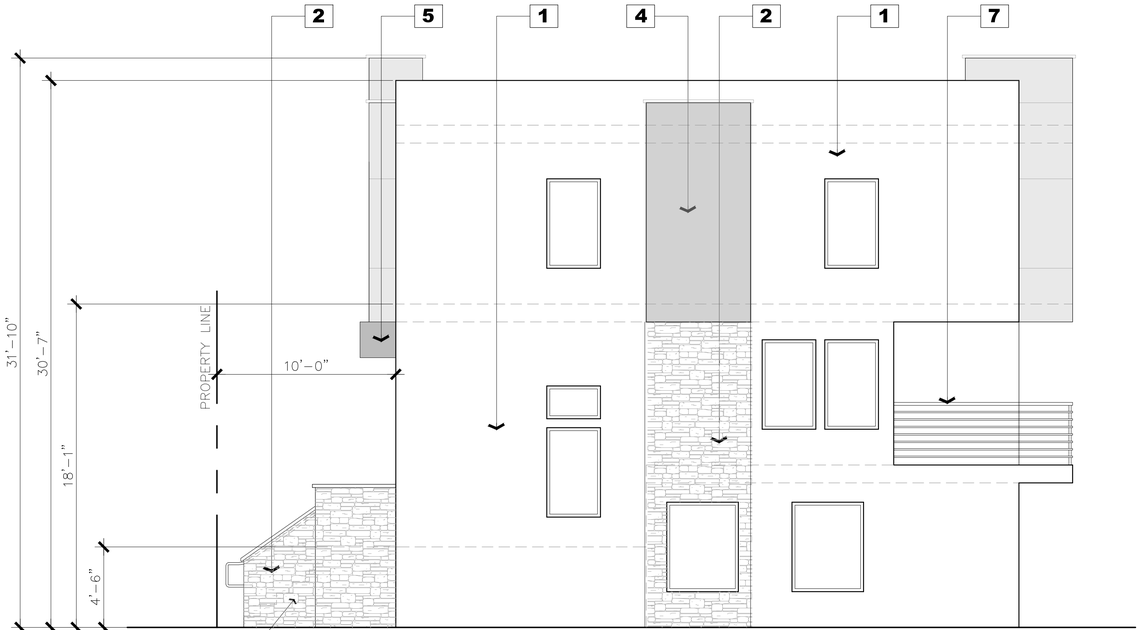
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

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ARTESIA, CA 90701

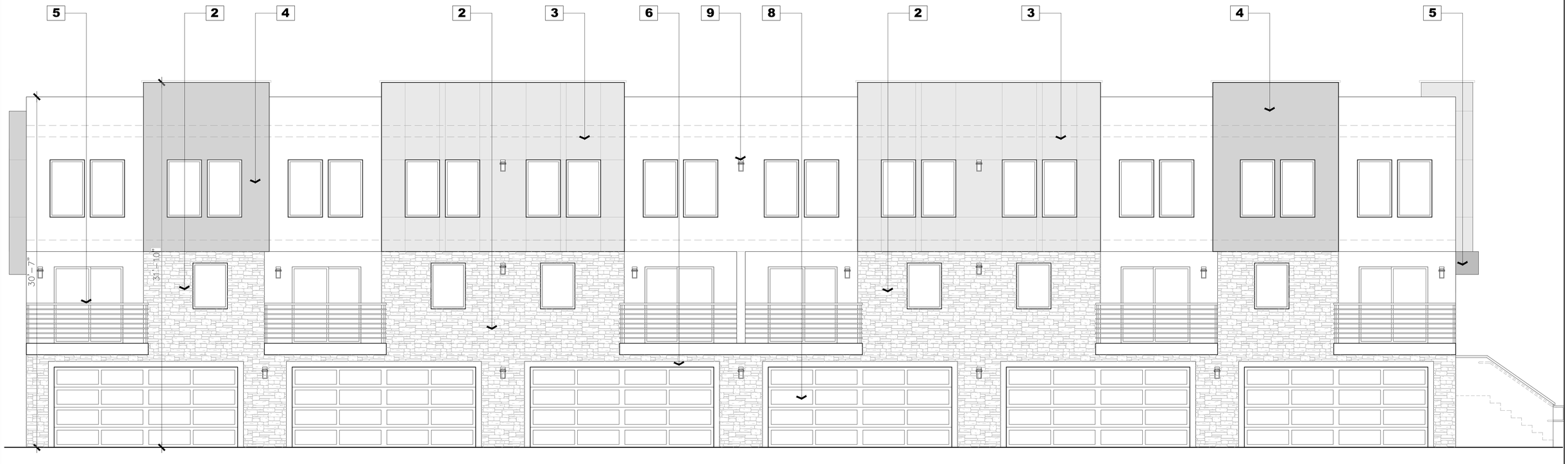
SHEET TITLE

ELEVATIONS BUILDING A,B,C

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN G. H.
CHK.
APP.
SCALE AS SHOWN
JOB NO.
DATE 3/30/26
SHEET NO.

A-11



NORTH ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS:

1 MERLEX STUCCO P-105
OATMEAL (B BASE)
SMOOTH FINISH

2 ELDORADO STONE
ROUGH CUT
CASA BLANCA
ICC-ES EVALUATION REPORT ESR-1215

3 SHERWIN-WILLIAMS
SW-7017
DORIAN GRAY
OVER SMOOTH STUCCO

4 SHERWIN-WILLIAMS
SW-7018
DOVE TAIL
OVER SMOOTH STUCCO

5 SHERWIN-WILLIAMS
SW-7020
BLACK FOX
OVER SMOOTH STUCCO

6 STUCCO TRIM

7 42" HIGH METAL GUARDRAIL

8 CLASSIC STEEL LONG PANEL
INSULATED 6.5 R-VALUE BRONZE
GARAGE DOOR WITH WINDOWS

9 FRANKLIN IRON BERNADINE 12"
BRONZE AND AMBER GLASS
OUTDOOR WALL LIGHT

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PROJECT TITLE
22 APARTMENTS

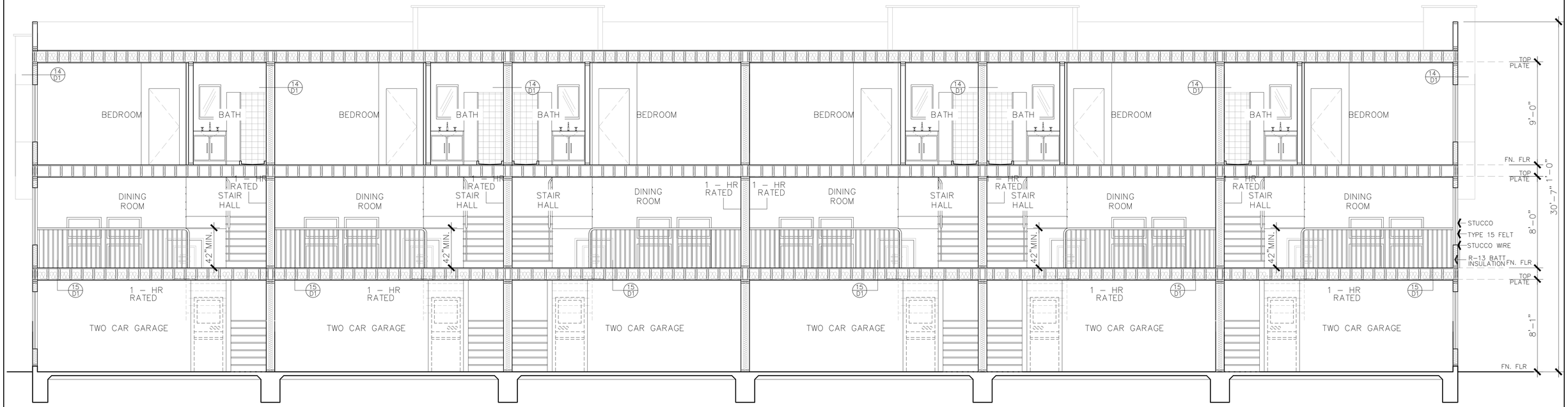
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
ELEVATIONS
BUILDING A,B,C

REVISIONS
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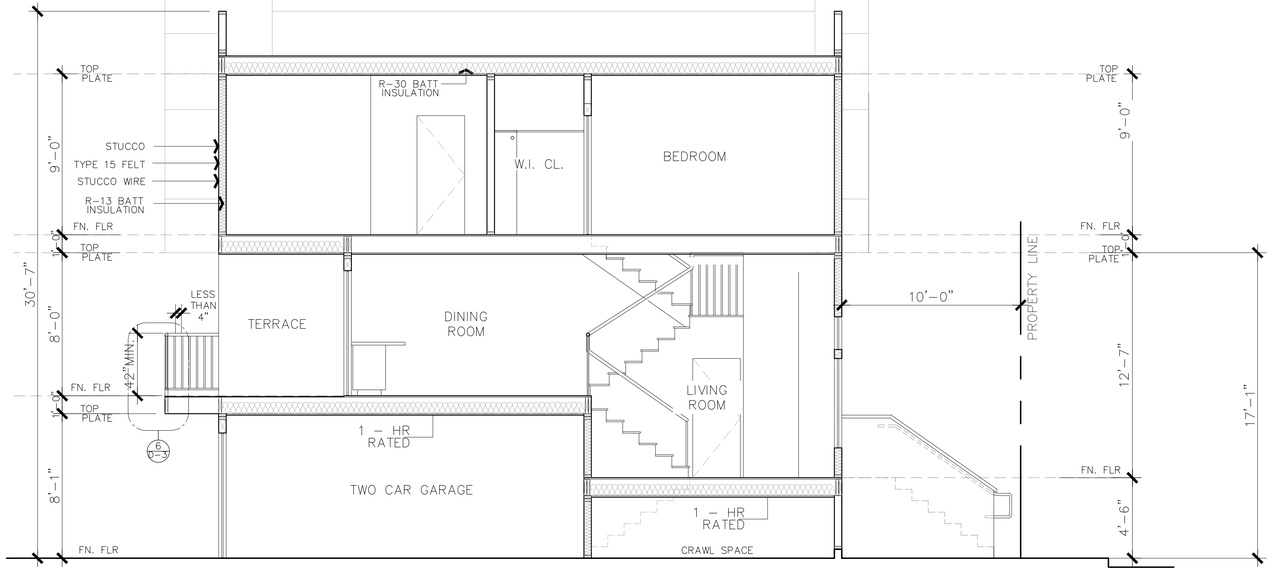
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DATE 3/30/26
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A-12



SECTION C

SCALE 1/4" = 1'–0"



SECTION D

SCALE 1/4" = 1'–0"

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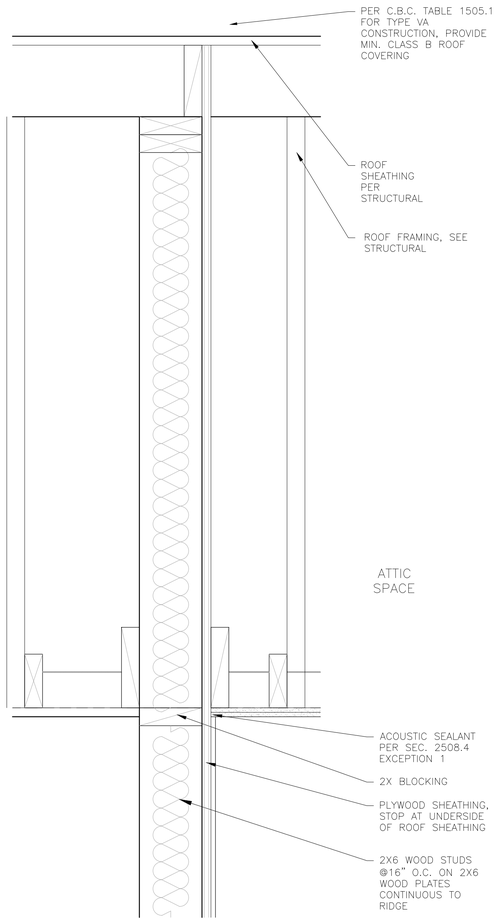
SECTIONS
BUILDING A,B,C

REVISIONS

NO.	DATE	DESCRIPTION

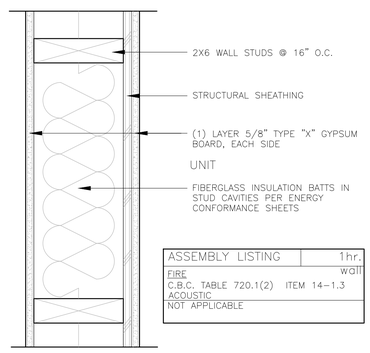
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SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO.

A-13



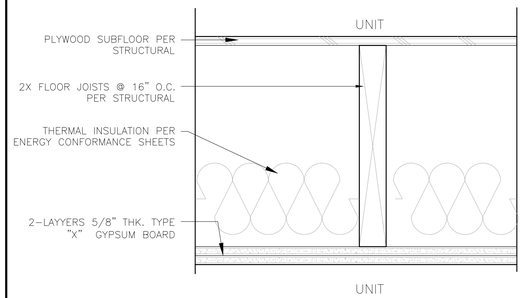
SCALE: 1 1/2" = 1'-0"

1 hr. RATERD FIRE PARTITION CONTINUOUS TO ROOF | 13



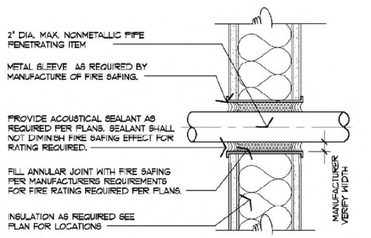
SCALE: 3" = 1'-0"

1 hr. RATED INTERIOR UNIT PARTITION WALL ASSEMBLY | 14



SCALE: 3" = 1'-0"

1 hr. RATED INTERIOR UNIT FLOOR CEILING ASSEMBLY | 15



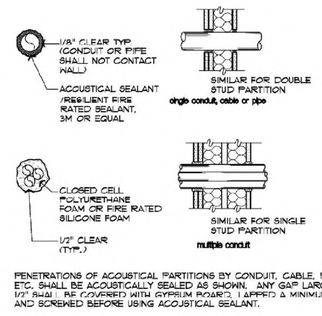
FOR PENETRATIONS THROUGH FIRE RATED WALLS, SEE CBC SECT. 712.3 & 716.

NOTES:

1. WHERE FIRE CAULKING IS PROVIDED, USE FIRECODE INTUMESCENT ACRYLIC FIRESTOP SAELANT-TYPE IA
2. SEE PLUMBING DRAWINGS FOR PIPE PENETRATION THRU RATED WALL DETAIL

SCALE: 3" = 1'-0"

2" MAX. PENETRATION THRU WALL | 16



PENETRATIONS OF ACOUSTICAL PARTITIONS BY CONDUIT, CABLE, PIPES ETC. SHALL BE ACOUSTICALLY SEALED AS SHOWN. ANY GAP LARGER THAN 1/2" SHALL BE COVERED WITH GYPSUM BOARD, LAPPED A MINIMUM OF 2" AND SCREWED BEFORE USING ACOUSTICAL SEALANT.

SCALE: 1/2" = 1'-0"

PARTITION PENETRATION DETAILS | 17

SOUND TRANSMISSION NOTES

IN GROUP R OCCUPANCIES, WALL AND FLOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS OR GUEST ROOMS FROM EACH OTHER AND FROM PUBLIC SPACE SUCH AS INTERIOR CORRIDORS AND SERVICE AREAS SHALL PROVIDE AIRBORNE SOUND INSULATION FOR WALLS, AND BOTH AIRBORNE AND IMPACT SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES. ALL SUCH SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES SHALL PROVIDE AN AIRBORNE SOUND INSULATION EQUAL TO THAT REQUIRED TO MEET A SOUND TRANSMISSION CLASS (STC) OF 50 (45 IF FIELD TESTED). ALL SEPARATING FLOOR-CEILING ASSEMBLIES SHALL PROVIDE IMPACT SOUND INSULATION CLASS (11C) OF 50 (45 IF FIELD TESTED). EXCEPTION: IMPACT SOUND INSULATION IS NOT REQUIRED FOR FLOOR-CEILING ASSEMBLIES OVER NON HABITABLE ROOMS OR SPACES NOT DESIGNED TO BE OCCUPIED, SUCH AS GARAGES, MECHANICAL ROOMS OR STORAGE AREAS. (CBC 1207.6.1,1207.7 AND 1207.8)

A. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR A MIN. 1/4"THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR A MIN. 1/4"THICK APPROVED RESILIENT MATERIAL.

B. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.

C. CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED BY ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION. (CBC 1207.8)

D. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT-WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).

E. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.

F. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MIN. OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)

G. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED ON SOUND RATED PARTITIONS.

FIRE RATING NOTES

FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.2 IN THE FOLLOWING LOCATIONS:

A. IN CONCELED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (CBC 717.2.3)

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CBC 1009.5.3.

D. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH CBC 708.2 EX. 6, CBC 713.4.1.2 EX. 1, OR CBC 713.4.2, FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. (CBC 717.2.5)

DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.3.2 AND 717.3.3, RESPECTIVELY, AT THE FOLLOWING LOCATIONS:

A. IN FLOOR-CEILING ASSEMBLIES SO THAT HORIZONTAL FLOOR AREAS NOT EXCEED 1,000 SF (CBC 717.3.3)
B. IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF (CBC 717.4.3)
C. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2"GYPSUM BOARD, 3/8"WOOD STRUCTURAL PANEL, 3/8"PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. (CBC 717.3.1)
D. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR PARTITIONS. (CBC 717.4.1.1)

WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CBC 803.11.

WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T-803.9

THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH CBC 719. (CBC 807.1)INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC 804.2 THROUGH 804.4.1

COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE 1 OR 11 CONSTRUCTION SHALL COMPLY WITH CBC.805.1.1 THROUGH 805.1.3.

DECORATIVE MATERIALS AND TRIM INSTALLED IN BUILDINGS GOVERNED BY THE SFM SHALL COMPLY WITH THE PROVISIONS OF CBC 806.

FIRE AND/OR SMOKE DAMPERS ARE REQUIRED AT DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SHAFT ENCLOSURES, CORRIDORS. SHOW ALL DAMPERS AND THEIR REQUIRED RATINGS ON THE MECHANICAL PLAN. (CBC 717.5, T-717.3.2.1)
SMOKE DAMPERS SHALL BE INSTALLED AT PENETRATIONS IN THE FOLLOWING LOCATIONS: (CBC 717.5)
   a. CORRIDORS
   b. SMOKE BARRIERS
   c. FIRE WALLS OR FIRE BARRIERS THAT SERVE AS A HORIZONTAL EXIT.
   d. SMOKE PARTITIONS.
FIRE DAMPERS SHALL BE INSTALLED AT PENETRATIONS IN THE FOLLOWING LOCATIONS: (CBC 717.5)
   a. FIRE WALLS
   b. FIRE BARRIERS IN OTHER THAN HIGH-RISE BUILDINGS, GROUP A, E, H, I, L AND R OCCUPANCIES
   c. FIRE PARTITIONS
   d. EXTERIOR WALLS REQUIRED TO HAVE PROTECTED OPENINGS.
FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 718.2 IN THE FOLLOWING LOCATIONS:
   a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGARD STUDS, AS FOLLOWS:
      1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
      2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.
   b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AND ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
   c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH CBC 1009.6.3
   d. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION CBC712.7 OR 718.2.5.1, FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

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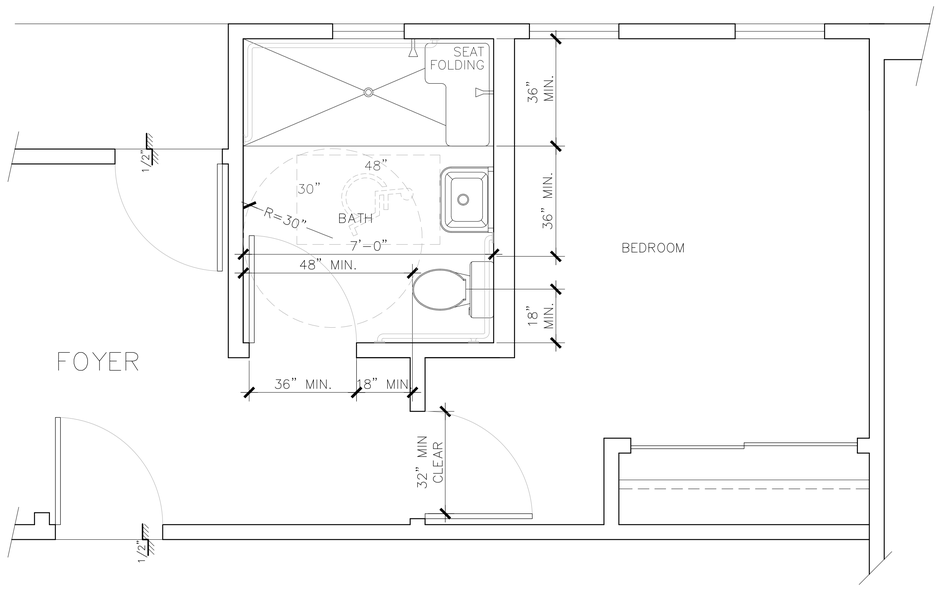
PROJECT TITLE
22 APARTMENTS
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
SOUND TRANSMITION & FIRE RATING NOTES & DET.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN G. H.
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SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO.
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OF

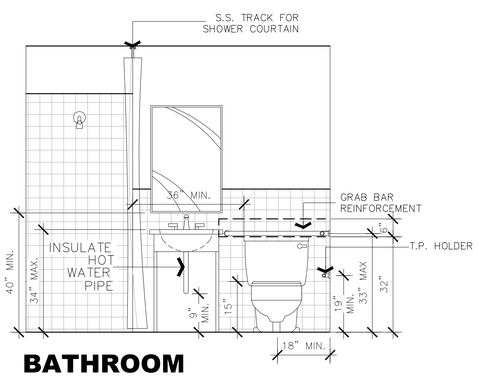


THREE CAR GARAGE

PARTIAL FLOOR PLAN

UNIT C SCALE 1/2" = 1'-0"
UNIT C (REVERSE)
BUILDING D

1



BATHROOM

BATHING AND TOILET FACILITIES

ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

A. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
B. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
C. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
D. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
E. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH 1134A.8.
F. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.

WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

G. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

H. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.

I. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
J. A MINIMUM 18 INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.

K. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.

L. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4

BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES WITHIN THE ROOM. THE CLEAR MANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.

SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:

A. WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING UNITS, AT LEAST ONE SHOWER STALL SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

I. THE SHOWER STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES; OR

II. THE SHOWER STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 60 INCHES. A WATER CLOSET MAY PROJECT A MAXIMUM OF 12 INCHES INTO THE OPENING, PROVIDED THAT A MINIMUM OF 36 INCHES CLEAR SPACE IS MAINTAINED BETWEEN THE WATER CLOSET AND THE SHOWER WALL AS ILLUSTRATED IN FIGURE 11A–9L; OR

III. OTHER SHOWER STALL CONFIGURATIONS SHALL MEASURE AT LEAST 36 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES WHEN A WALL IS INSTALLED ON THE OPENING SIDE.

B. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 INCH PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT–FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.

C. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES IN WIDTH BY 48 INCHES IN LENGTH SHALL BE LOCATED OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.

D. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. GLASS–WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR–MOUNTED OR CEILING– MOUNTED GRAB BARS.

E. WHEN A THRESHOLD IS USED, IT SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (26.6DEGREES FROM THE HORIZONTAL). THRESHOLDS 1/2 INCH OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL (45 DEGREES FROM HORIZONTAL).

F. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND–FORCE. LEVER OPERATED, PUSH TYPE ANDELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS

G. DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER RESISTANT MATERIALS. HINGEDSHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BY FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BE OF A SHATTER–RESISTANT TYPE.

WATER CLOSETS IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:

A. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES.

EXCEPTION: THE 48 INCHES MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES IN DEPTH.

B. WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE.

C. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR–MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS. WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 32 INCHES AND 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES IN LENGTH. REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 12 INCHES FROM THE REAR WALL AND SHALL EXTEND A MINIMUM OF 26 INCHES IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.

D. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15INCHES ABOVE THE FLOOR.

E. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND–FORCE.

BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE.

A. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
B. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY.
C. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.

D. KNEE AND TOE SPACE SHALL BE PROVIDED AS FOLLOWS:

I. THE KNEE SPACE SHALL BE AT LEAST 30 INCHES \WIDE AND 8 INCHES DEEP.

II. THE KNEE SPACE SHALL BE AT LEAST 29 INCHES HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27 INCHES AT A POINT 8 INCHES BACK FROM THE FRONT EDGE.

III. THE KNEE AND TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
(1) THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;
(2) ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR
(3) DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.

IV. THE TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED AS FOLLOWS:
(1) SHALL BE AT LEAST 30 INCHES WIDE AND CENTERED ON THE LAVATORY.
(2) SHALL BE AT LEAST 17 INCHES DEEP, MEASURED FROM THE FRONT EDGE.
(3) SHALL BE AT LEAST 9 INCHES HIGH FROM THE FLOOR.

E. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.

F. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND–FORCE. LEVER OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS.

ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT MEASURED AT THE BOX IS REDUCED TO 44 INCHES FOR FORWARD APPROACH, OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE. OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

EXCEPTIONS:
A. RECEPTACLE OUTLETS INSTALLED AS PART OF PERMANENTLY INSTALLED BASEBOARD HEATERS ARE EXEMPT.

B. REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED IN FLOORS WHEN ADJACENT TO SLIDING PANELS OR WALLS.

C. BASEBOARD ELECTRICAL OUTLETS USED IN MOVEABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS ARE NOT SUBJECT TO THE MINIMUM HEIGHT REQUIREMENTS.

D. THIS SECTION SHALL NOT APPLY TO EXISTING BUILDINGS WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THESE STANDARDS WOULD CREATE AN UNREASONABLE HARDSHIP.

NOTE: THE INTENT OF THE MEASUREMENT IS TO ENSURE THAT RECEPTACLES FALL WITHIN THE REACH RANGE OF 15 INCHES TO 48 INCHES.

CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH, OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL. CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

EXCEPTION: APPLIANCES (E.G. KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS AND SIMILAR APPLIANCES) WHICH HAVE CONTROLS LOCATED ON THE APPLIANCE.

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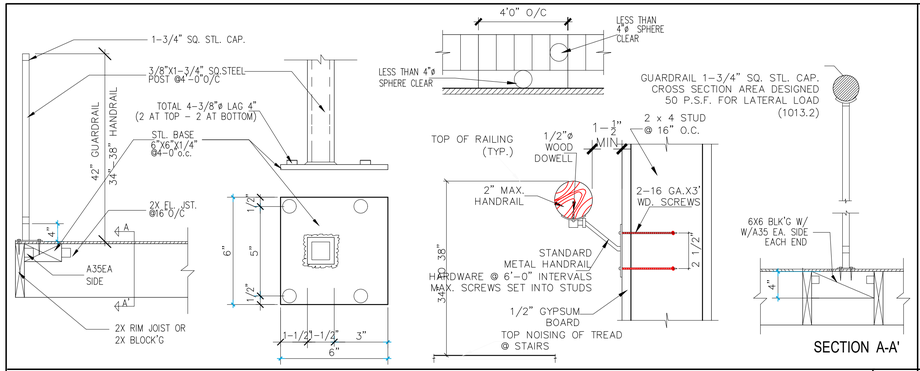
PROJECT TITLE
22 APARTMENTS
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
ACCESSIBILITY REQUIREMENTS

REVISIONS

NO.	DATE	DESCRIPTION

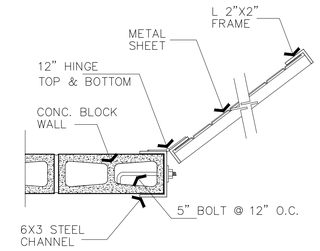
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SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO.
D-2
OF



GUARDRAIL / HANDRAIL DETAIL

NO SCALE

6

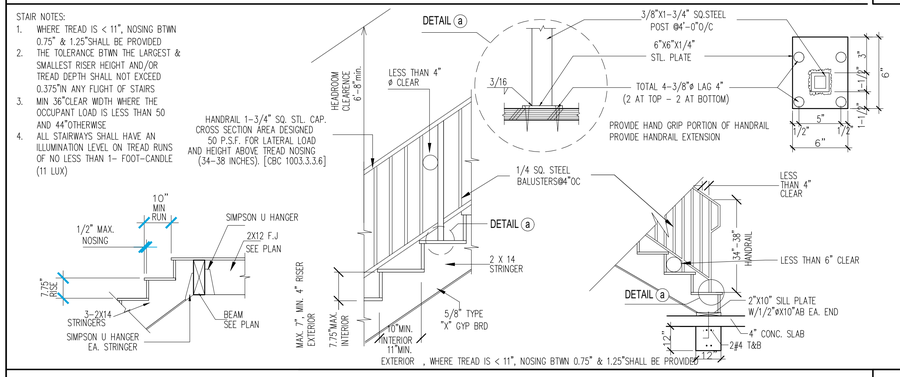


HINGE DETAIL

3

STAIR NOTES:

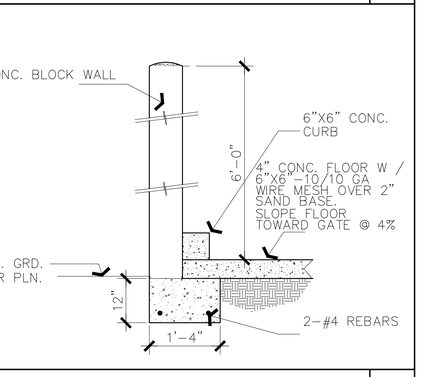
1. WHERE TREAD IS < 11", NOSING BTWN 0.75" & 1.25"SHALL BE PROVIDED
2. THE TOLERANCE BTWN THE LARGEST & SMALLEST RISER HEIGHT AND/OR TREAD DEPTH SHALL NOT EXCEED 0.375"IN ANY FLIGHT OF STAIRS
3. MIN. 36"CLEAR WIDTH WHERE THE OCCUPANT LOAD IS LESS THAN 50 AND 44"OTHERWISE
4. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NO LESS THAN 1- FOOT-CANDLE (11 LUX)



STAIR DETAIL

NO SCALE

5



TRASH ENCL.

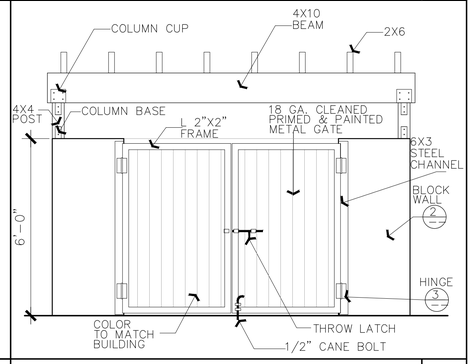
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WEEP SCREED

NO SCALE

4



TRASH ENCL. ELEVATION

1

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PROJECT TITLE

22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE

DETAILS

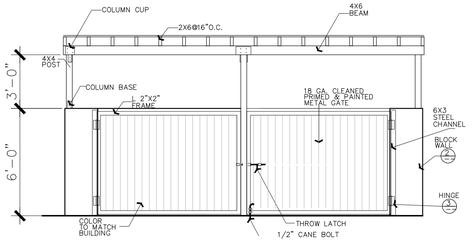
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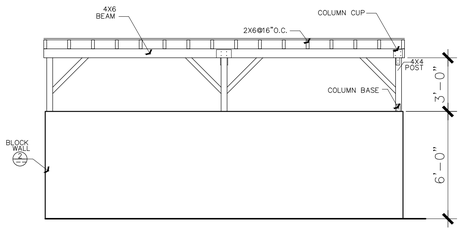
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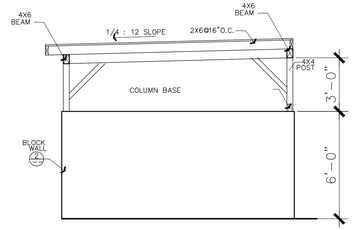
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JOB NO.
DATE 2/18/26
SHEET NO.

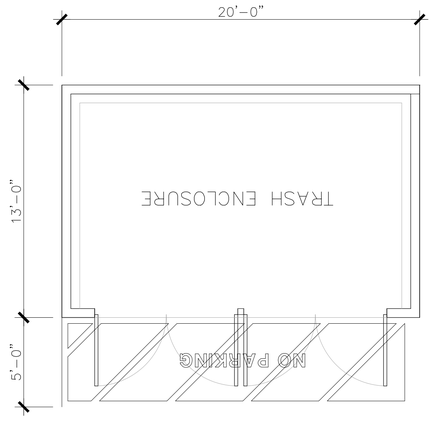
D-3

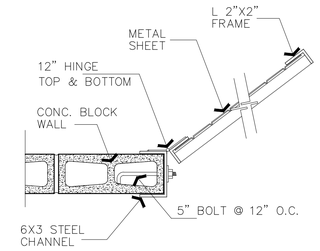
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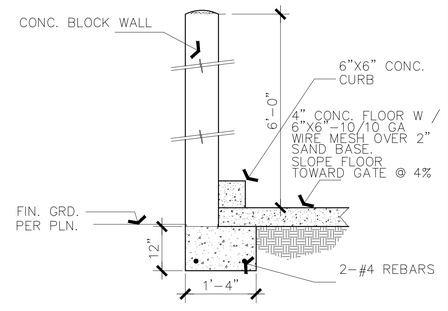








HINGE DETAIL | 3



TRASH ENCL. | 2

1

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PROJECT TITLE
22 APARTMENTS
183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE
TRASH ENCLOSURE

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN G. H.
CHK.
APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO.
D-4
OF



183 rd ELEVATION

SCALE 1/4" = 1'-0"



ARLINE AVE ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS:

MERLEX STUCCO P-105
OATMEAL (B BASE)
SMOOTH FINISH

SHERWIN-WILLIAMS
SW-7017
DORIAN GRAY
OVER SMOOTH STUCCO

SHERWIN-WILLIAMS
SW-7018
DOVE TAIL
OVER SMOOTH STUCCO

SHERWIN-WILLIAMS
SW-7020
BLACK FOX
OVER SMOOTH STUCCO

Black Beauty
2128-10



ELDORADO STONE
ROUGH CUT
CASA BLANCA
ICC-ES EVALUATION REPORT ESR-1215



FRANKLIN IRON BERNADINE 12"
BRONZE AND AMBER GLASS
OUTDOOR WALL LIGHT



ANDERSEN WINDOWS
100 SERIES
SINGLE-HUNG WINDOW
COLOR DARK BRONZE

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DESIGN STUDIO

PROJECT TITLE

22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE

MATERIAL BOARD

REVISIONS

NO.	DATE	DESCRIPTION

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APP.
SCALE AS SHOWN
JOB NO.
DATE 2/18/26
SHEET NO. **T-2**

Planning Director
City of Artesia

Subject: Clarification Regarding MU-O Overlay Applicability, Existing Site Conditions, and Parking Compliance

Project: 22-Unit Residential Development at 183rd Street & Arline Avenue

Dear Planning Director,

At present, the three lots contain a total of 21 existing residential units, consisting of 6 one-bedroom units, 12 two-bedroom units, and 3 four-bedroom units, with 12 existing parking spaces.

Our proposed project will replace these units with 22 new residential units and provide ample on-site parking that exceeds the City's minimum parking requirements.

Under the newly adopted MU-O Overlay Zone, the site could theoretically allow development of up to 62 units. However, constructing a large, high-density development in the middle of a predominantly single-family residential neighborhood would not be compatible with the surrounding area. For this reason, we are proposing a modest 22-unit development that respects the character, scale, and context of the neighborhood.

We submitted our application on September 17, 2025, to construct the proposed 22-unit project at the corner of 183rd Street and Arline Avenue. We received the City's response on October 8, 2025, and we are prepared to provide all requested items. However, we have concerns regarding Item No. 6, which requires compliance with the MU-O Overlay provisions, including affordable housing requirements.

At the time of our submittal on September 17, 2025, the MU-O Overlay Zone had not yet been approved. Because our application was filed prior to the adoption of the overlay (and potentially prior to the conclusion of the 60-day adoption period), we respectfully believe the project should be reviewed under the regulations that were in effect at the time of submittal.

Accordingly, we request clarification on the following:

1. Can the 22-unit project proceed without providing affordable housing, since the overlay was not in effect when the application was submitted?
2. Is the project required to comply with the MU-O Overlay Zone, even though the application was filed prior to its approval?

In addition, we would like to confirm that our project meets or exceeds all City parking requirements. The ordinance requires two (2) parking spaces per unit for units with two or more bedrooms, plus one-quarter (¼) guest parking space per multifamily unit. Based on these standards, the project is required to provide a total of 51 parking spaces, including:

- 40 spaces for the two-bedroom units

- 5 spaces for the three-bedroom units
- 6 guest spaces

The proposed development provides parking in excess of the minimum requirement and fully complies with City standards.

The architectural design is contemporary and thoughtfully developed to complement the neighborhood. Recently, the City recognized a nearby property owner for constructing a contemporary building on the same street, reflecting the City's support for modern, high-quality design. Our project will fit seamlessly into the surrounding area, as the building height is appropriate and not excessive. It will enhance the overall streetscape and contribute positively to the City of Artesia. We are proud to introduce a project that brings a fresh, modern aesthetic while remaining respectful of the neighborhood's character.

We respectfully request your review of these concerns, particularly regarding the applicability of the MU-O Overlay to a project submitted prior to its adoption, and kindly ask for guidance on how to proceed.

Thank you for your time and consideration.

Sincerely

Venkatesh Koka **Date:**

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 8, 2026 **ITEM NO: 10C.**

TO: Mayor and Members of the City Council

SUBJECT: Ordinances Regarding Design Review Process Amendments, R-1 Zone Modernization, Reasonable Accommodation Standards and Code Clean-Up

FROM: Steven Valdez, Planning Manager
Devan A. Wells, Assistant Planner

REVIEWED AND APPROVED BY:
Paul Bollier, Community Development Director
Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Jamie Murguia, Finance Director
Abel Avalos, City Manager

RECOMMENDATION:
The Planning Commission and Staff recommend that the City Council:

1. Conduct a public hearing and introduce for first reading Ordinance No. 26-989, amending Title 9 of the Artesia Municipal Code relating to Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, Zoning Clearance Procedures (Article 20.1), and General Code Cleanup Amendments, and,
2. Conduct a public hearing and introduce for first reading Ordinance No. 26-990, amending Title 1 of the Artesia Municipal Code to establish reasonable accommodation procedures, consistent with State and Federal Fair Housing laws, thereby implementing Housing Element programs relating to housing opportunities for persons with disabilities; and
3. Find Ordinance No. 26-989 exempt from CEQA pursuant to Public Resources Code Section 21080.085
4. Find Ordinance No. 26-990 exempt from CEQA pursuant to CEQA Guidelines Section 15060(c)(2) and 15060(c)(3).

BACKGROUND:
The City Council adopted the City's Sixth Cycle Housing Element (2021-2029) in February 2026, and the California Department of Housing and Community Development (HCD) certified the Housing Element on March 5, 2026. The Housing Element includes implementation programs requiring updates to portions of the Artesia Municipal Code to improve consistency with State housing laws and reduce constraints to housing development.

The proposed amendments include revisions to the City' of Artesia's ("City") Design Review procedures, updates to the Single-Family Residential (R-1) development standards, revisions to housing-related definitions contained within Title 9 of the Artesia Municipal Code, and the establishment of reasonable accommodation procedures consistent with State and Federal Fair Housing laws.

The proposed Design Review amendments would streamline the City's existing review process by modifying review authority thresholds, establishing a new Zoning Clearance review category for qualifying projects, and improving consistency in project review.

The proposed R-1 amendments were also included to modernize existing residential development standards, improve consistency with State housing laws, remove subjective terminology where objective standards are required, and clarify operational and development standards applicable to residential uses. The amendments also include revisions to housing-related definitions and other cleanup items intended to improve internal consistency throughout Title 9 of the Artesia Municipal Code.

Additionally, the proposed amendments establish a reasonable accommodation procedure to implement Housing Element programs relating to housing opportunities for persons with disabilities. The proposed standards establish an administrative process through which individuals with disabilities, their representatives, and housing providers may request reasonable accommodations from City regulations when necessary to provide equal opportunity to use and enjoy housing.

ANALYSIS:

Design Review

The proposed Ordinance would amend the City's current Design Review procedures by streamlining the review process for certain types of development while maintaining Planning Commission oversight for larger and more complex projects. The proposed amendments would reduce the number of projects requiring a noticed public hearing before the Planning Commission.

Additionally, the proposed Design Review amendments establish a new Zoning Clearance review category for smaller projects and minor modifications that typically do not require extensive discretionary review or Planning Commission oversight. Collectively, these changes would provide a more predictable and transparent review process for qualifying projects within the City.

Although the number of projects reviewed by the Planning Commission would be reduced to comply with Housing Element implementation requirements, the Planning Commission review authority would be retained for larger residential, mixed-use, and nonresidential development projects, while qualifying smaller projects would be eligible for administrative review.

A Director-level review process is also proposed for projects including, but not limited to, minor exterior modifications to nonresidential or multifamily structures, minor modifications to previously approved Design Review projects, comprehensive sign programs, and projects containing exposed neon lighting.

The tables below summarize the proposed review authorities and applicable project thresholds.

TABLE 9-1
REVIEW AUTHORITY FOR DESIGN REVIEWS

Type of Construction Activity	Role of Review Authority (1)	
	Planning Commission	City Council
Residential construction: 11 or more dwelling units **(4)(5)**	Decision	Appeal

Mixed-use projects: 5 or more dwelling units and/or nonresidential construction over 1,001 square feet or more of gross floor area. **(4)(5)**	Decision	Appeal
Nonresidential construction: 5,000 square feet or more of gross floor area **(4)(5)**	Decision	Appeal
Any Major Wall Sign: Specified in Article 12 or 12.5 of this Chapter. **(4)(5)**	Decision	Appeal
Major wireless communications facility as specified in Article **42**.	Decision	Appeal
Sites: that have been zoned for commercial cannabis uses; and where the property owner or tenant has been issued a valid commercial cannabis permit. **(4)(5)**	Decision (2)(3)	Appeal

TABLE 9-2
REVIEW AUTHORITY FOR DIRECTOR APPROVED DESIGN REVIEWS

Type of Construction Activity	**Role of Review Authority (1) (2)**	
	Director	**Planning Commission**
Residential construction: 4 to 10 dwelling units (5)(6)	Decision (3)	Appeal

Mixed-use projects: 1 to 4 dwelling units and nonresidential construction of up to a maximum 1,000 square feet of gross floor area (5)(6)	Decision (3)	Appeal
Nonresidential construction: 1,000 to 4,999 square feet of gross floor area (5)(6)	Decision (3)	Appeal
Minor exterior modifications to nonresidential or multi-family structures (5)(6)	Decision	Appeal
Exterior color of an existing structure or element thereof any building or structure (4)(5)(6)	Decision	Appeal
Minor modifications to previously approved Design Review projects (5)(6)	Decision	Appeal
Exposed neon lighting for signs and architectural accents	Decision	Appeal
Comprehensive Sign Programs	Decision	Appeal

The construction activities identified in Tables 9-1 and 9-2 are not intended to include every type of development project. Projects that are not subject to Design Review, including certain residential projects consisting of one to three dwelling units, would be reviewed through a new Zoning Clearance process under new Article 20.1 to ensure compliance with the City's development standards.

The proposed amendments also include a provision allowing the Director to defer action and refer a request to the Planning Commission for final decision. This process would allow project applications to be elevated to the Planning Commission where additional review is determined to be appropriate and authorize the Community Development Director to refer projects otherwise eligible for administrative review to the Planning Commission where additional review is determined to be appropriate due to project complexity, unique site conditions, operational characteristics, and/or potential public interest considerations.

Reasonable Accommodation Standards

The City's adopted Housing Element includes a program requiring the establishment of a formal reasonable accommodation procedure. The proposed ordinance no. 26-990 implements this Housing Element program by establishing an administrative process through which individuals with disabilities, their representatives, and housing providers may request reasonable accommodations from City regulations when necessary to provide equal opportunity to use and enjoy housing.

Reasonable accommodations are considered on a case-by-case basis and are limited to modifications necessary to provide persons with disabilities an equal opportunity to use and enjoy housing. Examples of accommodations that may be approved include allowing a wheelchair ramp to encroach into a required setback area, modifying parking requirements to accommodate an accessible parking space or live-in caregiver, permitting minor adjustments to development standards necessary to install accessibility improvements, or providing flexibility in administrative procedures related to housing applications or permits.

The ordinance does not provide automatic exemptions from City regulations, nor does it authorize accommodations that would fundamentally alter the City's land use programs or create a direct threat to the health or safety of others.

The proposed ordinance does not create new development standards or expand permitted land uses. Instead, it would:

- Establish a process for submitting reasonable accommodation requests;
- Designate the City Manager or designee as the review authority;
- Establish findings for approval consistent with State and Federal law;
- Provide timelines for processing requests;
- Provide confidentiality protections for applicants; and
- Establish an appeal process through a hearing officer.

R-1 Zone Modernization and Definitions Cleanup

The proposed amendments to the Single-Family Residential (R-1) Zone are intended to modernize development standards, clarify permitted uses, and improve consistency with current State housing laws. Collectively, these amendments provide updated and objective standards applicable to residential development within the City's largest zoning district.

As proposed, the amendments revise several residential operational and development standards to replace subjective terminology with objective language where appropriate. Areas proposed for revision include standards related to rear yard setbacks abutting a street or alley, second-story vertical fencing, lighting, screening, parking, accessory uses, and operational requirements. A key modification to permitted accessory uses would allow cottage food operations (CFOs) to operate consistent with the Los Angeles County Department of Public Health permitting framework.

Additional amendments revise definitions relating to emergency shelters and low-barrier housing to improve consistency with State housing laws, Housing First principles, and guidance issued by the California Department of Housing and Community Development. The proposed amendments also include terminology updates, cross-reference corrections, formatting revisions, and internal consistency modifications throughout Title 9 of the Artesia Municipal Code.

ENVIRONMENTAL:

The City previously certified a Program Environmental Impact Report (Program EIR) for the 2030 General Plan (State Clearinghouse No. 2008011004) in 2010. To evaluate the environmental impacts associated with Housing Element implementation measures, the City subsequently prepared a Supplemental Environmental Impact Report (SEIR) to the General Plan Program EIR in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The SEIR was prepared pursuant to CEQA Guidelines Sections 15162 and 15163 and analyzed the potential environmental impacts associated with the proposed Housing Element implementation measures, including the proposed zoning code amendments. An Initial Study and Environmental Checklist were also prepared in support of the SEIR to evaluate whether the proposed amendments would result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed ordinance regarding the zoning code amendments would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. No substantial changes are proposed, no changes of circumstances exist, and no new information of substantial importance has been shown since certification of the SEIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required. Further, the proposed zoning code amendments are statutorily exempt pursuant to Public Resources Code Section 21080.085, as they implement programs within the City's certified Housing Element.

The ordinance adopting reasonable accommodation standards is also exempt from further CEQA review under Section 15060(c)(2) because the ordinance is an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change to the environment. Adoption of the reasonable accommodation standards is also exempt under Section 15060(c)(3) because the ordinance is not a "project" as defined by Section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment.

PLANNING COMMISSION ACTION:

At its June 16, 2026 meeting, the Planning Commission considered the staff report and supporting analysis recommending approval of the proposed Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, and General Code Cleanup Amendments and voted 4-1 to direct City Council to approved the proposed Ordinance.

FISCAL IMPACT:
Implementation of the proposed ordinance is not anticipated to result in a fiscal impact to the General Fund. The proposed amendments primarily consist of updates to existing development review procedures, revisions to residential development standards, code consistency amendments, and the establishment of reasonable accommodation procedures required by State and Federal law.

Staff time necessary to prepare and implement these amendments has been budgeted through the Community Development Department as part of ongoing Housing Element implementation activities.

RECOMMENDED COUNCIL ACTION:

1. Conduct a public hearing and introduce for first reading Ordinance No. 26-989, amending Title 9 of the Artesia Municipal Code relating to Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, Zoning Clearance Procedures (Article 20.1) and General Code Cleanup Amendments and,
2. Conduct a public hearing and introduce for first reading Ordinance No. 26-990, amending Title 1 of the Artesia Municipal Code to establish reasonable accommodation procedures, Ordinance 26-990, consistent with State and Federal Fair Housing laws, thereby implementing Housing Element programs relating to housing opportunities for persons with disabilities; and
3. Find Ordinance No. 26-989 exempt from CEQA pursuant to Public Resources Code Section 21080.085
4. Find Ordinance No. 26-990 exempt from CEQA pursuant to CEQA Guidelines Section 15060(c)(2) and 15060(c)(3).

Attachments

Ordinance No 26-989.pdf
Exhibit A to Ordinance 989 - R1 Code Cleanup.pdf
Exhibit B to Ordinance 989 - Revised Definitions.pdf
Exhibit C to Ordinance 989 - Design Review.pdf
Ordinance 26-990.pdf

ORDINANCE NO. 26-989

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE RELATING TO STREAMLINED DESIGN REVIEW PROCEDURES, FAIR HOUSING CONSISTENCY REVISIONS, DEFINITIONS CLEANUP, R-1 ZONE MODERNIZATION, AND GENERAL CODE CLEANUP AMENDMENTS; AND DETERMINING THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the City of Artesia ("City") desires to amend various provisions of Title 9 of the Artesia Municipal Code ("AMC") relating to Housing Element implementation, objective development standards, zoning consistency revisions, and general code cleanup amendments; and

WHEREAS, the City Council adopted the City's 2021-2029 Housing Element and the California Department of Housing and Community Development certified the Housing Element; and

WHEREAS, the Housing Element includes implementation programs intended to reduce constraints to housing production, establish objective development standards, streamline housing approvals, modernize residential zoning regulations, and improve consistency with State housing laws; and

WHEREAS, State and Federal fair housing laws require local jurisdictions to provide reasonable accommodations in rules, policies, practices, and procedures when necessary to afford persons with disabilities an equal opportunity to use and enjoy housing; and

WHEREAS, the City's Housing Element includes programs intended to reduce barriers to housing opportunities for persons with disabilities through the establishment of a reasonable accommodation process; and

WHEREAS, the City desires to amend portions of the R-1 Single-Family Residential Zone regulations within Article 28 of Chapter 2 of Title 9 to modernize development standards, remove subjective terminology where objective standards are required, and improve consistency with State housing laws and fair housing requirements; and

WHEREAS, the City desires to amend definitions contained within Article 4 of Chapter 2 of Title 9 to modernize occupancy-related definitions, improve consistency with fair housing laws, and clarify existing development terminology; and

WHEREAS, the City desires to amend the Design Review process contained within Article 20 of Chapter 2 of Title 9 to further streamline the process; and

WHEREAS, the proposed amendments are intended to refine, clarify, correct, modernize, and improve consistency within the Artesia Municipal Code; and

WHEREAS, the City is authorized pursuant to its police power authority to adopt zoning and land use regulations to protect the public health, safety, and welfare; and

WHEREAS, on June 16, 2026, the Planning Commission conducted a duly noticed public hearing regarding the proposed amendments and adopted Resolution No. 2026-11PP recommending approval of the proposed amendments; and

WHEREAS, on July 8, 2026, the City Council conducted a duly noticed public hearing regarding the proposed amendments at which all interested persons were afforded the opportunity to be heard; and

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

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

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The City previously certified the 2030 General Plan Program Environmental Impact Report (State Clearinghouse No. 2008011004), which analyzed anticipated residential and mixed-use development within the City. The proposed amendments implement programs contained within the City's certified Housing Element and are consistent with the development density and land use intensity previously analyzed in the General Plan environmental review. Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed ordinance would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. No substantial changes are proposed, no changes of circumstances exist, and no new information of substantial importance has been shown since certification of the SEIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required. Further, the

proposed zoning code amendments are statutorily exempt pursuant to Public Resources Code Section 21080.085, as they implement programs within the City's certified Housing Element. The City Clerk is directed to file all appropriate notices required under CEQA.

SECTION 3. General Plan Consistency. Based upon the entire administrative record, all written and oral testimony, and all evidence presented, the City Council finds that the amendments adopted by this Ordinance are consistent with the City's General Plan and certified Housing Element. The amendments implement Housing Element programs intended to:

(a) Reduce governmental constraints to housing production;
(b) Establish objective development standards;
(c) Streamline housing review procedures;
(d) Promote fair housing consistency;
(e) Modernize zoning regulations; and
(f) Improve consistency with State housing laws.

SECTION 4. Objective Standards. The City Council finds that the objective development standards adopted pursuant to this Ordinance are objective, measurable, and uniformly verifiable standards that do not require personal or subjective judgment by City officials. The City Council further finds that the amendments remove or revise subjective terminology where objective standards are required by State housing law.

SECTION 5. Fair Housing Findings. The City Council finds that the amendments adopted pursuant to this Ordinance promote equal treatment of households and consistency with State and Federal fair housing laws. The City Council further finds that occupancy standards shall be regulated through applicable building, fire, housing, and health regulations rather than the relationship of occupants.

SECTION 6. Amendments to Article 4 – Definitions. Article 4 of Chapter 2 of Title 9 of the Artesia Municipal Code is hereby amended as set forth in attached Exhibit "A" (additions underlined and deletions in ~~strikethrough~~).

SECTION 7. Amendments to Article 28 — Single Family Residential Zone (R-1). Article 28 of Chapter 2 of Title 9 of the Artesia Municipal Code is hereby amended as set forth in the attached Exhibit "B" (additions underlined and deletions in ~~strikethrough~~).

SECTION 8. Amendments to Article 20 – Design Review Cleanup. Article 20 of Chapter 2 of Title 9 is hereby amended as set forth in the attached Exhibit "C" (additions underlined and deletions in ~~strikethrough~~) to streamline Design Review procedures and remove discretionary review requirements where ministerial review is required by State law.

SECTION 9. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 10. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 11. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 12. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 8th day of July 2026.

_____
RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

EXHIBIT A

Revisions to R1 Standards

~~ThanStrikethrough~~ = deletion
Underline = Addition

§ 9-2.2801. Intent and Purpose (R-1).

The Single-Family Residential (R-1) Zone is established to provide residential areas to be developed exclusively for one-family dwellings. Additional uses necessary and incidental to single-family development shall also be permitted.
(Ord. 159, § 32.01)

§ 9-2.2802. Principal Uses Permitted (R-1).

The following uses are allowed in the Single-Family Residential (R-1) Zone as principally permitted uses:

(a) Detached one-family dwellings containing not more than four bedrooms or rooms that may be used as bedrooms.

(b) *Small Family Day Care Home.* A small family day care home is a home that provides family day care for six (6) children or fewer children, including children under the age of ten (10) years of age who reside at the home. A small family day care home may provide care for more than six and up to eight children, without an additional adult attendant, if all of the following conditions are met:

(1) At least two of the children are at least six years of age;

(2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for; and

(3) The licensee notifies each parent that the facility cares for two additional school age children and that there may be up to seven or eight children in the home at one time.

(c) Community halls, churches or other places of religious worship, and civic and public buildings, no greater than 30,000 square feet, and in existence prior to the date of the City's incorporation (May 29, 1959). These uses shall not be subject to the development standards contained in Subsections (e), (g), and (i) of Section 9-2.2805 and Article 11 of the Municipal Code. However, all uses within the scope of this Subsection (c) shall be subject to Design Review Approval pursuant to Section 9-2.2002(b) for any exterior modifications to the structure housing the said use.

(d) Two (2) or more legal nonconforming dwelling units on one (1) lot, parcel or Assessor's parcel that satisfy the criteria in Subsection (c) of Section 9-2.2102 of Article 21 of this chapter.

§ 9-2.2803. Accessory Uses Permitted (R-1).

Premises in the Single-Family Residential (R-1) Zone may be used for, but shall not be limited to, the following accessory uses provided such uses are established on the same lot or parcel of land and are incidental to, and do not substantially alter the character of any permitted principal use:

(a) Accessory buildings and structures, including private garages.
(1) Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), as defined in, and in accordance with, Title 9, Chapter 2, Article 45.

(b) Household pets, not to exceed three (3) pets over three months old. Pygmy pigs are not to exceed one (1) per household.

(c) *Home Occupations.*

EXHIBIT A

Revisions to R1 Standards

(1) Small and unobtrusive businesses may be conducted in any primary dwelling unit upon any lot or parcel located within the R-1 Zone, provided that the following standards are met and complied with:

(i) The person conducting the business shall obtain from the City and maintain a valid City of Artesia business license.

(ii) There shall be no signs, displays, or advertisements on the premises.

(iii) There shall be no outside storage on the premises of merchandise, supplies, ~~or~~ materials, or other items associated with the operation of the business.

(iv) The home occupation shall not encroach into any required parking, setbacks, or open space areas.

(v) There shall be no excessive deliveries to or from the premises by commercial delivery vehicles.

(vi) There is no stock in trade or display maintained or otherwise stored on the premises.

(vii) The home occupation does not generate vehicular or pedestrian traffic which interfere with the use of neighboring properties or with the character of the zone.

(viii) The home occupation shall be conducted wholly within the primary dwelling, and shall be limited to 25% of the gross floor area thereof~~,~~. The floor area shall not ~~to~~ exceed 400 square feet.

(ix) No employees shall be permitted, other than the members of the immediate family who are residing at the said premises.

(x) There shall be no use of utilities or equipment beyond that which is reasonable to the use of the premises for residential purposes.

(xi) The permitted activity shall not injure or interfere with the use of neighboring properties by reason of noise, dust, lighting, vibrations, odor, smoke, glare, radio/electrical interference, or other hazards or nuisances. Noise levels at the property lines of the premises shall not exceed 45 decibels.

(xii) There shall be complete compliance with all applicable State and City statutes and ordinances, including, but not limited to, fire, building, plumbing, electrical and health code.

(xiii) No exterior or interior alteration to the residence shall be undertaken to accommodate the home occupation including, but not limited to, the creation of a separate entrance or the installation of commercial plumbing or electrical fixtures.

(xiv) No explosive, radioactive, flammable, corrosive, or other such hazardous materials shall be used in conjunction with the home occupation or stored on the premises.

(xv) No firearms or ammunition shall be purchased, sold, repaired, or traded as part of a home occupation.

(xvi) No automotive repair (body or mechanical),automotive upholstery, or painting work.

(xvii) No barber or beauty shops.

(xviii) No carpentry or cabinet manufacturing.

(xix) No medical offices, clinics, or laboratories.

(xx) No commercial storage.

(xxi) No garment manufacturing.

(xxii) Cottage Food Operations (CFO). Assembly Bill 1616, the California Homemade Food Act, was signed into law by Governor Brown on September 21, 2012, and became effective on January 1, 2013. This law allows certain foods, known as Cottage Foods, to be made in private homes and sold to the public. Individuals who own and run these homebased businesses are known as Cottage Food Operators (CFOs)

(2) No home occupation shall be permitted unless the Planning-Director shall have first issued a permit for the specific use based upon a finding that the use will comply with the criteria set forth in Subsection (1).

(3) The Planning Director may impose reasonable conditions upon the issuance of a home occupation permit as deemed necessary to carry out the intent of this section. In the event the applicant is dissatisfied with the action taken by the Planning Director, the applicant may appeal such decision to the Commission. Decisions of the Commission may be appealed to the City Council. Such appeals shall be filed within 10 days after notification of the action taken. The decision of the Council shall be final.

(4) The applicant shall sign an affidavit of acceptance demonstrating his or her agreement to comply with the provisions of this subsection. Any violation of the provisions of this subsection immediately shall cause the business license issued by the City of Artesia to become null and void.

In the event the applicant is dissatisfied with the action taken by the Planning Director, the applicant may appeal such decision to the Commission. Decisions of the Commission may be appealed to the Council. Such appeals shall be filed within 10 days after notification of the action taken. The decision of the Council shall be final.

(d) *Large Family Day Care Home.* Pursuant to California Health and Safety Code Section 1597.46 a large family day care home shall be a permitted accessory use, provided that the Planning Director first issues a large family day care home use permit. The Planning Director shall issue a large family day care home use permit if it determines that the use will comply with the requirements set forth in this subsection.

(1) Definition. "Large family day care home" shall mean a home that provides family day care for seven (7) to 12 children, inclusive of and including children under the age of ten (10) years who reside at the home. A large family day care home may provide care for more than 12 children and up to and including 14 children, if all of the conditions in Subsections (A) through (C) of this Subsection (1) are met:

(A) At least two (2) of the children are six (6) years of age or older;

(B) No more than three (3) infants are cared for during any time when more than 12 children are being cared for; and

(C) The licensee notifies each parent that the facility is caring for two (2) additional school age children and that there may be up to 13 or 14 children in the home at one time.

In addition, the definition of "large family day care home" is subject to any other definitions set forth in the California Health and Safety Code and the California Code of Regulations.

(2) Separation Standards. The minimum distance between the boundary of the parcel or lot on which the proposed large family day care home is to be located and the boundary of the nearest parcel or lot containing an existing large family day care home shall be at least 300 feet, and if such distance is more than 300 feet but less than 500 feet, then the following additional requirements shall be met:

(A) The existing large family day care home is operating at full capacity as defined in Article 1 of Chapter 3 of Division 12 of Title 22 of California Code of Regulations, including but not limited to Sections 102352 and 102416.5; or

(B) A need exists for a particular service in the immediate vicinity of the existing large family day care home, which would be met by the proposed facility and is not provided by the existing large family day care home.

(3) Perimeter Walls. In order to reduce noise impacts from the operation of the large family day care home, all open space areas used for child care purposes shall be located within the rear yard of the property, and shall be enclosed with a solid masonry wall. The masonry wall shall be at least six (6) feet and not more than eight (8) feet in height along the side and rear lot lines. This requirement may be waived or modified by the approving authority if the approving authority finds that the masonry wall is not necessary to reduce noise levels in a particular instance. This determination may be made due to the location, topography, or other physical characteristics or improvements of the property or adjacent properties, or due to adjacent noise receptors which are not sensitive to the levels of noise which may be expected from a large family day care home. A self-latching gate shall be installed to allow egress from the rear yard area to the front of the property. In addition, the operation of the large family day care home shall comply with all applicable noise regulations of the City.

(4) Additional Regulations.

(A) The large family day care home shall provide loading and unloading facilities as necessary to avoid interference with traffic and to promote the safety of children.

(B) In addition to the parking otherwise required for a single-family home by Municipal Code Section 9-2.1103(a), one (1) paved parking space shall be provided for each nonresident employee and nonresident aide.

(C) The large family day care home shall be the principal residence of the provider, and the use shall be clearly incidental and secondary to the use of the property for residential purposes.

(D) No structural changes shall be undertaken which will alter the character of the single-family residence.

(E) The operator must obtain and comply with all applicable approvals of other agencies, including State licensing and Building, Fire and Health Codes.

(F) No signs advertising the day care service shall be allowed, either on or off the premises. There shall be no entrance or exits specifically marked on the dwelling or on the premises for the conduct of the day care use.

(G) If the large family day care home is to be conducted in a rental unit, a written statement from the property owner giving his or her permission for operation of the use on the premises shall be provided to the City.

(H) The operator of the large family day care home shall obtain and maintain a current business license from the City. At the time of renewing of the business license, the operator shall submit evidence of the most current state license together with proof of the most recent state inspection of the facility.

(5) Procedure. An application for permit to operate a large family day care home shall be filed with the Director of Planning in a form provided by the Director of Planning. Such application shall be processed pursuant to the following procedures as required by State law:

(A) Notice. Not less than 20 days prior to the date the Planning Director will consider the application, notice of the application shall be mailed, by United States mail, postage prepaid, to all interested parties. For the purpose of this Subsection 9-2-2803(d)(5), "interested parties" shall mean owners shown on the last equalized assessment roll as owning real property within 100 feet of the exterior boundaries of the subject site area.

(B) Hearing. No public hearing on the application shall be held unless a hearing is requested by the applicant or an interested party on or before the thirteenth (13th) day prior to the date on which the Planning Director will consider the application. If neither the applicant nor any other interested party requests a hearing, then the Planning Director shall approve, disapprove, or conditionally approve the application without a public hearing. In the event that an applicant or an interested party requests a hearing, in a timely manner, prior to the Director of Planning's decision, the Director of Planning will notify all interested parties, as defined above, that he or she will be conducting a public hearing in his or her offices on the specified date, and that following the close of the hearing he or she will render a decision. The Director of Planning shall notify all interested parties a minimum of seven days prior to the hearing.

(C) Appeal. In the event the applicant or any interested party is dissatisfied with the decision of the Director of Planning, the applicant or any interested party may appeal the decision of the Planning Director to the Planning Commission. The decision of the Planning Commission may be appealed to the City Council pursuant to the procedures set forth in Article 19 of this chapter.

(e) Satellite antenna and other exterior devices, equipment and fixtures pursuant to Section 9-2.903 of Article 9 of this chapter.

(f) (Reserved)

(g) *Mobile Vending.* Mobile vending, subject to approval of a temporary use permit pursuant to Article 40 of this chapter, may be conducted on property utilized by a public school, nonprofit organization, church or other place of religious worship, provided that the mobile vending is conducted as part of an event sponsored by the school, organization or institution.

§ 9-2.2804. Uses Permitted Subject to Conditional Use Permits (R-1).

Premises in the Single-Family Residential (R-1) Zone may be used for the following purposes provided a Conditional Use Permit (CUP) has first been obtained pursuant to the provisions of

Article 17 of this chapter.

(a) Ambulance stations, provided that such station is located within 750 feet of a major arterial street;

(b) Civic and public buildings not otherwise covered by another provision of Article 28 of this Code.

(c) Churches and other places of religious worship not otherwise covered by another provision of Article 28 of this Code, in accordance with the development standards contained in Article 41 of this Chapter.

~~(d) One family dwellings with five or more bedrooms or rooms that may be used as bedrooms, provided that the following conditions are satisfied:~~

~~(1) The lot or parcel is adequate in size to accommodate a dwelling with five or more bedrooms and still provide open space, landscaping, and other outdoor amenities as required by this chapter.~~

~~(2) The mass and scale of the dwelling unit is harmonious with the character of the neighborhood and with the existing development pattern on abutting lots or parcels.~~

~~(3) The proposed physical orientation of the dwelling unit on the lot or parcel is appropriate for the shape of the lot, the location of outdoor living areas and the placement and orientation of surrounding homes and structures.~~

~~(4) The dwelling is designed for only single-family use.~~

~~(e)~~(d) Game courts provided that the following conditions are satisfied:

(1) The proposed game court and fence will not encroach into a required side, front or rear yard setback, unless a variance is granted therefor;

(2) The proposed game court will not be visually obtrusive when viewed from surrounding residences due to proposed landscaping around the game court or the location of the proposed game court in relationship to surrounding structures;

(3) The proposed fencing around the court will not have a substantial adverse impact on access to light for neighboring properties and will not exceed 14 feet in height at any one point. If a variance is granted to allow the court to encroach into a required yard setback, the fence in that setback will not exceed 12 feet in height;

(4) The proposed game court will not be illuminated at night by lights, unless illumination is created by utilizing lights specifically designed to avoid diffusion of light onto surrounding properties;

(5) No playing of games shall be permitted, nor shall court lights be illuminated, between the hours of 10:00 p.m. and dawn of the following day.

~~(f)~~(e) Parking lots as a supplemental use on lots or parcels of land adjoining or across an alley from any commercial or manufacturing zone;

~~(g)~~(f) Public schools;

~~(h)~~(g) Utility substations and structures, including but not limited to, water pumping stations, water reservoirs, water storage tanks and other similar facilities and structures, provided that no such

facilities shall include business offices or equipment yards;

~~(i)~~(h) Congregate living health facilities, as defined in California Health and Safety Code Section 1250, serving more than six (6) persons or having more than six (6) beds for persons, who are terminally ill and/or who are severely disabled, provided the following requirements are satisfied:

(1) The requirements set forth in Section 9-2.1704 of the Artesia Municipal Code applicable to the issuance of conditional use permits;

(2) The lot or parcel has adequate outdoor areas for all required parking, including parking required for employees and visitors while maintaining a residential appearance. In addition, an outdoor area in the rear yard shall be provided for residents and employees of the facility;

(3) The structure and lot to be utilized comply with any and all development standards applicable to single family dwellings except as otherwise provided in this subsection;

(4) The structure and lot or parcel to be utilized are physically and aesthetically compatible with surrounding structures and lots and the character of the neighborhood;

(5) The proposed facility will provide loading and unloading facilities as may be necessary to protect and ensure the safety of persons unloading or loading and to avoid interference with traffic;

(6) In addition to the parking otherwise required for single-family residences pursuant to this Code, one (1) paved parking space shall be provided for each nonresident employee or aide;

(7) No signage advertising the facility shall be allowed on or off the premises;

(8) Facilities necessary to accommodate medical waste shall be provided in a State authorized container that is secured and out of public access and public view;

(9) The applicant applies for and obtains ~~Development Review Board~~ Planning Commission approval of the proposed structure, site plan, landscaping, general design and development, setbacks, height, and vehicle and pedestrian ingress and egress, pursuant to Section ~~9-2.703~~ 9-2.701 of the Artesia Municipal Code;

(10) The applicant/operator obtains and maintains a current business license from the City. At the time of obtaining and/or renewing the required business license, the applicant/operator shall submit evidence of having obtained the necessary and current State license together with proof of the most recent inspection by the State of the facility; and

(11) The facility shall be operated in a manner that complies with the City of Artesia Noise Ordinance.

(12) The operator, as part of the application process, shall state whether the operator, or any business operating a congregate living health facility wherein the operator has or had a 10% or greater ownership interest, has had any State license or City or County approval to operate such facility suspended or revoked~~,~~. This includes ~~including~~ the dates and locations of all such suspensions or revocations.

~~(j)~~(i) Community halls not otherwise covered by another provision of Article 28 of this Code.

§ 9-2.2805. Development Standards (R-1).

Premises in the Single-Family Residential (R-1) Zone shall be subject to the following development standards in addition to those standards set forth in Article 6 through 15 of this chapter:

(a) *Lot Area.*

(1) Except as otherwise provided in Article 8 of this Chapter, each lot or parcel of land created after March 8, 1971, shall have a minimum lot area of not less than the number following the zoning symbol. Where no number follows the zoning symbol, the required area shall be 6,000 square feet.

(2) The lot area per dwelling unit shall be the same as the area in the lot or parcel in the same ownership.

(b) *Lot Width.* Except as otherwise provided in Article 8 of this chapter, each lot or parcel of land created after March 8, 1971, shall have a minimum average lot width of not less than 50 feet.

(c) *Yards.* Except as otherwise provided in Article 9 of this chapter, the following yard requirements shall apply:

(1) Front Yards. Each lot or parcel of land shall have a front yard not less than 20 feet in depth.

(2) Side Yards. Each lot or parcel of land shall have a side yard not less than 10% of the width of the lot, but which shall be a minimum of three (3) feet in width, and which need not exceed five (5) feet in width, except on the street side of a corner or reversed corner lot, which shall have a side yard of not less than ten (10) feet in width. An accessory building or detached or attached garage, constructed in the side yard, shall be located a minimum of ~~five~~ four (4) feet from the side property line and shall not project into the front yard, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three (3) feet from the side property line. Notwithstanding the preceding sentence, on the street side of a corner or reversed corner lot, an accessory building or detached or attached garage shall be located a minimum of ten (10) feet from the side property line, and shall not project into the front yard.

The Planning Director may grant an administrative variance to the provisions of this subparagraph (Side Yards) to allow a detached garage or accessory building ~~which is a minimum of six feet from the primary structure~~ to be located less than ~~five~~ four (4) feet from the side property line, so long as it does not project into the front yard and the procedures and criteria for the grant of administrative variance as set forth in Section 9-2.1705 of this Chapter have been satisfied.

(A) Reduction in Side Yards. A side yard of less than the required width but measuring not less than three (3) feet, and which was lawfully created shall be permitted to continue in the same form for the life of the existing building.

Single-story additions to a building may follow the same building line on such side, so long as the side yard adjoining the addition is not less wide than the narrowest permitted portion of the reduced side yard adjoining the original (existing) building, is not on the street side of a reversed corner lot or parcel, and the front and rear yards conform to the provisions of this section.

(3) Rear Yards. Each lot or parcel of land shall have a rear yard not less than five (5) feet in depth~~. An accessory building or a detached or attached garage, constructed in the rear yard, shall be located a minimum of five feet from the rear property line, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three feet from the rear property line.~~, except as provided below:

(A) Street or Alley Abutting Rear Yards. Where a rear property line abuts a public or private street or alley, the minimum rear yard setback may be reduced to four (4) feet, as measured from the rear property line.

(B) Accessory Structures and Detached Garages. Accessory structures or a detached or attached garage, constructed in the rear yard, shall be located a minimum of four feet from the rear property line, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three (3) feet from the rear property line.

(C) The Director of Planning may grant an administrative variance to the provisions of this subparagraph (Rear Yards) to allow a detached garage or accessory building ~~which is a minimum of six feet from the primary structure~~ to be located less than ~~five~~ three (3) feet from the rear property line, so long as the procedures and criteria for the grant of administrative variances as set forth in Section **9-2.1705** of this chapter have been satisfied.

(D) Encroachments Prohibited. Except as otherwise authorized by the owner of the easement or public agency having jurisdiction, no structure shall encroach into any required public right-of-way or easement.

(d) *Additional Development Standards for the Location of Accessory Structures, Including Garages.*

(1) A garage may project into the front yard five (5) feet where the garage door opens 90 degrees to the street line.

(2) A detached or attached garage where the opening faces a street, shall be located at a minimum of 25 feet from the street line.

(3) An accessory structure, including a garage having an opening of more than six (6) feet wide facing an alley, shall be located not less than six (6) feet from the property line of such an alley.

~~(4) A detached garage or accessory building shall be located a minimum of six feet from the primary structure.~~

(e) *Height Limits.* No lot or parcel shall have a dwelling unit in excess of two (2) stories or 30 feet in height, nor an accessory structure including a garage in excess of one (1) story or 17 feet in height, whichever is lowest.

(f) *Lot Area Building Coverage.* No more than 50% of the lot area of any lot or parcel of land shall be covered by roofed structure(s) of any kind.

(g) *Front Yard Area Landscaping Requirements.* A minimum of 40% of the front yard area of any lot or parcel in the Single-Family (R-1) Zone shall be improved and maintained with landscaping, as such term is defined in this Code. The required landscaping shall be maintained in accordance

with the following standards:

(1) Landscaping shall be provided with a permanent, fixed automatic irrigation system adequate to meet the water needs of all landscape material. Irrigation systems shall be designed to minimize maintenance and water consumption, and the irrigation systems shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible.

(2) Landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and the regular watering of all plants. Any damaged, dead, diseased, or decaying plant material shall be replaced in an expeditious manner. Plants shall be maintained free of disease and free of infestations of insects, animals, or other pests. Bare spots in lawns or planters shall be promptly revegetated. Customary maintenance shall include the provision of adequate irrigation, based on the microclimate, and regular application of fertilizer, based on the needs of the plant. Pruning and mowing shall conform to the commonly used standards for each species; however, in no case shall landscaping be allowed to become overgrown. Examples of overgrown landscape materials include:

(i) Lawn grass species: Lawn grass that has exceeded eight inches in height, plants that have established seed heads, lawns that have become thatched and matted, or lawns that have become infested with herbaceous weeds.

(ii) Shrubs and decorative grasses: Plants that have grown so large as to block natural light from entering windows, extend over property lines, extend over roof peaks or eaves, or strangle other plants.

(iii) Trees: Plants which display sucker growth, have grown to a height or canopy width which impairs the normal illumination of streetlights, extend over property lines, interfere with overhead lines or cause more than one inch displacement in any sidewalk pavement.

(h) Landscape accessories, when located within the front or side yard setback, shall not exceed three feet six inches when measured from the ground level, and shall not encroach into or overhang the sidewalk or public right-of-way. Landscape accessories, when located in a front or side yard but outside of the front or side yard setback may not exceed six feet when measured from the ground level, unless reviewed and approved by the Planning Director or designee pursuant to administrative review and approval provisions of Section 9-2.1509 of this Code.

(i) *Outdoor Living Space.* A minimum of 9% of the lot area of any lot or parcel of land shall be designed for and designated as outdoor living space. One dimension of the outdoor living space area shall be a minimum of 10 feet in length. Off-street parking spaces, driveways, and pedestrian accessways to buildings or front yards shall not constitute or contribute to outdoor living space calculations.

(j) *Off-Street Parking.* Each lot or parcel shall comply with the parking requirements set forth in Article 11 of this chapter.

(k) *Parking of Commercial Vehicles Prohibited.* On and after November 9, 1988, no vehicle which is registered for commercial purposes pursuant to the applicable provisions of the Vehicle Code of the State of California and which exceeds three tons in unladen gross weight shall be parked or left standing on any part of any R-1 zoned property in excess of 30 consecutive minutes unless actual loading or unloading of said vehicles is in progress

on said property.

(l) *Signs*. Each lot or parcel of land may have signs which are allowed within this zone pursuant to the provisions of Article 12 (Signs) of this chapter.

(m) *Building Standards.*

(1) No structure shall be constructed with a roof slope of less than 3/12 with a minimum six-inch eave, unless approved by the Planning Director. If an existing structure has a roof with a slope or eaves that do not conform to the requirements of this Subsection (m)(1), then notwithstanding Section 9-2.2102(a)(2), an addition to the structure shall not result in termination of the nonconforming rights to the roof slope and eave dimensions of the existing structure, nor shall the addition be required to conform to the provisions of this paragraph, provided that the roof slope and eave dimensions on the addition match those of the existing structure, and provided further that the addition does not result in the total floor area of the structure being increased by 100% or more;

(i) Except as otherwise required by law, the roof slope requirement of 3/12 set forth in Subsection (~~l~~)(m)(1), Building Standards, of this Section 9-2.2805 shall not apply to non-enclosed patio covers constructed in compliance with Title 9 of the Artesia Municipal Code.

(2) Except as otherwise permitted by law, all structures, including, but not limited to, residential structures, garages, and carports, shall ~~have an exterior siding of brick, wood, stucco, concrete, stone or similar material approved by the City Manager or designee. Reflective, glossy, polished and/or roll-formed type metal siding is prohibited;~~ consist of one or more of the following:

(i) Siding of brick;

(ii) Wood;

(iii)Stucco;

(iv)Concrete;

(v) Stone;

(vi) Prohibited materials include:

(i) Reflective Metal Siding;

(ii) Mirror-finished or highly polished surfaces;

(iii)Glossy, and/or roll-formed type metal siding.

(3) Except as otherwise permitted by law, all structures, including, but not limited to, residential structures, garages, and carports, shall ~~have~~ utilize a roof constructed of clay or concrete tile, concrete or cement composition tile, synthetic tile, slate, fire resistant wood shakes or shingles, o r asphalt composition~~, or other similar roofing materials approved by the City Manager or designee~~;

(4) Except as otherwise permitted by law, the exterior walls of a chimney shall be constructed of brick, wood, stucco, concrete, or stone ~~or similar material approved by the City Manager~~

~~or designee~~. The exterior walls of a chimney shall not be constructed of metal;

(5) A water heater, which is adjacent to and accessible from the exterior of a structure, shall be enclosed with a siding material that is ~~similar or complementary to the siding material used on the~~ the same material found on the exterior of the adjacent structure~~;~~. A tankless water heater may remain unenclosed but shall not be visible from the public right of way or located on the front façade of the home.

(6) No primary residential structure shall be constructed with a floor area of less than 800 square feet when computed by the exterior dimensions of the building;

(7) The main entrance of a primary residential structure on any type of lot shall ~~face the front yard of the property, and any other main entrance orientations shall be subject to approval by the City Manager or designee, which approval shall include a finding that said orientation is necessary because of the unique size or shape of the lot or unique circumstances applicable to the lot~~ be oriented toward the front lot line and connected to a pedestrian pathway with a minimum width of three (3) feet;

(8) The primary front façade of a residential structure on any type of lot shall include ~~a three foot minimum offset, projection, or combination of offset and projection, which shall be measured by the distance between the face of the front façade and the face of the offset or projection, or between the face of the offset and the face of the projection~~ at least one of the following:

(a) A projection or recess of at least three (3) feet in depth and four (4) feet in width; or

(b) A covered porch a minimum of four (4) feet in width.

(9) The finished floor of a residential structure shall not exceed a height of 18 inches above the finished grade of the subject property at any point around the perimeter of the structure;

(10) All garage doors shall be roll-up doors;

(11) Reflective and unpainted ~~Metal or~~ aluminum porch coverings, patio coverings, and door or window awnings shall be prohibited;

(12) Manufactured and Mobile Homes may be placed on a lot in the Single-Family Residential (R-1) Zone if:

(i) The mobile home or manufactured home is occupied only as a single-family residential use;

(ii) All requirements of the zoning ordinance and development standards applicable to residential structures are met;

(iii) The mobile home or manufactured home is attached to a permanent foundation system meeting all applicable building regulations and Section 18551 of the Health and Safety Code;

(iv) The minimum lot size and setback for the zone are met; and

(v) Ten (10) or fewer years have elapsed between the date that the mobile home or manufactured home was constructed and the date the application to install the mobile home or manufactured home was deemed complete.

(13) Air Conditioning Unit(s). The installation, placement, and location of air conditioner unit(s), including window, wall and rooftop units, shall comply with the following standards:

(1) Window and wall air conditioning units shall not be located: (i) in or facing the front yard or visible from the public-right-of-way; or (ii) in or facing a side yard of a corner lot that is adjacent to a street.

(2) Rooftop air conditioner units shall not be permitted unless: (i) located on the rear 50% portion of the roof and not on the front facing hip of the roof; and (ii) screened from public view from all sides with a screening structure, which is designed to match the existing roof architecture, color and material to the maximum extent practicable.

(n) ~~The applicant shall obtain site plan approval for two story houses from the City Manager or designee. The approval shall be considered pursuant to the standards for development review approval as provided in Section 9-2.702 of the Artesia Municipal Code, as well as a requirement that the application be reviewed and conditioned as necessary to protect, to the maximum extent reasonably feasible, the privacy of adjoining properties. This review also shall require specific approval of the parking design~~. One-Story Objective Standards

(1) In addition to the above requirements, one-story residential structures shall comply with the following:

(a) Building Mass and Wall Plane Length. Any street-facing façade exceeding 40 feet in length shall incorporate at least one (1) of the following:

(i) A projection or recess with a minimum depth of 12 inches and width of 8 feet; or

(ii) A change in exterior material covering at least 20% of the façade; or

(iii) A roofline variation of at least 12 inches

(b) Façade Articulation. Street-facing façades shall incorporate at least two (2) of the following:

(i) Covered porch or entry feature with a minimum depth of 4 feet

(ii) Windows covering at least 15% of the façade width

(iii) A projection or recess (min. 12 inches depth)

(iv) A change in exterior material (min. 20% of façade)

(c) Windows. New windows shall:

(i) Match the predominant orientation (vertical or horizontal) of the primary dwelling, and

(ii) Window frame materials and glazing may vary to comply with applicable energy efficiency requirements

(d) Materials

(i) A change in exterior material covering at least 20% of the façade.

(o) Two Story Objective Standards

(1) In addition to the above requirements, two-story residential structures shall comply with the following:

(i) Windows. Windows shall be oriented in the same vertical or horizontal configuration as the predominant window type on the primary dwelling or the existing accessory structure.

(i) New windows shall be made of the same window materials as those of the primary dwelling unit or accessory structure.

(d) Design. The second story shall be designed in the same architectural style as the first floor.

(p) Exterior Colors

(1) Exterior wall colors shall be selected from the City's community design guidelines or an-approved color palette maintained by the Community Development Department.

(2) Fluorescent, neon, metallic, or highly reflective colors shall be prohibited on exterior wall surfaces.

(3) Accent colors may be used on the following, provided the accent color does not exceed 15% of any street-facing façade wall area:

(i) Trim;
(ii) Entry doors;
(iii) Shutters;
(iv) Awnings; or
(v) Architectural features,

(4) All exterior color schemes shall consist of:

(i) One (1) primary color;
(ii) Up to two (2) secondary colors; and
(iii) One (1) accent color.

EXHIBIT B

Revisions to Definitions

~~Strikethrough~~ = deletion
Underline = Addition

§ 9-2.406. "E" Words and Phrases.

Eligible facilities request has the meaning as set forth in 47 C.F.R. Section 1.6100(b)(3), or any successor provision.

Emergency shelter shall have the same definition as set forth in Government Code Section 65582(g) and Health and Safety Code Section 50801, as may be amended: "'Emergency shelter' means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less within any 12-month period by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." ~~means a facility that provides immediate and short-term housing and may offer supplemental services to homeless persons or families on a first-come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs.~~

Entertainer, Adult-Oriented. Adult-oriented entertainer means a person who, for any form of consideration, performs at an adult-oriented business. Such persons shall constitute "entertainers" regardless of their legal relationship (e.g., employee, owner or independent contractor) with the adult-oriented business.

Equipment cabinet means a cabinet or structure used to house equipment associated with a wireless, hard wire, or cable communications facility.

Explosive means any explosive substance having a power equal to, or greater than that of, ordinary black powder, including, but not limited to, blasting caps, detonating, fulminating, or electric caps, gun powder, and dynamite, but excluding fixed ammunition for small arms.
(Ord. 159, § 15.05; Ord. 549, § 9; Ord. 13-798, § 6; Ord. 23-945, 8/17/2023)

§ 9-2.407. "F" Words and Phrases.

Family means one or more ~~a person or~~ persons ~~, related by blood, marriage, or adoption, living together~~ occupying a dwelling unit as a single housekeeping unit. (See "Single Housekeeping Unit.") ~~in a bachelor apartment or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.~~

Fast food drive-through restaurant means a restaurant specializing in food that can be prepared and served quickly and that is designed for ready availability, use, or consumption with direct ordering by, and food delivery to, patrons while in their vehicles, through the use of a drive-up window and drive-through lane(s).

FCC means the Federal Communications Commission or its lawful successor.

Fence means a barrier intended to prevent intrusion or to mark a boundary.

Flag means a piece of fabric or plastic of distinctive design that is used as a symbol for a

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nation, governmental entity, religious entity or other organization or that is used to signal or attract attention.

Floor area means the total horizontal area of all the floors of a building measured from the exterior surface of the outside walls, including all floors below the ground level, and excluding vents, elevator and equipment shafts, interior open-air courts, exterior stairways and stairways outside of the enclosed building, utility rooms and janitorial closets not exceeding 50 square feet for each such room per building, trash enclosure or refuse areas, and unenclosed open-air common hallways or walkways.

(§ 9-2.407,§ 9-2.413)

Floor area ratio means the numerical value obtained through dividing the aboveground floor area of a building by the total area of the lot or parcel of land on which such building is located.

Freeway means a highway to which the owners of adjoining lands have no right or easement of access to or from their adjoining lands, or to which such owners have only limited or restricted right or easement of access, and which freeway is declared to be such in compliance with the Streets and Highways Code of the State, including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other streets or highways, but excluding frontage roadways.

Front Lot Line. (See *Lot Line, Front*, Section 9-2.413 of this article.)

Front Yard. (See *Yard, Front*, Section 9-2.426 of this article.)

Front yard area means the portion of a lot or parcel of land extending across the full width of the lot or parcel of land and from the front lot line to the front wall of the main building. The phrase "front yard area" is distinguishable from the phrase "front yard," as separately defined in this article.
(Ord. 159, § 15.06; Ord. 512, § 2; Ord. 685, § 7; Ord. 08-736 § 8; Ord. 09-743, § 6; Ord. 11-765, § 4; Ord. 11-769, § 9; Ord. 23-945, 8/17/2023)

§ 9-2.413. "L" Words and Phrases.

Landscaping means the planting and maintenance of some combination of trees, shrubs, vines, groundcovers, flowers, or lawns. In addition, the combination or design may include natural features, such as rock and stone, and structural features, including, but not limited to, fountains, reflecting pools, art works, screens, walls, fences, and benches.

Landscape accessories means accessories such as, but not limited to, statues, fountains, ornaments, sculptures, monuments, and any other art, ornamental or structural feature that is located in the front or side yard.

Lot means:

(1) A parcel of real property which is shown as a lot in a subdivision as a final map with a number of other designation on plat recorded in the office of the County Recorder;

(2) A parcel of land the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State in the office of the County Recorder; or

(3) A parcel of land registered under the Land Title Law (Torrens Title) and held under separate ownership from adjacent property on April 7, 1971.

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Lot area means the total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot, corner. Corner lot means a lot or parcel of land situated at the intersection of two or more streets or highways which have an angle of intersection, measured within such lot or parcel of land, of not more than 135 degrees.

Lot depth means the horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot, key. Key lot means an interior lot adjoining the rear lot line of reversed corner lot.

Lot line, front. Front lot line means a line separating an interior lot from a street or highway or a line separating the narrower street frontage of a corner lot from the street or highway.

Lot line, rear. Rear lot line means a lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line 10 feet in length within the lot, which line is parallel to the front lot line or parallel to the chord of a curved front lot line and at the maximum distance from the front lot line.

Lot, reversed corner. Reversed corner lot means a corner lot the side lot line of which is substantially a continuation of the front lot line of a lot or parcel of land which adjoins the rear lot line of such corner lot.

Lot line, side. Side lot line means any lot boundary line which is not a front lot line or a rear lot line.

Lot, through. Through lot means an interior lot having a frontage on two streets and/or highways.

Lot width means the horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

Low Barrier Navigation Center shall have the same definition as set forth in Government Code Section 65660(a), as may be amended, which states: "'Low Barrier Navigation Center' means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. 'Low Barrier' means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

(Ord. 159, § 15.12)

§ 9-2.420. "S" Words and Phrases.

Salvage Yard. (See *Junk and salvage yard*, Section 9-3.411 of this article.)

Sanitarium and *sanatorium* means the same as hospital. (See *Hospital*, Section 9-2.409

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of this article.)

School means: (i) any child or day-care facility; and (ii) any institution of learning for minors, whether public or private, offering instruction in the courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college or university.

Secondary Highway. (See *Highway, Secondary*, Section 9-2.409 of this article.)

Semi-nude means a state of dress in which clothing covers no more than the genitals, pubic region, buttocks, areola and nipple of the female breast, as well as portions of the body covered by supporting straps or devices.

Service provider means any authorized provider of personal wireless services.

Shared parking means the counting of parking spaces as satisfying the required parking for more than one use or business located on the same lot or parcel of land.

Side Lot Line. (See *Lot Line, Side*, Section 9-2.413 of this article.)*Sign* means any method of display, or part thereof, for visual communication, which shall include any announcement, declaration, demonstration, display, illustration, or insignia, which is used to advertise or promote the interests of any person, business, group, or enterprise, including "accessory signs" and "outdoor advertising." (See *Sign, Accessory*, below, and *Outdoor advertising*, Section 9-2.416 of this article, respectively.)

Sign, accessory means any sign other than outdoor advertising. (See *Outdoor advertising*, Section 9-2.416 of this article.)

Sign, hanging means any sign hung or suspended below a marquee, eave, canopy, or cantilevered covered walkway in such a manner that the sign is parallel to the building façade or fascia.

Sign, monument means a low-profile, free-standing sign structure mounted on a short, solid base that is affixed to the surface of the ground.

Sign, off-premises means a commercial sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or other commercial message which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where such sign is located.

Sign, pole means any freestanding sign structure mounted on a column or pole or columns or poles where the bottom of the sign face is more than one foot from the surface of the immediately surrounding ground area or where the height of the sign structure is greater than five feet from the surface of the immediately surrounding ground area.

Sign, projecting means a sign which is supported by and projects from a wall or parapet in excess of 12 inches from the wall or parapet with the display surface of the sign in a plane that is not parallel to the building façade or fascia.

Sign, roof means a sign that is mounted on the roof of a building, or which is dependent upon a building for support, and which projects above the highest point

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of a building with a flat roof, the eave line of a building with gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

Sign, temporary means any handbill or sign that is not designed, constructed, rated, or intended for permanent display on the property, including those made of paper, cardboard, cardstock, cloth, or other signs that are not permanently affixed to the ground or building. In the case of property in any commercial or industrial zone, it shall also mean any handbill or sign, other than a temporary banner authorized by this Code, that displays a message unrelated to the commercial or industrial activity conducted on the site.

Sign, vehicle means a sign that is attached, affixed, painted, posted, displayed, or otherwise maintained on a vehicle (as that term is defined by the California Vehicle Code), but shall exclude any sign on a vehicle that displays an advertisement or business identification of its owner, so long as such vehicle is engaged in the usual business, work, or conduct of the owner, and not used or parked primarily to display advertisements.

Sign, wall. (See *Wall sign*, Section 9-2.424 of this article).

Single Housekeeping Unit means use of a dwelling unit in a way that satisfies each of the following criteria:

(1) The residents have established ties and familiarity and interact with each other.

(2) Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.

(3) Residents share meals, household activities, expenses, or responsibilities.

(4) All adult residents have chosen to jointly occupy the entire premises of the dwelling unit and they each have access to all common areas.

(5) If the dwelling unit is rented, each adult resident is named on and is a party to a single written lease that gives each resident joint use and responsibility for the premises.

(6) Membership of the household is determined by the residents not by a landlord, property manager or other third party.

(7) The residential activities of the household are conducted on a nonprofit basis.

(8) Residents generally do not have separate entrances or separate secured food-storage facilities such as cabinets or refrigerators.

Small cell facility has the same meaning as "small wireless facility" in 47 C.F.R. 1.6002(1), or any successor provision.

Specified anatomical areas means the following:

(1) Less than completely and opaquely covered human: (i) genitals or pubic region, (ii) buttocks, and (iii) female breast below a point immediately above the top of the areola;

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered;

(3) Any device, costume or covering that simulates any of the body parts included in subparagraphs (1) or (2) above.

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Specified sexual activities means the following, whether performed directly or indirectly through clothing or other covering:

(1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast;

(2) Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated;

(4) Excretory functions as part of, or in connection with, any of the other activities described in subparagraphs (1) through (3) above.

Sports and recreational facilities means establishments for the purposes of sports education, training, and recreation, including establishments with indoor use of basketball courts, tennis courts, batting cages, golf, soccer, or other similar activities and excluding facilities where the principal use is the general non-sport oriented, physical fitness or training of its members, such as gymnasiums, health clubs and spas.

Stealth design means improvements or treatments added to a wireless communication facility which are intended to make the facility look like something other than a wireless tower or base station or to mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer.

Story means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. Story shall include basements but not cellars.

Story, Half. Half-story means a story with at least two of its opposite sides situated immediately under a sloping roof, with the floor area of such story not in excess of two-thirds of the floor area of the floor immediately below.

Street means a public or private right-of-way, other than a parkway, major or secondary highway, freeway, or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

Structure means anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground.

Structure, Advertising. Advertising structure means a structure existing, erected, or maintained to serve exclusively as a stand, frame, or background for the support or display of signs.

Structure, Nonconforming. Nonconforming structure means any structure or improvement which was lawfully established and in compliance with all applicable laws prior to the adoption of this chapter or any amendment thereto, but which, by reason of such adoption or amendment, no longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

Structure, support means any structure any structure capable of supporting a base station.

Supportive housing has the same definition as set forth in Government Code

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Section 65582(n), as may be amended, which states: "'Supportive Housing' means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community."~~means housing with no limit on length of stay, that is occupied by the target population,and that is linked to on-site or off-site services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing .his or her ability to live and when possible, work in the community.~~ In accordance with Government Code Section 65583(c)(3), supportive housing is considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwelling of the same type in the same zone. Furthermore, supportive housing that satisfies the requirements of Government Code Section 65650 et seq. shall be a use by right in all zones where multifamily and mixed-uses are permitted.

(Ord. 159, §§ 15.14, 15.19; Ord. 330, § 2; Ord. 529, § 5; Ord. 549, § 13; Ord. 621, § 2;
Ord. 632, § 6; Ord. 642, § 6; Ord. 658, § 7; Ord. 671, § 7; Ord. 08-737 § 6; Ord. 12-785, §§ 4—6; Ord. 13-798, § 7; Ord. 17-841, § 4; Ord. 19-875, §§ 6, 7; Ord. 23-945, 8/17/2023)

§ 9-2.421. "T" Words and Phrases.

Take-out restaurant means a restaurant where food is prepared and sold principally for consumption off-site.

Three-Family Dwelling. (See *Dwelling, Three-Family*, Section 9-2.405 of this article.)

Through lot. (See *Lot, Through*, Section 9-2.413 of this article.)

Tower has the meaning as set forth in 47 C.F.R. Section 1.6100(b)(9), or any successor provision.

Transitional housing has the same definition as set forth in Government Code Section 65582(q), as may be amended, which states: "Transitional Housing' means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." ~~means buildings configured as rental housing developments, but operated under program requirement that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.~~ In accordance with Government Code Section 65583(c)(3), transitional housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwelling of the same type in the same zone.

Trellis means a landscape feature within a garden or yard area of a lot that may or may not be constructed with lattice, and is designed to provide decoration, shade or both, and which does not have a solid material roof or side. A trellis that is used to support grape vines or other vines is a grape arbor or other arbor.

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Two-Family Dwelling. (See *Dwelling, Two-Family*, Section 9-2.405 of this article.) (Ord. 159, § 15.20; Ord. 07-724, § 7; Ord. 08-736 § 9; Ord. 13-798, § 8; Ord. 23-945, 8/17/2023)

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EXHIBIT C
Revisions to Design Review

~~Strikethrough~~ – Deleted Text
Underline – Added Text

Article 20
Design Review

§ 9-2.2001. Purpose of Design Review Approval.

~~The provisions of this article are intended to establish a process by which certain types of development projects and structures are subject to a discretionary review approval process before the City's Planning Commission, and under specified circumstances before the City Council or Planning Director, to ensure that the site plan, building layout, size, shape, scale, mass, height, architectural design, architectural components, materials, colors, landscaping and other aspects of the physical plan for the development project are compatible with neighboring developments, are appropriate for the site, and achieve the highest level of design that is feasible for the project. The City intends to use this process to improve the aesthetic character of the community, to preserve and enhance property values, protect adjacent properties from adverse impacts caused by development projects, to assist private and public developers to be more cognizant of public concerns for the aesthetics of projects, and to bring about a community that is safe, functional and attractive~~

The purpose of Design Review is to ensure that the design is based upon the general character of the neighborhood, design quality, development, compliance with the provisions of applicable laws, consistency with the design of the neighborhood in which the development is located, compliance with development standards, guidelines, applicable Specific Plan standards, and the General Plan.

§ 9-2.2002. Projects Subject to Design Review Approval by Planning Commission or Staff.

(a) The following categories of development projects shall be subject to the design review approval process specified in this article and shall be submitted to the Planning Commission or Planning Director for approval, as specified in Table 9-1 below. Design Review approval shall be required before the issuance of a building or grading permit for certain types of construction activity.

~~(1) Any building or structure requiring a building permit, or the modification of the exterior design of an existing structure or element thereof, including architectural accents, that are located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one family dwelling unit; and~~

~~(2) Any building or structure requiring a building permit, or the modification of the exterior design of any existing structure or element thereof, that is located in the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1) or Medium Density Residential (M-D-R) Zones that is designed for use other than as a dwelling unit or dwelling units; and~~

~~(3) Any major wall sign as specified in Article 12 or 12.5 of this chapter.~~

TABLE 9-1
REVIEW AUTHORITY FOR DESIGN REVIEWS

Type of Construction Activity	Role of Review Authority (1)	
	Planning Commission	City Council
Residential construction: 11 or more dwelling units **(4)(5)**	Decision	Appeal
Mixed-use projects: 5 or more dwelling units and/or nonresidential construction of 1,001 square feet or more of gross floor area. **(4)(5)**	Decision	Appeal
Nonresidential construction: 5,000 square feet or more of gross floor area **(4)(5)**	Decision	Appeal
Any Major Wall Sign: Specified in Article 12 or 12.5 of this Chapter. **(4)(5)**	Decision	Appeal
Major wireless communications facility as specified in Article **42**.	Decision	Appeal
Sites: that have been zoned for commercial cannabis uses; and where the property owner or tenant has been issued a valid commercial cannabis permit. **(4)(5)**	Decision (2)(3)	Appeal

Note:

(1) Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9-2.1807 (Appeals).

(2) Major modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to Planning Commission review as provided in this article. For purposes of this section, a "major modification" means that 60% or more of the building façade, as measured in overall linear building footage, is being modified.

(3) All other minor modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to the administrative review and approval of the Planning Director, as provided for in this article. For purposes of this section, a "minor modification" means that less than 60% of the building façade, as measured in overall linear building footage, is being modified.

(4) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Community Development Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.

(5) The exterior color shall satisfy the general criteria for design review approval specified in Section 9-2.2005.

(b) The following categor~~i~~es of development projects shall be subject to the design review approval process specified in this article and shall be submitted to the ~~Planning Commission or Planning~~ Director for approval, as specified in Table 9-2 below.

TABLE 9-2
REVIEW AUTHORITY FOR PLANNING DIRECTOR APPROVED DESIGN REVIEWS

Type of Construction Activity	Role of Review Authority (1) (2)	
	Planning Director	Planning Commission
Residential construction: 4 to 10 dwelling units (5)(6)	Decision (3)	Appeal
Mixed-use projects: 1 to 4 dwelling units and nonresidential construction of up to a maximum 1,000 square feet of gross floor area (5)(6)	Decision (3)	Appeal
Nonresidential construction: 1,001 to 4,999 square feet of gross floor area (5)(6)	Decision (3)	Appeal
Minor exterior modifications to nonresidential or multi-family structures (5)(6)	Decision	Appeal
Exterior color of an existing structure or element thereof any building or structure (4)(5)(6)	Decision	Appeal
Minor modifications to previously approved Design Review projects (5)(6)	Decision	Appeal
Exposed neon lighting for signs and architectural accents	Decision	Appeal
Comprehensive Sign Programs	Decision	Appeal

Note:

(1) "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9-2.1807 (Appeals).

(2) The Planning Director may defer action and refer the request to the Planning Commission for the final decision.

(3) Subject to public notice, but not a hearing unless requested.

(4) The modification of the exterior color shall not be subject to Planning Commission or City Council review and approval unless the applicant appeals the decision of the Director or designee pursuant to the provisions of this Chapter

(5) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Community Development Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.

(6) The exterior color shall satisfy the general criteria for design review approval specified in Section 9-2.2005.

(7) Projects that qualify for ministerial approval under state law, including but not limited to SB 9 (Gov. Code § 65852.21), ADUs (Gov. Code § 65852.2), and qualifying housing developments, shall not be subject to discretionary Design Review Approval

(c) Any projects that do not require design review as specified in Tables 9-1 and 9-2 above shall require a Zoning Clearance in accordance with Article 20.1.

~~(1) Sites: that have been (A) zoned for commercial cannabis uses; and (B) where the property owner or tenant of the subject site has been issued a valid commercial cannabis permit by the City shall be subject to the following:~~

~~I. Major modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to Planning Commission review as provided in this article. For purposes of this section, a "major modification" means that 60% or more of the building façade, as measured in overall linear building footage, is being modified.~~

~~II. All other minor modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to the administrative review and approval of the Planning Director, as provided for in this article. For purposes of this section, a "minor modification" means that less than 60% of the building façade, as measured in overall linear building footage, is being modified.~~

~~(c) The following categories of development projects shall be subject to the design review approval process specified in this article and shall be submitted to the Director, or their designee, for approval.~~

~~(1) Any wireless communications facility that is not a major wireless communications facility as specified in Article **42**.~~

~~(d) The modification of the exterior color of an existing structure or element thereof of any building or structure specified in this subsection shall be subject to the administrative review and approval of the City Manager or designee in accordance with the following standards and procedures:~~

~~(1) The modification of the exterior color is to any building or structure in the City except a single family residential structure used for residential purposes located in the Agricultural Single Family Residential (A-1), Single Family Residential (R-1) or Medium Density Residential (M-D-R) Zones.~~

~~(2) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Planning Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.~~

~~(3) The exterior color shall satisfy the general criteria for design review approval specified in Section **9-2.2005**.~~

(4) ~~The modification of the exterior color shall not be subject to Planning Commission or City Council review and approval unless the applicant appeals the decision of the City Manager or designee pursuant to the provisions of this chapter, in which case the decision shall first be appealed to the Planning Commission and then to the City Council, which decision will then be final.~~

§ 9-2.2003. Application Requirements.

(a) *Contents*. Any person requiring design review approval shall submit an application on a form prepared by the City. All information specified on the form shall be provided to the City. An application fee shall be submitted at the time the application is submitted in an amount specified by the City's current fee resolution. With respect to any new structure, the application

shall be accompanied by scaled drawings of the site as proposed for development and elevation plans of the structure or structures on the site. If the applicant is not the property owner, the application shall contain the signature of the property owner or the duly authorized representative or agent of the property owner. The accuracy of all information, maps and documents submitted on or with the application shall be the responsibility of the applicant. The applicant shall also submit any additional information required by the application or requested by staff.

(b) *Repeated Applications.* No person may submit an application for design review of a project where the Director, Planning Commission, or City Council has taken action on a previous application for the same or substantially similar design review application within the previous six months, unless the applicant can show substantially changed conditions, as determined in the Planning Director's reasonable discretion.

§ 9-2.2004. Notice and Hearing Requirements.

Except as otherwise provided in this chapter and except for any design review for minor modifications to sites zoned for commercial cannabis uses pursuant to Section 9-2.2002(a)~~done pursuant to Section 9-2.2002(b)(1)~~, all applications for design review approval shall be subject to the notice and hearing requirements specified in Article 23 of this chapter. Notice and hearing shall not be required for a Planning Director's decision via a Zoning Clearance.

§ 9-2.2005. Criteria for Approval of Design Review Applications.

No application for design review approval shall be approved by the Planning Commission, the City Council or, when otherwise authorized by this chapter, the Planning Director, unless the application, in its final submitted form, or with the imposition of conditions, meets all of the criteria set forth in this section. This section shall not apply to applications for window signs or exposed neon lighting for signs or architectural accents, which shall be approved in accordance with the specific criteria set forth in Articles 12 and 12.5. This section shall also not apply to applications for wireless communications facilities, which shall be approved in accordance with the specific criteria set forth in Article **42**.

(a) The design and layout of the proposed development or structures is consistent with the City's general plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter;

(b) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;

(c) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features; and

(d) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

§ 9-2.2006. Resolution.

The Planning Commission shall adopt a resolution approving or denying the design review application and setting forth its findings for approval or denial. For Planning Director decisions, the Planning Director shall send the applicant a letter approving or denying the design review application

and setting forth their reasons for approval or denial. In the event the application is approved, the Planning Commission or Planning Director, as applicable, may impose conditions that are necessary to satisfy the findings of approval and to ensure compliance with the City's approval.

§ 9-2.2007. Affirmation by City Council of Certain Design Review Actions of the Planning Commission.

Upon approval or denial of any design review application for a project that involves a structure that exceeds 35 feet in height that is not otherwise subject to a variance for height, or that includes more than 20,000 square feet of floor area, the Planning Commission's decision shall not become final unless a report regarding the Planning Commission's action is first presented to the City Council and the City Council acts to affirm the Commission's action. If, upon receipt of the report of the Commission's action, the City Council does not act to affirm the Commission's action, the City Council shall either remand the application back to the Commission for further proceedings, or set the matter for public hearing before itself and then approve or deny the application in accordance with the criteria specified in this article. However, even if a design review application for a project involves a structure that exceeds 35 feet in height that is not otherwise subject to a variance for height, or includes more than 20,000 square feet of floor area, if it meets the provisions of Section **9-2.2002~~(b)~~(a)~~(1)~~** for minor modifications to sites zoned for commercial cannabis uses, the application shall continue to be subject to a Planning Director decision and shall not require affirmation from either the Planning Commission or the City Council.

§ 9-2.2008 **Appeals.**

Except for wireless communication facilities, any action of the Planning Director or Planning Commission approving or denying a design review application may be appealed by any person to the Planning Commission or City Council, respectively, within 15 days of the date of the decision in accordance with the procedures specified in Article 19 of this chapter. Wireless communications facilities shall be appealed by any person directly to the City Council. Upon the filing of the appeal, the matter shall be set for hearing before the appeal body. Notice of the appeal hearing shall be provided as required in Article 23 of this chapter. If there is any conflict between the terms of this article and the terms of Article 19, the terms of this article shall prevail.

§ 9-2.2009 **Expiration.**

Design review approvals that are not inaugurated by the issuance of a building permit and the commencement of construction in accordance with that permit shall become null and void within one year from the date the design review application was approved. This expiration date may be extended by the filing of an application for extension, which application must be filed not less than 30 days prior to the expiration of the original approval or any previously approved extension. In granting or denying the extension, the body that approved the application shall use the original criteria for the grant of the approval specified in Section 9-2.2005 of this article and may impose additional conditions as are deemed necessary to ensure continued compliance with those criteria. The maximum time permitted for an extension shall be a cumulative period of two years, unless the project is also the subject of a subdivision map, in which case the maximum period of extension shall comply with the maximum time permitted for the extension of a tentative subdivision map.

Article 20.1

Zoning Clearance

9-2.2011 Purpose
9-2.2012 Applicability
9-2.2013 Criteria for Clearance
9-2.2014 Appeal

9-2.2011 Purpose

The Zoning Clearance is a ministerial land use permit that is used by the Community Development Department to verify that a proposed structure or land use activity complies with the list of permitted activities allowed in the applicable zoning district, the development standards applicable to the subject use, the National Pollution Discharge Elimination Systems (NPDES) program, design standards and guidelines and any conditions of approval of permits previously issued for the subject site.

9-2.2012 Applicability

(a) Zoning Clearance shall be required in conjunction with Community Development Department review of any building or grading permit, business tax certificate (business license), or other authorization required by the AMC or Zoning Code for any new use or change of use. Where no other authorization is required, (e.g., Building Permit) Zoning Clearance shall be obtained from the Community Development Department before the commencement of any business or land use activity.

(b) State-Mandated Residential Projects (Two-Unit Projects).

9-2.2013 Criteria for Clearance

The Planning Director shall grant Zoning Clearance after determining the request complies with all of the applicable standards and provisions for the category of use in the zoning district of the subject parcel, in full compliance with the Zoning code, other applicable Sections of the AMC, the National Pollution Discharge Elimination Systems (NPDES) program and the Design Standards and Guidelines. An approval may be in the form of a stamp, signature, or other official notation on approved plans, a letter to the applicant, or other certification, at the discretion of the Planning Director.

9-2.2014 Appeal

The Community Development Department's action on a zoning clearance request may be appealed to the Planning Commission in compliance with the procedures in Article 19 (Appeals).

ORDINANCE NO. 26-990

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING TITLE 1 (GENERAL PROVISIONS) OF THE ARTESIA MUNICIPAL CODE TO ADD CHAPTER 8 THERETO AND ESTABLISH REASONABLE ACCOMMODATION PROCEDURES CONSISTENT WITH STATE AND FEDERAL FAIR HOUSING LAWS AND FINDING THE ACTION EXEMPT FROM CEQA

WHEREAS, the Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act require local jurisdictions to establish a process by which persons with disabilities can request reasonable accommodations to the jurisdiction's codes, rules, policies, practices or services, necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling; and

WHEREAS, under Government Code section 65583, each city must analyze in its housing element the special needs of disabled persons. Each housing element also must analyze governmental constraints to the development and maintenance of housing for disabled persons, and include a program to provide reasonable accommodations from zoning and land use regulations to allow for the development of housing for disabled persons; and

WHEREAS, in addition to the foregoing statutes, other state and federal disability laws require a city to provide reasonable accommodations for disabled persons in the application of city programs, including but not limited to the city's land-use, zoning, and building regulations, as well as other programs, policies, practices and procedures. By adopting this ordinance (the "Ordinance"), the City desires to amend its municipal code to establish a process by which persons with disabilities can request such reasonable accommodations; and

WHEREAS, adoption of the Ordinance is categorically exempt from further review under the California Environmental Quality Act ("CEQA") per State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.). Adoption of the Ordinance is exempt because the code amendment is an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change to the environment. (§ 15060(c)(2).) Adoption of the Ordinance is also exempt because the code amendment is not a "project" as defined by section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment. (§ 15060(c)(3)); and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. **CEQA**. The City Council determines that adoption of the Ordinance is categorically exempt from further review under CEQA per State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.). Adoption of the Ordinance is exempt because the code amendment is an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change to the environment. (§ 15060(c)(2).) Adoption of the Ordinance is also exempt because the code amendment is not a "project" as defined by section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment. (§ 15060(c)(3).) The City Council hereby directs City staff to file a Notice of Exemption within five days of the adoption of this Ordinance.

SECTION 3. **Code Amendment**. Chapter 8 is hereby added to Title 1 (General Provisions) of the Artesia Municipal Code and shall read in its entirety as follows:

"**Chapter 8 – Reasonable Accommodations**

§ 1-8.01 Request for Reasonable Accommodation.

(a) **Purpose and Intent**. It is the policy of the City to make, as provided in this section, reasonable accommodation in the application of its programs, including but not limited to zoning and land-use laws, for disabled persons, to the extent required under federal and state disability laws. The purpose of this section is to establish a process for disabled persons to submit and for the City to review a request for reasonable accommodation. A reasonable accommodation approved pursuant to this section shall not be considered a variance and does not require findings applicable to variances under this Code. If this section conflicts with any other provision of this Code, this section governs.

(b) **Definitions**. For the purposes of this section, unless otherwise apparent from the context, certain words or phrases used in this section are defined as follows:

(1) "City" means the City of Artesia, California.

(2) "Person with a disability" means a person who has a physical or mental impairment that makes achievement of a major life activity difficult, as defined by state and federal disability laws; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

(3) "RA Request" means a request for a Reasonable Accommodation submitted by, or on behalf of, a person with a disability.

(4) "Reasonable Accommodation" means providing persons with disabilities flexibility in the application of City programs, including City land-use, zoning and building regulations, policies, practices and procedures, or waiving certain requirements when it is necessary to

provide meaningful access to City programs or to eliminate barriers to housing opportunities for persons with disabilities.

(5) "Review Authority" means the City Manager or the City Manager's designee. See subsection (c) below.

(c) **Review Authority**. The City Manager or the City Manager's designee is the review authority for a RA Request. A denial of an RA Request may be appealed by the requestor to a hearing officer. The hearing officer's decision is final.

(d) **Applicability**.

(1) **Eligibility**.

(i) An RA Request may be made by any person with a disability, their representative, or a developer or provider of housing or other services for persons with disabilities, when the application of a City program, including a City land-use or building regulation, policy, practice or procedure, acts as a barrier to meaningful access to City programs or to fair-housing opportunities for persons with disabilities.

(ii) Federal and state disability laws afford no protection to persons with or without disabilities whose tenancy presents a direct threat to the persons or property of others. Determining whether someone's tenancy poses such a direct threat must be made on an individualized basis, however, and may not be based on general assumptions or speculation about the nature of a disability.

(2) **Eligible Request**. The subject matter of an RA Request may include a modification or exception to the practices, rules, or standards for a City program or for the development, siting, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability with meaningful access to City programs and equal opportunity to housing of the person's choice.

(e) **Application**.

(1) **Requirements**. An RA Request may be initiated with the Review Authority orally or in writing. The City will not require a requestor to use a particular form or medium to initiate an RA Request. The law requires the Reasonable Accommodation process to be iterative and interactive. City staff will assist requestors in completing their RA Request as needed to ensure that the process is accessible to

persons with disabilities.

(2) **Administration**. The City may create any forms, documents, online portals, telephone hotlines, or other methods to facilitate the submittal of RA Requests.

(f) **Review and Processing**.

(1) **Application Review**. The Review Authority will approve, approve with conditions, or deny an RA Request in accordance with the required findings in subsection (g) below.

(2) **Decision**.

(i) **Request for Further Information**. The Review Authority may request further information from the applicant consistent with state and federal disability laws and this section, specifying in detail the further information required.

(ii) **Decision and Timing**. The Review Authority will issue a written decision within 30 days of its receipt of a complete RA Request (including any additional information required under subsection (f)(2)(i) above). The written decision must: explain in detail the basis of the decision under the required findings in subsection (g), give notice of the applicant's right to appeal the decision, and be sent to the applicant by first-class mail with return receipt requested.

(3) **Compliance with other Regulations**. An approved accommodation does not affect any person's obligations to comply with all other applicable regulations not at issue in the requested accommodation.

(4) **Confidentiality**. Any information identified by an applicant as confidential will be retained in a manner so as to respect the privacy rights of the applicant and will not be made available for public inspection, unless disclosure is otherwise required by state or federal law.

(g) **Required Findings**. Prior to approval of an RA Request, the following findings must be made consistent with federal and state disability laws:

(1) When housing is the subject of an RA Request, the housing will be used by a person with disabilities protected under fair housing laws.

(2) As applicable, the requested accommodation is necessary to make housing available to a person with disabilities protected under the fair

housing laws.

(3) The requested accommodation would not impose an undue financial or administrative burden on the City.

(4) The requested accommodation would not require a fundamental alteration in the nature of the City's policies, practices or procedures, including consideration of alternatives which may provide an equal level of benefit.

(5) The requested accommodation will not result in a direct and significant threat to the health or safety of other persons or substantial physical damage to the property of others.

(h) **Appeals**.

(1) **Final Decision**. The action of the Review Authority is final unless appealed within 10 business days of the date that the applicant receives the Review Authority's decision in the mail. The notice of appeal must be in writing. The Review Authority will schedule the appeal to be heard by a hearing officer within 30 calendar days from the date that the Review Authority receives the notice of appeal. The decision of the hearing officer is final and shall be mailed by first-class mail to the applicant with return receipt requested.

(2) **Assistance with Appeal**. Upon request, the City will provide assistance to a person needing assistance in filing an appeal to ensure that the appeals process is accessible to persons with disabilities.

(i) **Modifications Initiated by the Applicant**. The applicant may apply for a modification to their accommodation. Any proposed modification will be treated by the City as a new RA Request and will be subject to the procedures set forth in subsections (a) through (h) above.

(j) **Modifications or Revocations Initiated by the City**.

(1) **Review Authority and Findings**. The Review Authority may make changes or revoke the approval of a Reasonable Accommodation application when conditions of approval are violated, it is necessary to resolve a nuisance, or when the RA Request contained incorrect, false, or misleading information.

(2) **Procedures**. The Review Authority will notify the applicant of the change or revocation of the approval by first-class mail with return receipt requested no later than the next business day after the

Review Authority's decision. The applicant may appeal the Review Authority's decision in accordance with subsection (h) above."

SECTION 4. **Severability**. If any part of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the rest of this Ordinance remains valid. The City Council hereby declares that it would have adopted this Ordinance, and every part of it, regardless of the fact that any part or parts might be declared invalid or unconstitutional or contravened via legislation.

SECTION 5. **Effective Date**. This Ordinance takes effect 30 days following its adoption by the City Council.

SECTION 6. **Adoption, Certification, and Publication**. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published or posted in the manner required by law.

PASSED AND ADOPTED THIS 8th DAY OF JULY, 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rene Trevino, Mayor

ATTEST:

_____

Jennifer Alderete, City Clerk

APPROVED AS TO FORM:

_____

HongDao Nguyen, City Attorney