AGENDA
REGULAR MEETING OF THE MAYWOOD CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

WEDNESDAY, JUNE 25, 2025 AT 5:30 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.com

I. CALL TO ORDER/ROLL CALL

CALL TO ORDER
ROLL CALL

II. CITY OFFICIALS

MAYOR
Mayra Aguiluz

MAYOR PRO TEM
Heber Marquez

COUNCIL MEMBERS
Eddie De La Riva
Frank Garcia
Jaime Flores

CITY CLERK
Jennifer E. Vasquez

CITY TREASURER
Jennifer Vasquez

CITY MANAGER
Jennifer E. Vasquez

CITY ATTORNEY
Roxanne Diaz

III. MEETING PROCEDURES

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

https://us02web.zoom.us/j/85621851613 AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person**: Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA

2. **Before the Meeting**: Public comment will be accepted for the record in advance by 4:00 p.m. the day of the meeting by email to miguel.leon@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

IV. CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
GOVERNMENT CODE SECTION 54957
TITLE: CITY MANAGER

CONFERENCE WITH LABOR NEGOTIATORS
GOVERNMENT CODE SECTION 54957.6
CITY NEGOTIATOR: MAYOR AGUILUZ AND CITY ATTORNEY ROXANNE DIAZ
UNREPRESENTED EMPLOYEE: CITY MANAGER

V. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS

VI. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

VII. PRESENTATIONS

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT: CITY UPDATE

VIII. PUBLIC HEARING

1. PUBLIC HEARING TO CONSIDER RESOLUTION NO. 6417 APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-26 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

2. CONSIDERATION TO APPROVE RESOLUTION NO. 6418, ADOPTING THE FISCAL YEAR 2025-2026 OPERATING BUDGET AND THE CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF MAYWOOD

3. CONSIDERATION OF THE ADOPTION OF A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN REAL PROPERTY INTERESTS FOR PUBLIC PURPOSES IN CONNECTION WITH THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS PROJECT (ASSESSOR PARCEL NUMBERS 6313-011-036 & 6313-011-028) (MAYWOOD CENTER PROPERTIES)

IX. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

4. MINUTES FOR THE MAY 28, 2025, STUDY SESSION CITY COUNCIL MEETING

5. MINUTES FOR THE MAY 28, 2025, REGULAR CITY COUNCIL MEETING

6. REVENUE REPORT MAY 2025

7. MONTHLY CASH AND INVESTMENT REPORT MAY 2025

8. CONSIDERATION OF ADOPTING RESOLUTION NO. 6419 OF THE CITY COUNCIL OF THE CITY OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT

9. CONSIDERATION OF APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA CONSULTING INC. FOR GRANT WRITING AND REPORTING SERVICES FOR A THREE-YEAR TERM AT AN AMOUNT NOT TO EXCEED $146,700

10. CONSIDERATION OF APPROVAL FOR ISSUANCE OF A SPECIAL EVENT PERMIT TO FRIENDS OF THE LA RIVER TO HOST A LITTER CLEAN UP EVENT AT SPEAKER ANTHONY RENDON RIVERFRONT PARK LOCATION AT 5000 SLAUSON AVENUE

11. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) FOR THE DEVELOPMENT OF A QUALIFIED CLIMATE ACTION, ADAPTATION, AND RESILIENCE PLAN (CAARP)

12. ACCEPTANCE OF CITY HALL PAINTING PROJECT, CITY PROJECT NO. 6107

13. ACCEPTANCE OF FY 2024-2025 SIDEWALK REHABILITATION PROJECT, CDBG PROJECT NO. 602676-24, CITY PROJECT NO. 6223

14. CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO CEM CONSTRUCTION CORPORATION FOR THE 52ND STREET/52ND PLACE SEWER IMPROVEMENT PROJECT AND AUTHORIZE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES BY TRANSTECH ENGINEERS, INC. PURSUANT TO THEIR ON-CALL PROFESSIONAL CONSULTING SERVICES AGREEMENTS

15. CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO PTM GENERAL ENGINEERING SERVICES, INC., AND APPROVAL OF AN AGREEMENT WITH KIZH NATION RESOURCES MANAGEMENT (KNRM) FOR MONITORING SERVICES, WITH GEO ADVANTEC FOR GEOTECHNICAL SERVICES, AND AMENEMNENT TO STANTEC AGREEMENT FOR THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS PROJECT

X. DISCUSSION/ACTION ITEMS

16. CONSIDERATION OF RESOLUTION NO. 6420 ESTABLISHING AN APPROPRIATION LIMIT PURSUANT TO ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2025-2026 FOR THE CITY OF MAYWOOD

17. CONSIDERATION OF APPROVING RESOLUTION NO. 6421 OF THE MAYWOOD ADA SELF-EVALUATION AND TRANSITION PLAN

18. CONSIDERATION OF APPROVING RESOLUTION NO. 6422, FIXING THE AMOUNT OF REVENUE FROM A PROPERTY TAX LEVY APPROVED BY THE VOTERS OF THE CITY OF MAYWOOD FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS) AT THE SAME RATE OF SUCH TAXES AS LAST YEAR AND LEVYING SUCH TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025

19. CONSIDERATION TO AUTHORIZE THE INCLUSION OF THE CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP) IN THE CITY OF MAYWOOD'S ANNUAL INVESTMENT POLICY AND ADOPTION OF RESOLUTION NO. 6423 APPROVING THE UPDATED INVESTMENT POLICY

20. APPROVAL OF THE RELEASE OF THE DRAFT LOCAL HAZARD MITIGATION PLAN (LHMP) FOR PUBLIC REVIEW

XI. PUBLIC PARTICIPATION (Non-Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on a non- agenda item you may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

XII. **ADJOURNMENT** - The next Regular Meeting of the Maywood City Council is July 30, 2025, at 6:00 p.m. in the City Council Chambers.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk / Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

City of Maywood / LASD
May Crime Statistics

	Apr '25	May '24	May '25	Change in Incidents
Crimes Against a Person				
Homicide	0	0	0	No Change
Sexual Assault	0	1	0	↓ 1 incident
Aggravated Assault	7	12	10	↓ 2 incidents
Crimes Against Property				
Robbery (Armed)	2	1	4	↑ 3 incidents
Robbery (Other)	2	0	1	↑ 1 incident
Burglary (Residential)	0	2	1	↓ 1 incident
Burglary (Other)	2	3	0	↓ 3 incidents
Grand Theft	5	9	3	↓ 6 incidents
Theft from Vehicle	3	3	1	↓ 2 incidents
Petty Theft	6	8	3	↓ 5 incidents
Auto Theft	7	7	17	↑ 10 incidents
Arson	0	0	1	↑ 1 incident

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 1.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: OKAN DEMIRCI, CITY ENGINEER
RIMO HANSON, FINANCE DIRECTOR

SUBJECT: PUBLIC HEARING TO CONSIDER RESOLUTION NO. 6417 APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-26 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

RECOMMENDATION:
Staff recommends that the City Council hold a public hearing to adopt Resolution No. 6417 approving the Final Engineer's Report, Confirming the Diagram and Assessments and Ordering the Levy and Collection of Assessments within the City of Maywood Street Lighting Assessment District for Fiscal Year 2025-26 pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California.

BACKGROUND:
The City of Maywood currently levies and collects special assessments through the City of Maywood Street Lighting Assessment District (SLAD) to offset the cost of providing streetlighting and traffic signal improvements and maintenance services within the City. Per Proposition 218, passed by California voters in November 1996, there can be no new or increased assessments without approval of the affected property owners. When there is an increase proposed, Proposition 218 provides for a ballot and voting process that seeks the approval from the majority of affected property owners based on ballots weighted in accordance with the proposed assessment against each parcel. Since there is no increase in rates or any new assessments proposed for Fiscal Year 2025-26, the ballot process is not required.

The Landscaping and Lighting Act of 1972 (the Act) requires that an annual review and updated engineer's report be prepared and approved to set assessment rates for the ensuing fiscal year. Francisco & Associates was retained to assist the City with the preparation of the annual engineer's report and submittal of the annual assessments to the County for inclusion on the property tax bills.

On May 28, 2025, City Council adopted resolutions that initiated proceedings, ordered, and approved the preliminary engineer's report, and set the public hearing for June 25, 2025. Proper notice of the public hearing was given by publishing a notice in the newspaper at least ten days prior to the scheduled public hearing.

Upon conclusion of the public hearing, City Council may adopt a resolution approving the final engineer's report, confirming the diagram and assessments, either as originally proposed or as modified (provided that the assessments are not increased). The adoption of this resolution is the final step in the annual process to authorize the levy of SLAD assessments for Fiscal Year 2025-26.

DISCUSSION:
Without the collection of the annual SLAD assessments, maintenance activities would be greatly reduced, and the funding would be a burden on the City's General Fund. Staff has reviewed the attached final engineer's report and is satisfied with the report, including the assessments, budget items, and diagram. Staff recommends City Council conduct a public hearing, approve the final engineer's report, and order the levy and collection of assessments as the final step to authorize the placement of the SLAD assessments on the Los Angeles County property tax bills. The public hearing notice was published on June 5, 2025, in a newspaper of general circulation as required by law.

LEGAL REVIEW:
This item has been reviewed by the City Attorney.

FISCAL IMPACT:
There is no fiscal impact at this time. If assessments are not levied as proposed, there would be a loss of revenue of approximately $174,520 for Fiscal Year 2025-26.

ATTACHMENT(S)
1. Resolution No. 6417 - FY 2025–26 Street Lighting Assessment District
2. Engineer's Report - Maywood Street Lighting District FY 2025–26
3. Notice of Public Hearing - FY 2025–26 Street Lighting Assessment

RESOLUTION NO. 6417

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-26 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, this City Council, by previous Resolutions, initiated proceedings and declared its intention to levy and collect assessments against lots and parcels of land within an existing assessment district known and designated as "THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT" (hereinafter referred to as the "District") for the fiscal year commencing July 1, 2025, and ending June 30, 2026, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California (hereinafter referred to as the "Act"); and

WHEREAS, the City previously determined that the annual assessments originally established for the District were for the maintenance and operation of streetlights and traffic signals within the public street right-of-way. As such, pursuant to Article XIIID Section 5(a), the pre-existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, the Fiscal Year 2025-26 Engineer's Report in connection with the proposed levy and collection of assessments against lots and parcels of land within the District, and the City Council did by previous Resolution approve such report on May 28, 2025; and

WHEREAS, the City Council desires to levy and collect assessments against lots and parcels of land within the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026, to pay for the costs and expenses for the improvements described in Section 5 below; and

WHEREAS, following notice duly given, the City Council held a full and fair public hearing, and all interested persons were afforded the opportunity to hear and be heard. The City Council considered all oral and written statements, protests and communications made or filed by interested persons.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT, AS FOLLOWS:

Section 1. That the above recitals are all true and correct.

Section 2. The City Council now declares the levy of proposed assessments against lots and parcels of land within the District for Fiscal Year 2025-26 to pay for the costs and expenses for the improvements described in Section 5 below pursuant to the terms and provisions of the Act.

Section 3. The City Council hereby approves the Final Engineer's Report described in the recitals hereof. Based upon its review of the Fiscal Year 2025-26 Engineer's Report and other reports and information, the City Council hereby finds and determines that (i) the lands within the District will be benefited by the improvements described in Section 5 below, (ii) the District includes all of the lands so benefited, and (iii) the net amount to be assessed upon the lands within the District for the 2025-26 fiscal year in accordance with the Engineer's Report is apportioned by a formula and method which fairly distributes the net amount among all assessable lots and parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

Section 4. The diagram and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 5. The City Council hereby orders levy of the assessment and the proposed improvements to be made, which improvements are briefly described as follows: the installation, maintenance and servicing of streetlighting and traffic signal facilities and appurtenant facilities throughout the District, including the replacement of existing streetlighting and traffic signal facilities at various locations throughout the District.

Section 6. The assessment is in compliance with the provisions of the Act, the provisions of the California Constitution Article XIIID and the City Council has complied with all laws pertaining to the levy of an annual assessment.

Section 7. Installation, maintenance and servicing of the streetlighting and traffic signal facilities and appurtenant facilities described in Section 5 above shall be performed pursuant to law.

Section 8. The County Auditor of Los Angeles County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

Section 9. Public property owned by any public agency and in use for a public function and which is included within the District shall not be subject to the assessment to pay for any of the costs and expenses associated with the improvements.

Section 10. The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as "THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT FUND" and such moneys shall be expended only for the improvements described in Section 5 above.

Section 11. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

Section 12. The City Clerk is hereby authorized and directed to file the diagram and assessments, or a certified copy of the diagram and assessments, with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 13. A certified copy of the diagram and assessment shall be filed in the office of the City Engineer, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

PASSED, APPROVED, AND ADOPTED THIS 25th day of June 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA

I, Miguel Leon, Deputy City Clerk of the City of Maywood, County of Los Angeles, State of California, do hereby certify that the foregoing Resolution, being Resolution No. 6417, was duly passed, approved by the City Council of the City of Maywood, signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of the City Council held on the 25th day of June, 2025, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____
Miguel Leon, Deputy City Clerk

Street Lighting Assessment District
Fiscal Year 2025-26
Final Engineer's Report

June 25, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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CITY OF MAYWOOD
STREET LIGHTING ASSESSMENT DISTRICT

CITY DIRECTORY

MAYRA AGUILUZ
Mayor

HEBER MARQUEZ
Mayor Pro Tem

FRANK GARCIA
Councilmember

EDDIE DE LA RIVA
Councilmember

JAIME FLORES
Councilmember

JENNIFER E. VASQUEZ
City Manager

ROXANNE DIAZ
City Attorney

DAISY GUERRERO
Deputy City Clerk

OKAN DEMIRCI
City Engineer

FRANCISCO & ASSOCIATES
Assessment Engineer

ENGINEER'S REPORT
CITY OF MAYWOOD
STREET LIGHTING ASSESSMENT DISTRICT
FISCAL YEAR 2025-26

The undersigned, acting on behalf of the City of Maywood respectfully submits the enclosed Engineer's Report as directed by the Maywood City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972 and Section 22500 et al of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: June 14, 2025 By:_____
Okan Demirci, P.E.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the 19th day of June 2025.

Daisy Guerrero, Deputy City Clerk
City of Maywood
Los Angeles County, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was approved, and confirmed by the Council of the City of Maywood, Los Angeles County, California, on the 25th day of June 2025, by adoption of Resolution No. _____.

Daisy Guerrero, Deputy City Clerk
City of Maywood
Los Angeles County, California

By:_____

SECTION I

INTRODUCTION

Adequate lighting on public streets and traffic signals to control the flow of traffic and pedestrians are considered important for public convenience and safety. Protection of property and reduction of traffic accidents are specific benefits that properties realize within the City. The lighting benefit is directly related to safety and property protection and therefore increases the perceived and actual usability and enhancement of residential, commercial, and industrial properties.

To ensure a flow of funds for a portion of the ongoing maintenance and servicing of streetlighting facilities and traffic signals within the boundaries of the City of Maywood (hereafter referred to as "City"), the City Council formed the Street Lighting Assessment District (hereafter referred to as the "District") and annually levies and collects special assessments to maintain these improvements. The formation of the District and the annual levy of assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereafter referred to as the "1972 Act").

This Engineer's Report (hereafter referred to as the "Report") presents the engineering analysis for the District for Fiscal Year 2025-26. The assessment rates applied for the fiscal year will be the same as those assessed in the previous fiscal year. The proposed lighting assessment for Fiscal Year 2025-26, as described in this Report, is approximately $174,520.

Authority for the Report

This Report is prepared in compliance with the requirement of Chapter 1, Article 4, Landscaping and Lighting Act of 1972, being Part 2, Division 15, sections 22500 through 22679 of the Streets and Highways Code, State of California. The 1972 Act authorizes the maintenance and servicing of public improvements. As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or construction of public lighting facilities;
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
- The maintenance or servicing, or both, of any of the foregoing;
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5;
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines “maintain” or “maintenance” to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement;
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

This Report includes plans and specifications for the improvements, an estimate of the costs of the improvements, a diagram of the District showing the boundary of the District; (the boundaries of the District are coterminous with the City boundaries and, by reference, are hereby made part of this Report), the method of apportioning costs to properties that benefit from the public improvements and services provided, and a listing of the proposed assessment amounts against the parcels or lots that benefit from the improvements. The Report is hereby presented to the City Council for its review and approved as presented or, as the City Council may determine, it should be modified, before approval.

After the Report was preliminarily approved, the City Council adopted a resolution of intention that describes the improvements, refers to the Report for details of the District, and set the time of 6:00 p.m. on June 25th, 2025 and place for a public hearing on the proposed levy of assessments.

Assessments for this District are being levied for the following improvements within the District:

- The maintenance and servicing of arterial streetlights that provide a special benefit to all the assessable parcels within the District;
- The maintenance and servicing of local streetlights in close proximity to certain lots and parcels which provide a direct special benefit to these lots or parcels;
- The maintenance and servicing of traffic signals that contribute to traffic flow, thereby providing a measure of safety and pedestrian and vehicular accessibility to residential, commercial and industrial properties.

- The 1972 Act, in Section 22573, states that the "net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements." Details of the formula being used to spread the assessments throughout this District are found in Part D of this Report.

Compliance with the California Constitution

In November 1996, voters of the State of California passed Proposition 218 that added Article XIIID to the California Constitution requiring certain substantive and procedural requirements for the imposition of assessments. Article XIIID requires that assessments comply with stated provisions by July 1, 1997, unless an assessment meets certain exemptions. The exemptions from the procedural and approval requirements are set forth in Section 5 of the Article and include the following:

"(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."

This District qualifies as an existing assessment because the District is funding items that are considered exempt under provision (a) quoted above, specifically street improvements. Using the definition provided by the Office of the Controller for the State of California in the Guidelines Relating to Gas Tax Expenditures published by the Division of Local Government Fiscal Affairs, street improvements include streetlighting and traffic signals.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

CITY OF MAYWOOD

STREET LIGHTING ASSESSMENT DISTRICT FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500), and in accordance with the Resolution of Intention, adopted by the City Council of the City of Maywood on May 28, 2025, I, Okan Demirci, P.E., the duly appointed Engineer of Work for the City of Maywood Street Lighting Assessment District (the "District"), submit the following Report, consisting of Section I (Introduction), and this, Section II (Engineer's Report), which consists of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements maintained by the District. A plan showing the size and location of streetlights and traffic signals to be maintained and serviced in each zone of the District is on file in the Engineering Department and by reference is hereby incorporated into this Report.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements to be maintained for Fiscal Year 2025-26, including incidental costs and expenses in connection therewith. The estimate is attached hereto and is on file in the Engineering Department of the City of Maywood.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a Diagram of the District showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District. The exterior boundary of the District is coterminous with the exterior boundary of the City of Maywood. This Diagram has been prepared by the Engineer of Work and is on file in the Office of the Director of Public Works of the City of Maywood.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENTS

This part describes the method of apportionment of assessments, based upon each parcel's land use classification within the District in proportion to the estimated special benefits to be received. Furthermore, the benefit received from existing District improvements by any assessable lot or parcel in the District has been determined to be in accordance with the following classifications:

- Residential Level of Benefit
- Industrial Level of Benefit
- Commercial Level of Benefit

All lots or parcels receiving the same level of benefit have been incorporated into a rate zone, the boundaries of which are defined by the equivalent land use zoning boundary established by the City Planning Commission and approved by the City Council, or as otherwise established by the City and shown on official City records. Lots or parcels presently shown as residential land use are deemed to receive no greater level of benefit than the Residential Level of Benefit. A Similar description of rate zone boundaries applies to the Industrial and Commercial Level of Benefits.

The cost for maintenance and servicing of the District improvements for the Fiscal Year 2025-26 have been estimated for all existing streetlights and traffic signals in the City and are shown in Part B. The improvement costs have been distributed to all assessable lots or parcels in the city that have abutting footage on streets in accordance with the method of apportionment and benefit received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements on each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Maywood and is incorporated in this Report. The list is keyed to the records of the Los Angeles County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The District provides for the continued installation, maintenance and servicing of streetlighting improvements within the public right-of-way which provide special benefit to parcels and properties within the District.

The streetlighting and traffic signal system shall be maintained and serviced to provide adequate illumination and traffic control. Maintenance and servicing shall include, but is not limited to, removal, repair, replacement or relocation of light standards, traffic signals, poles, bulbs, fixtures, circuits and all appurtenances.

The Southern California Edison Company or their successors or designees shall furnish energy for streetlights and traffic signals. The level of illumination shall be adequate for the intended purposes in the residential, industrial and commercial use zones. Rates for energy shall be those authorized by the Public Utilities Commission, State of California.

Furthermore, as generally defined in the 1972 Act, maintenance and servicing of the streetlighting improvements may include one or any combination of the following:

1) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
2) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
3) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a) Repair, removal, or replacement of all or any part of any improvements;
    b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    d) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
4) Incidental expenses associated with the improvements including, but not limited to:
    a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b) The costs of printing, advertising, and publishing, posting and mailing of notices;
    c) Compensation payable to the County for collection of assessments;

d) Compensation of any engineer or attorney employed to render services;
e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
f) Costs associated with any elections held for the approval of a new or increased assessment.

Pursuant to the 1972 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

Drawings showing the specific locations of the improvements are on file in the City's Engineering Department and are made a part of this report by reference.

PART B

ESTIMATE OF COSTS

All lighting and other eligible improvements within the District are maintained and serviced on a regular basis. The proposed cost estimate for the District includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements, including all labor, personnel, equipment, materials and administrative expenses. The summary also shows the estimated fund balance and projected reserves based upon the estimated expenditures and assessment revenue. The following table shows the cost estimate for Fiscal Year 2025-26.

City of Maywood **Street Lighting Assessment District** **Fiscal Year 2025/26** **Estimate of Cost**		
REVENUE AVAILABLE		
Estimated Beginning Fund Balance (as of July 1, 2025)	$	124,096
Estimated FY 2025/26 Assessments	$	174,520
Total Revenue Available	**$**	**298,616**
ESTIMATED OPERATIONS AND MAINTENANCE COST		
City Maintenance (Labor/Materials)	$	-
Utilities (Electricity) - Southern California Edison	$	135,000
Periodic Repair/Rehabilitation - Lighting	$	35,000
Operations and Maintenance Subtotal	**$**	**170,000**
City Administration Costs (Includes Overhead)	$	12,000
Assessment Engineering	$	9,950
County Collection Fees	$	858
Administration Subtotal	**$**	**22,808**
Total Estimated Operations and Maintenance Cost	**$**	**192,808**
CAPITAL IMPROVEMENT PROJECTS		
Street Light Assessment at Various Locations	**$**	**-**
ENDING FUND BALANCE INFORMATION		
Estimated Available Operating Reserve for ensuing Fiscal Year	**$**	**96,404**
Estimated Available Capital Reserve Fund Balance (as of June 30, 2026)	**$**	**9,404**

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The exterior boundaries of the District are coterminous with the exterior boundaries of the City. There are three (3) streetlighting benefit zones within the District:

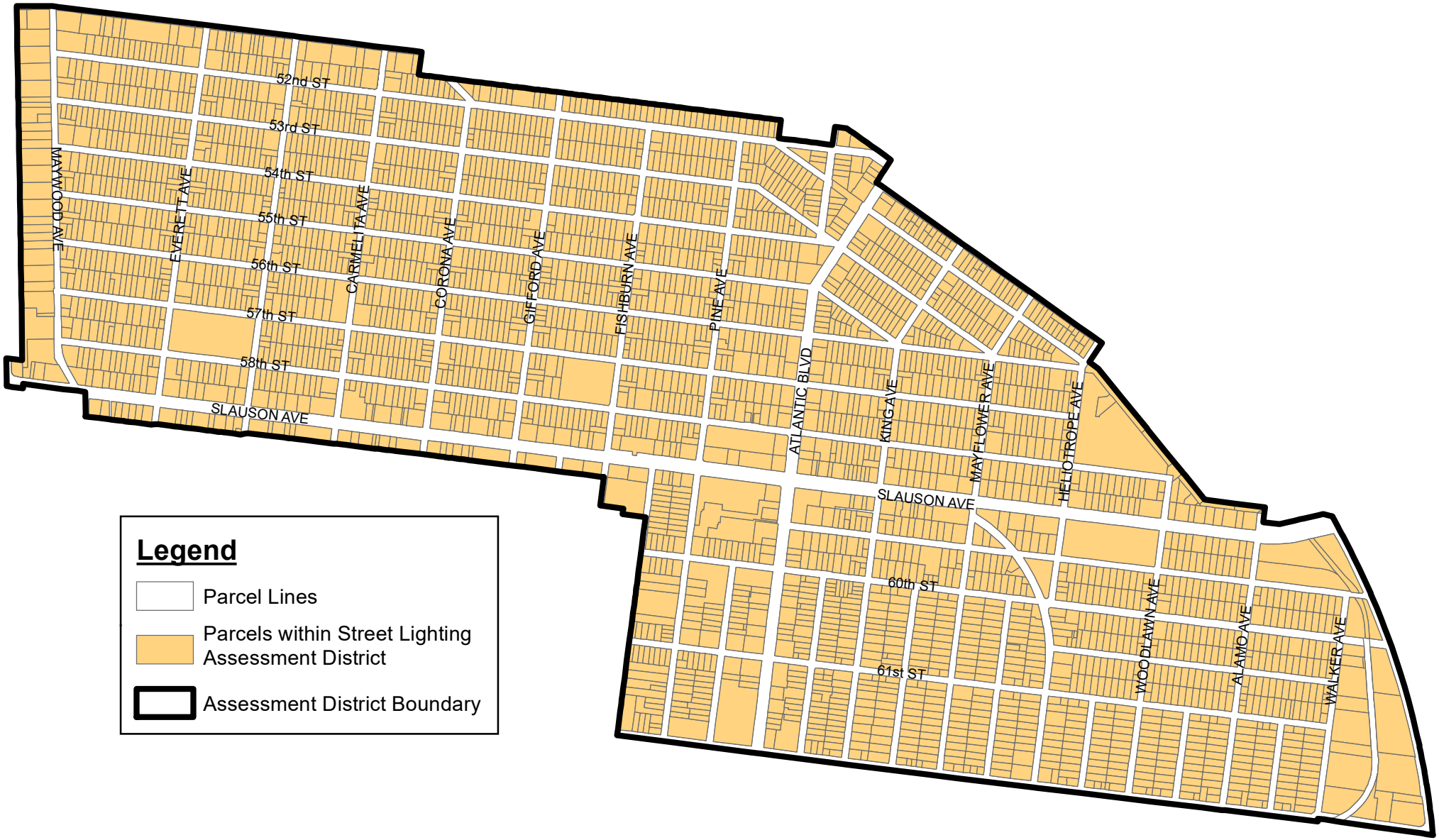
- The Zone 1 level of benefit is defined as the residential benefit.
- The Zone 2 level of benefit is defined as the industrial benefit.
- The Zone 3 level of benefit is defined as the commercial benefit.

The boundaries of the preceding three zones are the boundaries of residential, industrial and commercial land use zones as shown on the official zoning map and/or in the zoning records of the City of Maywood. A reduced copy of the zoning map is on file with the Engineering Department of the City and is open for public inspection. It is understood that the term “official zoning map” shall include those zone changes approved but not currently plotted on the map.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Los Angeles County Assessor for the year when this Report was prepared. The Assessor’s maps and records are incorporated by reference herein and made a part of this Report.

A reduced copy of the Assessment Diagram is shown on the following page.

City of Maywood
Street Lighting Assessment District
Assessment Diagram



FRANCISCO AND ASSOCIATES

PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as:

> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIIID Section 2i defines Special Benefit as:

> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article XIIID Section 4a defines proportional special benefit assessments as:

> *"An agency which proposes to levy an assessment shall identify all parcels which a special benefit will have conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

The method of apportionment described in this Report for allocation of special benefit

assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act at the time the District was established. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Basis of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements as determined at the time the District was established.

The special benefits conferred on property from the District's improvements and services were determined to differ for varying types of land uses. All assessable property within the District is to receive one of the three following levels of benefit based on their land use classification:

- Residential Level of Benefit
- Industrial Level of Benefit
- Commercial Level of Benefit

All lots or parcels receiving the same level of benefit have been incorporated into a zone of benefit based on each properties land use. As result, the three (3) zones of benefit were established: Zone 1 (Residential), Zone 2 (Industrial), and Zone 3 (Commercial). The boundaries of each zone of benefit are defined by the equivalent land use zoning boundary established by the City Planning Commission and approved by the City Council, or as otherwise established by the City and shown on official City records. Lots or parcels presently shown as residential land use are deemed to receive no greater level of benefit than the Residential Level of Benefit. A Similar description of the parcels subject to both Zone 2 and Zone 3 applies to the parcels identified as having an Industrial and Commercial Level of Benefit.

The cost for maintenance and servicing of the District improvements for the Fiscal Year 2025-26 have been estimated for all existing streetlights and traffic signals in the City and is shown in Part B. The improvement costs have been distributed to all assessable lots or parcels in the city that have abutting footage on streets in accordance with the method of apportionment herein and benefit received.

The District costs are to be apportioned to each assessable property based on the special benefits conferred on such property. The method of apportioning costs based on benefit for lighting to each assessable property is based on the number of linear feet of abutting public street footage of a property multiplied by a rate based on the zone of the benefit and each parcel's land use.

The linear feet of abutting public street footage for each parcel is the length in feet shown on the current Los Angeles County Assessor maps or as previously established by the City

Engineer (or their designee) for each parcel. In addition, it was determined that lighting along the side or rear of a property confers a differing level of benefit on the property, then lighting that fronts a property. For this reason, any abutting public street footage along the side or rear of a property is determined to be one-half (1/2) of the benefit of the parcel's abutting street footage along the front of a property.

Each zone of benefit was assigned a maximum assessment rate per linear foot at the time the District was established. Rate factors were utilized to apportion the costs based on the differing levels of benefit conferred on the differing types of properties and their associated land uses. The methodology for determination of the rate factors for residential, industrial and commercial parcels were determined as shown below.

Local Residential	0.4 f.c.* Level 1 (Residential)
Collector	1.2 f.c.* Level 3 (Industrial)
Major Intermediate	1.4 f.c.* Level 3.5 (Commercial)

**f.c. = foot candle*
***The information shown above was extracted from the American National Standard Practice for Roadway Lighting, RP-8, Page 11, Table I, Recommendation for Average Maintained Horizontal Illumination.*

For the purposes of apportioning the special benefit conferred on property within the District, the average illumination for the following land uses were utilized:

- The Residential level selected was determined to be the lowest average illumination recommended for a City street.

- The Industrial level selected is the next highest average illumination recommended for a City street.

- The Commercial level selected is the highest average illumination recommended for a City street.

In view of variations in the magnitude of the existing streetlighting from the above recommended values, ratios between residential, industrial and commercial levels were reduced to more closely reflect an estimate of the benefits to be conferred. The following ratios were assigned to the various zones and used to derive the maximum annual assessment rates for each zone of benefit:

- Zone 1 level of benefit (Residential) = 1.0
- Zone 2 level of benefit (Industrial) = 1.5
- Zone 3 level of benefit (Commercial) = 2.0

Each assessable property within the District's boundaries are to be categorized as being subject to one (1) of the three (3) zones of benefit based upon each parcel's Los Angeles County Assessor assigned land use code, or the City's land use zoning map.

Within the boundaries of the District, there are several types of properties that are considered to receive no special benefit from the District improvements and are therefore not assessed. These parcels include:

- All publicly owned parcels;
- Certain public utility parcels utilized for rights-of-way;
- Privately owned open space parcels; and
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the residential rate.

Maximum Assessment Rates

The Fiscal Year 2025-26 Maximum and Proposed Assessment Rates for each zone of benefit are shown below.

Zone of Benefit	Approved Maximum Assessment Rates	Proposed Fiscal Year 2025-26 Assessment Rates
Zone 1 (Residential)	$0.746	$0.746
Zone 2 (Industrial)	$1.119	$1.119
Zone 3 (Commercial)	$1.492	$1.492

Note: The rates shown in the table above are to be applied by Zone to each parcel's assigned street front footage.

The Maximum Assessment Rates for each zone of benefit are the same maximum rates that have been historically applied and that were previously approved. Any future increase in the maximum assessment rates or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

Sample Annual Levy Calculation

Sample annual levy calculations for each zone of benefit as described in the *Method of Apportionment* above, has been outlined for illustration purposes.

Zone 1 (Residential)

Individual Parcel's Annual Assessment = (RF + (SR_1/2) + (SR_2/2) + (SR_3/2)) x Zone 1 Rate (or other applicable rate for mixed use property)

Zone 2 (Industrial)

Individual Parcel's Annual Assessment = (IF + (SR1/2) + (SR2/2) + (SR3/2)) x Zone 2 Rate (or other applicable rate for mixed use property)

Zone 3 (Commercial)

Individual Parcel's Annual Assessment = (CF + (SR1/2) + (SR2/2) + (SR3/2)) x Zone 3 Rate (or other applicable rate for mixed use property)

If a parcel is zoned for mixed-use, and consists of multiple land use classifications, all public street footage surrounding the parcel will be assessed at the applicable zone(s) rate(s), or a combination thereof, as determined by the Assessment Engineer.

The following abbreviations used in the Sample Annual Levy Calculations shall have the following meanings:

RF All residential parcels with public street footage along the front of the property.

IF All industrial parcels with public street footage along the front of the property.

CF All commercial parcels with public street footage along the front of the property.

$SR_{1,2,3}$ All parcels (residential, industrial, and commercial) with public street footage along the *side* and/or *rear* of the property. SR shall be determined to be ½ of the public street footage.

PART E

ASSESSMENT ROLL

Parcel Identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor Parcel Maps and/or the Los Angeles County Secured Tax roll for the year in which this Report is prepared. A listing of parcels to be assessed within this District along with the proposed assessment amounts is included in the following pages.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the proposed assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2025-26. If the parcels within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel along with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or change in tax status, the assessment amount submitted on the new parcels will be based on the method of apportionment and applied levy rates approved in this Report by the City Council.

City of Maywood
Street Lighting Assessment District
Fiscal Year 2025-26 Assessment Roll

APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-001-001	C	60.00	145.00	0.00	0.00	$ 197.69
6311-001-002	I	184.00	0.00	0.00	0.00	$ 205.90
6311-001-003	I	183.00	0.00	0.00	0.00	$ 204.78
6311-001-004	I	61.00	0.00	0.00	0.00	$ 68.26
6311-001-005	C	122.00	145.00	0.00	0.00	$ 290.19
6311-001-007	R	42.00	0.00	0.00	0.00	$ 31.33
6311-001-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-001-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-001-010	R	45.00	0.00	0.00	0.00	$ 33.57
6311-001-014	R	72.00	0.00	0.00	0.00	$ 53.71
6311-001-015	R	50.00	145.00	0.00	0.00	$ 91.39
6311-001-016	R	77.00	0.00	0.00	0.00	$ 57.44
6311-001-017	R	67.00	0.00	0.00	0.00	$ 49.98
6311-001-018	R	55.00	0.00	0.00	0.00	$ 41.03
6311-001-020	R	18.63	22.14	0.00	0.00	$ 22.16
6311-001-021	R	16.17	19.22	0.00	0.00	$ 19.23
6311-001-022	R	16.17	19.22	0.00	0.00	$ 19.23
6311-001-023	R	18.63	22.14	0.00	0.00	$ 22.16
6311-001-024	R	17.44	20.73	0.00	0.00	$ 20.74
6311-001-025	R	17.44	20.73	0.00	0.00	$ 20.74
6311-001-026	R	17.53	20.83	0.00	0.00	$ 20.85
6311-002-001	R	41.00	105.00	0.00	0.00	$ 69.75
6311-002-002	R	41.00	0.00	0.00	0.00	$ 30.59
6311-002-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-005	R	47.00	0.00	0.00	0.00	$ 35.06
6311-002-006	R	75.00	0.00	0.00	0.00	$ 55.95
6311-002-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-009	R	42.00	0.00	0.00	0.00	$ 31.33
6311-002-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-011	R	42.00	0.00	0.00	0.00	$ 31.33
6311-002-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-013	R	60.00	0.00	0.00	0.00	$ 44.76
6311-002-014	R	62.00	105.00	0.00	0.00	$ 85.42
6311-002-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-017	R	60.00	105.00	0.00	0.00	$ 83.93
6311-002-018	R	31.00	0.00	0.00	0.00	$ 23.13
6311-002-019	R	31.00	0.00	0.00	0.00	$ 23.13
6311-002-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-021	R	42.00	0.00	0.00	0.00	$ 31.33
6311-002-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-024	R	40.00	0.00	0.00	0.00	$ 29.84

City of Maywood
Street Lighting Assessment District
Fiscal Year 2025-26 Assessment Roll

APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-002-025	R	42.00	0.00	0.00	0.00	$ 31.33
6311-002-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-002-028	R	42.00	0.00	0.00	0.00	$ 31.33
6311-002-029	R	55.00	0.00	0.00	0.00	$ 41.03
6311-002-030	R	67.00	145.00	0.00	0.00	$ 104.07
6311-003-001	R	40.00	145.00	0.00	0.00	$ 83.93
6311-003-002	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-003	R	42.00	0.00	0.00	0.00	$ 31.33
6311-003-004	R	43.00	0.00	0.00	0.00	$ 32.08
6311-003-005	R	39.00	0.00	0.00	0.00	$ 29.09
6311-003-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-009	R	42.00	0.00	0.00	0.00	$ 31.33
6311-003-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-011	R	41.00	0.00	0.00	0.00	$ 30.59
6311-003-012	R	41.00	0.00	0.00	0.00	$ 30.59
6311-003-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-015	R	42.00	105.00	0.00	0.00	$ 70.50
6311-003-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-017	R	82.00	145.00	0.00	0.00	$ 115.26
6311-003-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-021	R	42.00	0.00	0.00	0.00	$ 31.33
6311-003-022	R	42.00	0.00	0.00	0.00	$ 31.33
6311-003-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-025	R	41.00	0.00	0.00	0.00	$ 30.59
6311-003-026	R	41.00	0.00	0.00	0.00	$ 30.59
6311-003-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-003-028	R	33.00	0.00	0.00	0.00	$ 24.62
6311-003-029	R	47.00	0.00	0.00	0.00	$ 35.06
6311-003-030	R	42.00	145.00	0.00	0.00	$ 85.42
6311-004-001	R	40.00	73.00	0.00	0.00	$ 57.07
6311-004-003	R	41.00	0.00	0.00	0.00	$ 30.59
6311-004-004	R	41.00	0.00	0.00	0.00	$ 30.59
6311-004-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-007	R	42.00	0.00	0.00	0.00	$ 31.33
6311-004-008	R	50.00	0.00	0.00	0.00	$ 37.30
6311-004-009	R	32.00	0.00	0.00	0.00	$ 23.87
6311-004-010	R	40.00	0.00	0.00	0.00	$ 29.84

City of Maywood
Street Lighting Assessment District
Fiscal Year 2025-26 Assessment Roll

APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-004-011	R	42.00	0.00	0.00	0.00	$ 31.33
6311-004-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-016	R	42.00	100.00	0.00	0.00	$ 68.63
6311-004-017	R	45.00	0.00	0.00	0.00	$ 33.57
6311-004-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-019	R	42.00	105.00	0.00	0.00	$ 70.50
6311-004-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-022	R	70.00	0.00	0.00	0.00	$ 52.22
6311-004-023	R	52.00	0.00	0.00	0.00	$ 38.79
6311-004-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-026	R	42.00	0.00	0.00	0.00	$ 31.33
6311-004-027	R	41.00	0.00	0.00	0.00	$ 30.59
6311-004-028	R	41.00	0.00	0.00	0.00	$ 30.59
6311-004-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-004-032	R	42.00	145.00	0.00	0.00	$ 85.42
6311-004-033	R	35.00	0.00	0.00	0.00	$ 26.11
6311-004-034	R	38.00	0.00	0.00	0.00	$ 28.35
6311-005-001	R	57.00	85.00	0.00	0.00	$ 74.23
6311-005-002	R	60.00	0.00	0.00	0.00	$ 44.76
6311-005-003	R	37.00	0.00	0.00	0.00	$ 27.60
6311-005-004	R	50.00	0.00	0.00	0.00	$ 37.30
6311-005-005	R	50.00	0.00	0.00	0.00	$ 37.30
6311-005-006	R	50.00	0.00	0.00	0.00	$ 37.30
6311-005-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-008	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-010	R	61.00	0.00	0.00	0.00	$ 45.51
6311-005-011	R	61.00	0.00	0.00	0.00	$ 45.51
6311-005-012	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-016	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-018	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-021	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-022	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-025	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-005-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-027	R	42.00	0.00	0.00	0.00	$ 31.33
6311-005-028	R	40.00	115.00	0.00	0.00	$ 72.74
6311-005-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-005-034	R	80.00	87.00	0.00	0.00	$ 92.13
6311-005-035	R	68.00	0.00	0.00	0.00	$ 50.73
6311-005-036	R	80.00	81.00	0.00	0.00	$ 89.89
6311-005-037	R	65.00	0.00	0.00	0.00	$ 48.49
6311-006-002	R	42.00	0.00	0.00	0.00	$ 31.33
6311-006-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-005	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-006	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-007	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-008	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-014	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-015	R	61.00	0.00	0.00	0.00	$ 45.51
6311-006-016	R	42.00	0.00	0.00	0.00	$ 31.33
6311-006-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-019	R	42.00	0.00	0.00	0.00	$ 31.33
6311-006-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-023	R	41.00	0.00	0.00	0.00	$ 30.59
6311-006-024	R	41.00	75.00	0.00	0.00	$ 58.56
6311-006-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-006-028	R	66.00	0.00	0.00	0.00	$ 49.24
6311-006-030	C	122.00	432.00	0.00	0.00	$ 504.30
6311-006-031	R	56.00	105.00	0.00	0.00	$ 80.94
6311-006-032	R	50.00	0.00	0.00	0.00	$ 37.30
6311-007-001	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-002	R	42.00	115.00	0.00	0.00	$ 74.23
6311-007-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-005	R	41.00	0.00	0.00	0.00	$ 30.59
6311-007-006	R	41.00	0.00	0.00	0.00	$ 30.59
6311-007-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-008	R	42.00	0.00	0.00	0.00	$ 31.33
6311-007-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-012	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-007-013	R	42.00	0.00	0.00	0.00	$ 31.33
6311-007-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-016	R	42.00	100.00	0.00	0.00	$ 68.63
6311-007-017	R	55.00	0.00	0.00	0.00	$ 41.03
6311-007-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-020	R	42.00	75.00	0.00	0.00	$ 59.31
6311-007-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-025	R	42.00	0.00	0.00	0.00	$ 31.33
6311-007-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-028	R	42.00	0.00	0.00	0.00	$ 31.33
6311-007-029	R	86.00	0.00	0.00	0.00	$ 64.16
6311-007-030	R	36.00	0.00	0.00	0.00	$ 26.86
6311-007-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-007-033	R	42.00	115.00	0.00	0.00	$ 74.23
6311-007-034	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-001	C	122.00	125.00	0.00	0.00	$ 275.27
6311-008-002	C	61.00	0.00	0.00	0.00	$ 91.01
6311-008-003	I	61.00	0.00	0.00	0.00	$ 68.26
6311-008-004	C	90.00	0.00	0.00	0.00	$ 134.28
6311-008-005	R	93.00	0.00	0.00	0.00	$ 69.38
6311-008-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-011	R	42.00	0.00	0.00	0.00	$ 31.33
6311-008-012	R	61.00	0.00	0.00	0.00	$ 45.51
6311-008-013	R	61.00	0.00	0.00	0.00	$ 45.51
6311-008-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-015	R	42.00	0.00	0.00	0.00	$ 31.33
6311-008-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-008-018	R	42.00	0.00	0.00	0.00	$ 31.33
6311-008-019	R	40.00	155.00	0.00	0.00	$ 87.66
6311-008-020	C	122.00	125.00	0.00	0.00	$ 275.27
6311-008-021	R	122.00	114.04	0.00	0.00	$ 133.55
6311-008-022	C	0.00	41.00	0.00	0.00	$ 30.59
6311-009-001	C	122.00	125.00	0.00	0.00	$ 275.27
6311-009-002	C	61.00	0.00	0.00	0.00	$ 91.01
6311-009-003	C	61.00	0.00	0.00	0.00	$ 91.01
6311-009-004	C	61.00	0.00	0.00	0.00	$ 91.01

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6311-009-008	R	50.00	0.00	0.00	0.00	$ 37.30
6311-009-009	C	82.00	125.00	0.00	0.00	$ 215.59
6311-009-010	R	61.00	155.00	0.00	0.00	$ 103.32
6311-009-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-009-014	R	42.00	0.00	0.00	0.00	$ 31.33
6311-009-015	R	41.00	0.00	0.00	0.00	$ 30.59
6311-009-016	R	41.00	0.00	0.00	0.00	$ 30.59
6311-009-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-009-018	R	61.00	0.00	0.00	0.00	$ 45.51
6311-009-019	R	61.00	0.00	0.00	0.00	$ 45.51
6311-009-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-009-021	R	82.00	155.00	0.00	0.00	$ 118.99
6311-009-023	R	101.00	0.00	0.00	0.00	$ 75.35
6311-009-024	C	122.00	0.00	0.00	0.00	$ 182.02
6311-011-001	R	106.00	0.00	0.00	0.00	$ 79.08
6311-011-002	R	49.00	122.00	0.00	0.00	$ 82.06
6311-011-003	R	42.00	0.00	0.00	0.00	$ 31.33
6311-011-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-006	R	61.00	0.00	0.00	0.00	$ 45.51
6311-011-007	R	61.00	0.00	0.00	0.00	$ 45.51
6311-011-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-009	R	41.00	0.00	0.00	0.00	$ 30.59
6311-011-010	R	41.00	0.00	0.00	0.00	$ 30.59
6311-011-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-013	R	42.00	111.00	0.00	0.00	$ 72.74
6311-011-014	R	44.00	0.00	0.00	0.00	$ 32.82
6311-011-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-016	R	42.00	115.00	0.00	0.00	$ 74.23
6311-011-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-011-019	R	72.00	0.00	0.00	0.00	$ 53.71
6311-011-020	R	50.00	0.00	0.00	0.00	$ 37.30
6311-011-022	R	50.00	0.00	0.00	0.00	$ 37.30
6311-011-023	R	72.00	0.00	0.00	0.00	$ 53.71
6311-011-024	R	50.00	0.00	0.00	0.00	$ 37.30
6311-011-025	R	72.00	155.00	0.00	0.00	$ 111.53
6311-012-001	R	61.00	80.00	0.00	0.00	$ 75.35
6311-012-002	R	65.00	0.00	0.00	0.00	$ 48.49
6311-012-003	R	61.00	0.00	0.00	0.00	$ 45.51
6311-012-004	R	51.00	0.00	0.00	0.00	$ 38.05
6311-012-005	R	31.00	0.00	0.00	0.00	$ 23.13
6311-012-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-007	R	41.00	0.00	0.00	0.00	$ 30.59

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-012-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-009	R	41.00	0.00	0.00	0.00	$ 30.59
6311-012-010	R	72.00	0.00	0.00	0.00	$ 53.71
6311-012-011	R	50.00	0.00	0.00	0.00	$ 37.30
6311-012-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-013	R	41.00	0.00	0.00	0.00	$ 30.59
6311-012-014	R	41.00	98.00	0.00	0.00	$ 67.14
6311-012-015	R	47.00	0.00	0.00	0.00	$ 35.06
6311-012-016	R	42.00	155.00	0.00	0.00	$ 89.15
6311-012-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-019	R	61.00	0.00	0.00	0.00	$ 45.51
6311-012-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-021	R	82.00	0.00	0.00	0.00	$ 61.17
6311-012-022	R	61.00	0.00	0.00	0.00	$ 45.51
6311-012-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-012-024	R	41.00	0.00	0.00	0.00	$ 30.59
6311-012-025	R	41.00	0.00	0.00	0.00	$ 30.59
6311-012-026	R	61.00	0.00	0.00	0.00	$ 45.51
6311-012-027	R	61.00	115.00	0.00	0.00	$ 88.40
6311-012-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-001	R	42.00	145.00	0.00	0.00	$ 85.42
6311-013-002	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-005	R	42.00	0.00	0.00	0.00	$ 31.33
6311-013-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-007	R	61.00	0.00	0.00	0.00	$ 45.51
6311-013-008	R	61.00	0.00	0.00	0.00	$ 45.51
6311-013-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-011	R	42.00	0.00	0.00	0.00	$ 31.33
6311-013-012	R	41.00	0.00	0.00	0.00	$ 30.59
6311-013-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-014	R	41.00	105.00	0.00	0.00	$ 69.75
6311-013-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-017	R	41.00	105.00	0.00	0.00	$ 69.75
6311-013-018	R	41.00	0.00	0.00	0.00	$ 30.59
6311-013-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-020	R	41.00	0.00	0.00	0.00	$ 30.59
6311-013-021	R	41.00	0.00	0.00	0.00	$ 30.59
6311-013-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-024	R	52.00	0.00	0.00	0.00	$ 38.79
6311-013-025	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-013-028	R	61.00	0.00	0.00	0.00	$ 45.51
6311-013-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-013-031	R	61.00	65.00	0.00	0.00	$ 69.75
6311-013-032	R	35.00	0.00	0.00	0.00	$ 26.11
6311-013-033	R	35.00	0.00	0.00	0.00	$ 26.11
6311-013-034	R	82.00	0.00	0.00	0.00	$ 61.17
6311-014-001	R	122.00	145.00	0.00	0.00	$ 145.10
6311-014-002	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-004	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-005	R	41.00	0.00	0.00	0.00	$ 30.59
6311-014-006	R	41.00	0.00	0.00	0.00	$ 30.59
6311-014-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-009	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-013	R	42.00	100.00	0.00	0.00	$ 68.63
6311-014-014	R	45.00	0.00	0.00	0.00	$ 33.57
6311-014-016	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-017	R	80.00	0.00	0.00	0.00	$ 59.68
6311-014-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-020	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-021	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-024	R	44.00	0.00	0.00	0.00	$ 32.82
6311-014-025	R	41.00	0.00	0.00	0.00	$ 30.59
6311-014-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-014-027	R	41.00	102.00	0.00	0.00	$ 68.63
6311-014-028	R	42.00	0.00	0.00	0.00	$ 31.33
6311-014-030	R	63.00	0.00	0.00	0.00	$ 47.00
6311-014-031	R	80.00	82.00	0.00	0.00	$ 90.27
6311-015-001	R	122.00	145.00	0.00	0.00	$ 145.10
6311-015-002	R	81.00	0.00	0.00	0.00	$ 60.43
6311-015-003	R	41.00	0.00	0.00	0.00	$ 30.59
6311-015-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-009	R	44.00	0.00	0.00	0.00	$ 32.82

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-015-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-012	R	42.00	145.00	0.00	0.00	$ 85.42
6311-015-013	R	45.00	0.00	0.00	0.00	$ 33.57
6311-015-014	R	41.00	100.00	0.00	0.00	$ 67.89
6311-015-015	R	41.00	0.00	0.00	0.00	$ 30.59
6311-015-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-017	R	41.00	0.00	0.00	0.00	$ 30.59
6311-015-018	R	81.00	0.00	0.00	0.00	$ 60.43
6311-015-019	R	42.00	0.00	0.00	0.00	$ 31.33
6311-015-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-015-024	R	42.00	0.00	0.00	0.00	$ 31.33
6311-015-025	R	60.00	0.00	0.00	0.00	$ 44.76
6311-015-027	R	37.00	0.00	0.00	0.00	$ 27.60
6311-015-028	R	62.00	108.00	0.00	0.00	$ 86.54
6311-016-005	I	32.00	0.00	0.00	0.00	$ 35.81
6311-016-007	C	62.00	0.00	0.00	0.00	$ 92.50
6311-016-008	I	62.00	0.00	0.00	0.00	$ 69.38
6311-016-009	C	30.00	0.00	0.00	0.00	$ 44.76
6311-016-010	C	31.00	0.00	0.00	0.00	$ 46.25
6311-016-011	C	60.00	0.00	0.00	0.00	$ 89.52
6311-016-012	C	62.00	145.00	0.00	0.00	$ 200.67
6311-016-013	R	122.00	145.00	0.00	0.00	$ 145.10
6311-016-014	R	42.00	0.00	0.00	0.00	$ 31.33
6311-016-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-016-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-016-018	R	42.00	0.00	0.00	0.00	$ 31.33
6311-016-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-016-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-016-021	R	45.00	0.00	0.00	0.00	$ 33.57
6311-016-022	R	39.00	0.00	0.00	0.00	$ 29.09
6311-016-023	R	42.00	0.00	0.00	0.00	$ 31.33
6311-016-024	R	41.00	100.00	0.00	0.00	$ 67.89
6311-016-025	I	30.00	0.00	0.00	0.00	$ 33.57
6311-016-026	I	30.00	0.00	0.00	0.00	$ 33.57
6311-016-027	I	90.00	0.00	0.00	0.00	$ 100.71
6311-016-029	R	61.00	0.00	0.00	0.00	$ 45.51
6311-016-031	R	15.00	0.00	0.00	0.00	$ 11.19
6311-016-032	R	15.00	0.00	0.00	0.00	$ 11.19
6311-016-033	R	15.00	0.00	0.00	0.00	$ 11.19
6311-016-034	R	15.00	0.00	0.00	0.00	$ 11.19
6311-016-035	C	122.00	145.00	0.00	0.00	$ 290.19

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-017-001	C	60.00	145.00	0.00	0.00	$ 197.69
6311-017-010	I	60.00	0.00	0.00	0.00	$ 67.14
6311-017-013	I	30.00	0.00	0.00	0.00	$ 33.57
6311-017-020	I	146.00	205.00	0.00	0.00	$ 278.07
6311-017-021	I	60.00	0.00	0.00	0.00	$ 67.14
6311-017-022	R	60.00	0.00	0.00	0.00	$ 44.76
6311-017-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-033	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-034	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-035	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-037	R	40.00	0.00	0.00	0.00	$ 29.84
6311-017-038	R	120.00	145.00	0.00	0.00	$ 143.61
6311-017-040	I	30.00	0.00	0.00	0.00	$ 33.57
6311-017-041	I	120.00	0.00	0.00	0.00	$ 134.28
6311-017-042	I	250.00	0.00	0.00	0.00	$ 279.75
6311-017-043	I	60.00	0.00	0.00	0.00	$ 67.14
6311-017-044	I	140.00	0.00	0.00	0.00	$ 156.66
6311-017-045	I	150.00	0.00	0.00	0.00	$ 167.85
6311-017-046	I	188.00	146.00	0.00	0.00	$ 292.06
6311-018-001	R	40.00	97.00	0.00	0.00	$ 66.02
6311-018-002	R	48.00	0.00	0.00	0.00	$ 35.81
6311-018-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-008	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-009	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-017	R	120.00	0.00	0.00	0.00	$ 89.52
6311-018-018	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-019	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-021	R	98.00	146.00	0.00	0.00	$ 127.57

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-018-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-025	R	45.00	0.00	0.00	0.00	$ 33.57
6311-018-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-029	R	80.00	0.00	0.00	0.00	$ 59.68
6311-018-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-033	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-034	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-035	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-037	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-038	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-039	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-040	R	60.00	0.00	0.00	0.00	$ 44.76
6311-018-041	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-042	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-043	R	40.00	145.00	0.00	0.00	$ 83.93
6311-018-044	R	50.00	0.00	0.00	0.00	$ 37.30
6311-018-045	R	50.00	0.00	0.00	0.00	$ 37.30
6311-018-046	R	80.00	0.00	0.00	0.00	$ 59.68
6311-018-047	R	40.00	0.00	0.00	0.00	$ 29.84
6311-018-048	R	110.00	106.00	0.00	0.00	$ 121.60
6311-019-001	R	40.00	105.00	0.00	0.00	$ 69.01
6311-019-002	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-020	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-019-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-024	R	39.00	0.00	0.00	0.00	$ 29.09
6311-019-025	R	39.00	0.00	0.00	0.00	$ 29.09
6311-019-026	C	30.00	146.00	0.00	0.00	$ 153.68
6311-019-027	R	105.00	146.00	0.00	0.00	$ 132.79
6311-019-028	R	120.00	0.00	0.00	0.00	$ 89.52
6311-019-029	R	59.00	0.00	0.00	0.00	$ 44.01
6311-019-030	R	61.00	0.00	0.00	0.00	$ 45.51
6311-019-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-033	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-034	R	45.00	0.00	0.00	0.00	$ 33.57
6311-019-035	R	75.00	0.00	0.00	0.00	$ 55.95
6311-019-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-037	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-038	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-039	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-040	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-041	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-042	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-043	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-044	R	40.00	0.00	0.00	0.00	$ 29.84
6311-019-045	R	40.00	100.00	0.00	0.00	$ 67.14
6311-020-001	R	40.00	105.00	0.00	0.00	$ 69.01
6311-020-002	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-015	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-016	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-019	R	60.00	0.00	0.00	0.00	$ 44.76
6311-020-020	R	60.00	0.00	0.00	0.00	$ 44.76
6311-020-021	R	98.00	146.00	0.00	0.00	$ 127.57

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-020-022	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-024	R	60.00	0.00	0.00	0.00	$ 44.76
6311-020-025	R	60.00	0.00	0.00	0.00	$ 44.76
6311-020-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-033	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-034	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-035	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-037	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-038	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-039	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-040	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-041	C	40.00	105.00	0.00	0.00	$ 138.01
6311-020-042	R	45.00	0.00	0.00	0.00	$ 33.57
6311-020-043	R	45.00	101.00	0.00	0.00	$ 71.24
6311-020-044	R	50.00	0.00	0.00	0.00	$ 37.30
6311-020-045	R	40.00	0.00	0.00	0.00	$ 29.84
6311-020-046	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-002	R	45.00	0.00	0.00	0.00	$ 33.57
6311-021-003	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-004	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-005	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-006	R	80.00	0.00	0.00	0.00	$ 59.68
6311-021-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-008	R	70.00	0.00	0.00	0.00	$ 52.22
6311-021-009	R	90.00	0.00	0.00	0.00	$ 67.14
6311-021-010	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-015	R	45.00	0.00	0.00	0.00	$ 33.57
6311-021-016	R	45.00	0.00	0.00	0.00	$ 33.57
6311-021-017	R	77.00	102.00	0.00	0.00	$ 95.49
6311-021-018	R	44.00	0.00	0.00	0.00	$ 32.82
6311-021-019	R	45.00	0.00	0.00	0.00	$ 33.57
6311-021-020	R	40.00	111.00	0.00	0.00	$ 71.24
6311-021-021	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-021-022	R	44.00	0.00	0.00	0.00	$ 32.82
6311-021-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-024	R	80.00	0.00	0.00	0.00	$ 59.68
6311-021-025	R	60.00	0.00	0.00	0.00	$ 44.76
6311-021-026	R	60.00	0.00	0.00	0.00	$ 44.76
6311-021-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-029	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-030	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-031	R	80.00	0.00	0.00	0.00	$ 59.68
6311-021-032	R	60.00	0.00	0.00	0.00	$ 44.76
6311-021-033	R	60.00	0.00	0.00	0.00	$ 44.76
6311-021-034	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-035	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-021-037	R	40.00	115.00	0.00	0.00	$ 72.74
6311-021-038	R	75.00	85.00	0.00	0.00	$ 87.66
6311-021-039	R	60.00	0.00	0.00	0.00	$ 44.76
6311-022-001	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-002	R	41.00	116.00	0.00	0.00	$ 73.85
6311-022-003	R	50.00	0.00	0.00	0.00	$ 37.30
6311-022-004	R	50.00	0.00	0.00	0.00	$ 37.30
6311-022-005	R	50.00	0.00	0.00	0.00	$ 37.30
6311-022-006	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-011	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-014	R	60.00	0.00	0.00	0.00	$ 44.76
6311-022-015	R	60.00	0.00	0.00	0.00	$ 44.76
6311-022-016	R	30.00	0.00	0.00	0.00	$ 22.38
6311-022-017	R	30.00	0.00	0.00	0.00	$ 22.38
6311-022-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-019	R	43.00	0.00	0.00	0.00	$ 32.08
6311-022-020	R	60.00	72.00	0.00	0.00	$ 71.62
6311-022-021	R	74.00	79.00	0.00	0.00	$ 84.67
6311-022-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-029	R	60.00	0.00	0.00	0.00	$ 44.76

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-022-030	R	60.00	0.00	0.00	0.00	$ 44.76
6311-022-031	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-032	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-033	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-034	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-035	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-036	R	40.00	0.00	0.00	0.00	$ 29.84
6311-022-037	R	57.00	0.00	0.00	0.00	$ 42.52
6311-022-038	R	60.00	100.00	0.00	0.00	$ 82.06
6311-022-039	R	57.00	0.00	0.00	0.00	$ 42.52
6311-022-040	R	33.00	0.00	0.00	0.00	$ 24.62
6311-022-041	R	47.00	0.00	0.00	0.00	$ 35.06
6311-022-042	R	41.00	0.00	0.00	0.00	$ 30.59
6311-022-044	R	41.00	0.00	0.00	0.00	$ 30.59
6311-022-045	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-003	R	70.00	76.00	0.00	0.00	$ 80.57
6311-023-004	R	68.00	0.00	0.00	0.00	$ 50.73
6311-023-005	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-006	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-007	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-008	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-009	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-010	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-011	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-012	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-013	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-014	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-017	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-018	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-019	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-020	R	60.00	0.00	0.00	0.00	$ 44.76
6311-023-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-023	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-027	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-028	R	40.00	0.00	0.00	0.00	$ 29.84
6311-023-029	R	50.00	0.00	0.00	0.00	$ 37.30
6311-023-030	R	50.00	0.00	0.00	0.00	$ 37.30
6311-023-032	R	40.00	90.00	0.00	0.00	$ 63.41
6311-023-033	R	65.00	0.00	0.00	0.00	$ 48.49
6311-023-034	R	84.00	94.00	0.00	0.00	$ 97.73
6311-023-035	R	62.00	0.00	0.00	0.00	$ 46.25
6311-023-036	R	81.00	0.00	0.00	0.00	$ 60.43

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-023-037	R	80.00	0.00	0.00	0.00	$ 59.68
6311-023-038	R	70.00	0.00	0.00	0.00	$ 52.22
6311-023-039	R	50.00	155.00	0.00	0.00	$ 95.12
6311-024-001	C	40.00	174.00	0.00	0.00	$ 189.48
6311-024-002	C	50.00	0.00	0.00	0.00	$ 74.60
6311-024-003	C	75.00	0.00	0.00	0.00	$ 111.90
6311-024-010	C	50.00	0.00	0.00	0.00	$ 74.60
6311-024-011	C	25.00	0.00	0.00	0.00	$ 37.30
6311-024-012	I	50.00	0.00	0.00	0.00	$ 55.95
6311-024-013	C	50.00	0.00	0.00	0.00	$ 74.60
6311-024-017	R	60.00	0.00	0.00	0.00	$ 44.76
6311-024-018	R	60.00	0.00	0.00	0.00	$ 44.76
6311-024-019	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-020	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-021	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-022	R	60.00	0.00	0.00	0.00	$ 44.76
6311-024-024	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-025	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-026	R	40.00	0.00	0.00	0.00	$ 29.84
6311-024-027	R	130.00	168.00	0.00	0.00	$ 159.64
6311-024-030	R	42.00	0.00	0.00	0.00	$ 31.33
6311-024-032	R	73.00	0.00	0.00	0.00	$ 54.46
6311-024-033	R	60.00	0.00	0.00	0.00	$ 44.76
6311-024-034	C	70.00	125.00	0.00	0.00	$ 197.69
6311-024-035	R	30.00	0.00	0.00	0.00	$ 22.38
6311-024-036	R	49.00	82.00	0.00	0.00	$ 67.14
6311-024-037	C	50.00	0.00	0.00	0.00	$ 74.60
6311-024-038	I	50.00	0.00	0.00	0.00	$ 55.95
6311-024-041	C	50.00	0.00	0.00	0.00	$ 74.60
6311-025-003	I	25.00	0.00	0.00	0.00	$ 27.98
6311-025-011	I	75.00	0.00	0.00	0.00	$ 83.93
6311-025-012	I	25.00	0.00	0.00	0.00	$ 27.98
6311-025-016	I	164.00	0.00	0.00	0.00	$ 183.52
6311-025-017	I	202.00	52.00	0.00	0.00	$ 255.13
6311-025-020	C	280.00	0.00	0.00	0.00	$ 417.76
6311-025-021	C	190.50	158.35	0.00	0.00	$ 402.36
6311-026-003	R	125.00	0.00	0.00	0.00	$ 93.25
6311-026-004	I	125.00	0.00	0.00	0.00	$ 139.88
6311-026-006	I	120.00	0.00	0.00	0.00	$ 134.28
6311-026-007	R	120.00	0.00	0.00	0.00	$ 89.52
6311-026-008	R	60.00	0.00	0.00	0.00	$ 44.76
6311-026-009	R	60.00	0.00	0.00	0.00	$ 44.76
6311-026-010	R	60.00	0.00	0.00	0.00	$ 44.76
6311-026-015	R	125.00	0.00	0.00	0.00	$ 93.25
6311-026-016	I	125.00	0.00	0.00	0.00	$ 139.88

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6311-026-019	C	70.00	0.00	0.00	0.00	$ 104.44
6311-027-003	I	63.00	0.00	0.00	0.00	$ 70.50
6311-027-007	R	125.00	0.00	0.00	0.00	$ 93.25
6311-027-008	C	125.00	0.00	0.00	0.00	$ 186.50
6311-027-009	I	125.00	0.00	0.00	0.00	$ 139.88
6311-027-010	C	125.00	0.00	0.00	0.00	$ 186.50
6311-027-016	I	75.00	0.00	0.00	0.00	$ 83.93
6311-027-020	R	51.00	0.00	0.00	0.00	$ 38.05
6311-027-022	R	37.00	0.00	0.00	0.00	$ 27.60
6311-027-023	R	37.00	0.00	0.00	0.00	$ 27.60
6311-027-026	I	63.00	0.00	0.00	0.00	$ 70.50
6311-027-027	C	165.00	145.00	0.00	0.00	$ 354.35
6311-027-028	I	63.00	0.00	0.00	0.00	$ 70.50
6311-027-029	R	63.00	0.00	0.00	0.00	$ 47.00
6312-001-003	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-004	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-005	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-006	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-007	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-008	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-009	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-010	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-011	R	41.00	0.00	0.00	0.00	$ 30.59
6312-001-012	R	46.00	0.00	0.00	0.00	$ 34.32
6312-001-013	R	46.00	0.00	0.00	0.00	$ 34.32
6312-001-014	R	50.00	0.00	0.00	0.00	$ 37.30
6312-001-016	R	45.00	135.00	0.00	0.00	$ 83.93
6312-001-017	R	45.00	0.00	0.00	0.00	$ 33.57
6312-001-018	R	45.00	0.00	0.00	0.00	$ 33.57
6312-002-001	R	194.00	153.00	0.00	0.00	$ 201.79
6312-002-002	R	50.00	0.00	0.00	0.00	$ 37.30
6312-002-003	I	80.00	0.00	0.00	0.00	$ 89.52
6312-002-004	I	40.00	0.00	0.00	0.00	$ 44.76
6312-002-005	I	40.00	0.00	0.00	0.00	$ 44.76
6312-002-006	I	40.00	0.00	0.00	0.00	$ 44.76
6312-002-007	I	40.00	0.00	0.00	0.00	$ 44.76
6312-002-010	C	40.00	0.00	0.00	0.00	$ 59.68
6312-002-012	C	45.00	135.00	0.00	0.00	$ 167.85
6312-002-013	C	40.00	0.00	0.00	0.00	$ 59.68
6312-002-014	C	40.00	0.00	0.00	0.00	$ 59.68
6312-002-015	I	160.00	0.00	0.00	0.00	$ 179.04
6312-003-001	I	61.00	145.00	0.00	0.00	$ 149.39
6312-003-005	I	62.00	0.00	0.00	0.00	$ 69.38
6312-003-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-007	R	42.00	0.00	0.00	0.00	$ 31.33

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-003-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-009	R	45.00	0.00	0.00	0.00	$ 33.57
6312-003-010	R	100.00	122.00	0.00	0.00	$ 120.11
6312-003-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-003-015	R	40.00	22.00	0.00	0.00	$ 38.05
6312-003-016	R	40.00	51.00	0.00	0.00	$ 48.86
6312-003-017	C	40.00	51.00	0.00	0.00	$ 97.73
6312-003-018	C	86.00	109.00	0.00	0.00	$ 209.63
6312-003-019	I	122.00	0.00	0.00	0.00	$ 136.52
6312-004-001	R	42.00	105.00	0.00	0.00	$ 70.50
6312-004-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-006	R	42.00	0.00	0.00	0.00	$ 31.33
6312-004-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-008	R	32.00	0.00	0.00	0.00	$ 23.87
6312-004-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-013	R	42.00	105.00	0.00	0.00	$ 70.50
6312-004-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-015	R	46.00	145.00	0.00	0.00	$ 88.40
6312-004-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-023	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-025	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-029	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-030	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-031	R	40.00	0.00	0.00	0.00	$ 29.84
6312-004-032	R	45.00	0.00	0.00	0.00	$ 33.57
6312-004-033	R	46.00	100.00	0.00	0.00	$ 71.62
6312-004-034	R	10.00	0.00	0.00	0.00	$ 7.46

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-004-035	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-001	R	45.00	145.00	0.00	0.00	$ 87.66
6312-005-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-015	R	45.00	145.00	0.00	0.00	$ 87.66
6312-005-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-023	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-029	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-030	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-032	R	51.00	0.00	0.00	0.00	$ 38.05
6312-005-033	R	45.00	94.00	0.00	0.00	$ 68.63
6312-005-035	R	45.00	65.00	0.00	0.00	$ 57.82
6312-005-036	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-037	R	40.00	0.00	0.00	0.00	$ 29.84
6312-005-041	R	40.00	0.00	0.00	0.00	$ 29.84
6312-006-002	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-003	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-004	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-005	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-006	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-007	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-008	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-009	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-010	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-011	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-012	R	45.00	0.00	0.00	0.00	$ 33.57

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-006-013	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-014	R	45.00	145.00	0.00	0.00	$ 87.66
6312-006-015	R	45.00	145.00	0.00	0.00	$ 87.66
6312-006-016	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-017	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-018	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-019	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-020	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-021	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-022	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-023	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-024	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-025	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-026	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-027	R	45.00	0.00	0.00	0.00	$ 33.57
6312-006-028	R	54.00	0.00	0.00	0.00	$ 40.28
6312-006-029	R	46.00	91.00	0.00	0.00	$ 68.26
6312-006-030	R	46.00	99.00	0.00	0.00	$ 71.24
6312-006-031	R	46.00	0.00	0.00	0.00	$ 34.32
6312-007-001	R	46.00	84.00	0.00	0.00	$ 65.65
6312-007-002	R	62.00	0.00	0.00	0.00	$ 46.25
6312-007-003	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-004	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-005	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-006	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-007	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-008	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-009	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-010	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-011	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-012	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-013	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-014	R	45.00	0.00	0.00	0.00	$ 33.57
6312-007-015	R	45.00	145.00	0.00	0.00	$ 87.66
6312-007-017	R	63.00	0.00	0.00	0.00	$ 47.00
6312-007-018	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-019	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-020	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-022	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-023	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-024	R	32.00	0.00	0.00	0.00	$ 23.87
6312-007-025	R	32.00	0.00	0.00	0.00	$ 23.87
6312-007-026	R	63.00	0.00	0.00	0.00	$ 47.00
6312-007-027	R	42.00	0.00	0.00	0.00	$ 31.33

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-007-028	R	42.00	0.00	0.00	0.00	$ 31.33
6312-007-029	R	42.00	145.00	0.00	0.00	$ 85.42
6312-007-030	R	73.00	0.00	0.00	0.00	$ 54.46
6312-007-031	R	60.00	70.00	0.00	0.00	$ 70.87
6312-008-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-015	R	45.00	145.00	0.00	0.00	$ 87.66
6312-008-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-017	R	60.00	105.00	0.00	0.00	$ 83.93
6312-008-018	R	62.00	0.00	0.00	0.00	$ 46.25
6312-008-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-020	R	39.00	0.00	0.00	0.00	$ 29.09
6312-008-021	R	43.00	0.00	0.00	0.00	$ 32.08
6312-008-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-023	R	41.00	0.00	0.00	0.00	$ 30.59
6312-008-024	R	41.00	0.00	0.00	0.00	$ 30.59
6312-008-025	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-026	R	42.00	0.00	0.00	0.00	$ 31.33
6312-008-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-029	R	40.00	0.00	0.00	0.00	$ 29.84
6312-008-030	R	35.00	0.00	0.00	0.00	$ 26.11
6312-008-031	R	42.00	110.00	0.00	0.00	$ 72.36
6312-008-032	R	45.00	65.00	0.00	0.00	$ 57.82
6312-008-033	R	80.00	0.00	0.00	0.00	$ 59.68
6312-009-001	R	44.00	100.00	0.00	0.00	$ 70.12
6312-009-002	R	42.00	0.00	0.00	0.00	$ 31.33
6312-009-003	R	45.00	0.00	0.00	0.00	$ 33.57
6312-009-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-009	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-009-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-011	R	82.00	145.00	0.00	0.00	$ 115.26
6312-009-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-014	R	42.00	0.00	0.00	0.00	$ 31.33
6312-009-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-016	R	45.00	0.00	0.00	0.00	$ 33.57
6312-009-017	R	40.00	100.00	0.00	0.00	$ 67.14
6312-009-018	R	38.00	0.00	0.00	0.00	$ 28.35
6312-009-019	R	44.00	0.00	0.00	0.00	$ 32.82
6312-009-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-022	R	42.00	0.00	0.00	0.00	$ 31.33
6312-009-023	R	42.00	0.00	0.00	0.00	$ 31.33
6312-009-024	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-025	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-027	R	42.00	0.00	0.00	0.00	$ 31.33
6312-009-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-029	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-030	R	42.00	105.00	0.00	0.00	$ 70.50
6312-009-031	R	40.00	0.00	0.00	0.00	$ 29.84
6312-009-032	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-001	R	68.00	72.00	0.00	0.00	$ 77.58
6312-010-003	R	50.00	0.00	0.00	0.00	$ 37.30
6312-010-004	R	50.00	0.00	0.00	0.00	$ 37.30
6312-010-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-010-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-008	R	42.00	0.00	0.00	0.00	$ 31.33
6312-010-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-011	R	61.00	0.00	0.00	0.00	$ 45.51
6312-010-012	R	61.00	0.00	0.00	0.00	$ 45.51
6312-010-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-015	R	42.00	105.00	0.00	0.00	$ 70.50
6312-010-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-017	R	35.00	0.00	0.00	0.00	$ 26.11
6312-010-018	R	77.00	110.00	0.00	0.00	$ 98.47
6312-010-022	R	41.00	0.00	0.00	0.00	$ 30.59
6312-010-023	R	41.00	0.00	0.00	0.00	$ 30.59
6312-010-024	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-025	R	41.00	0.00	0.00	0.00	$ 30.59
6312-010-026	R	41.00	0.00	0.00	0.00	$ 30.59

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6312-010-027	R	50.00	0.00	0.00	0.00	$ 37.30
6312-010-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-029	R	50.00	0.00	0.00	0.00	$ 37.30
6312-010-030	R	45.00	0.00	0.00	0.00	$ 33.57
6312-010-031	R	63.00	100.00	0.00	0.00	$ 84.30
6312-010-032	R	45.00	0.00	0.00	0.00	$ 33.57
6312-010-033	R	41.00	0.00	0.00	0.00	$ 30.59
6312-010-034	R	40.00	0.00	0.00	0.00	$ 29.84
6312-010-035	R	27.00	0.00	0.00	0.00	$ 20.14
6312-011-001	R	40.00	100.00	0.00	0.00	$ 67.14
6312-011-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-003	R	45.00	0.00	0.00	0.00	$ 33.57
6312-011-004	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-010	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-012	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-016	R	50.00	0.00	0.00	0.00	$ 37.30
6312-011-017	R	61.00	95.00	0.00	0.00	$ 80.94
6312-011-018	R	61.00	0.00	0.00	0.00	$ 45.51
6312-011-019	R	41.00	0.00	0.00	0.00	$ 30.59
6312-011-020	R	34.00	0.00	0.00	0.00	$ 25.36
6312-011-021	R	47.00	0.00	0.00	0.00	$ 35.06
6312-011-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-023	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-024	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-025	R	61.00	0.00	0.00	0.00	$ 45.51
6312-011-026	R	61.00	0.00	0.00	0.00	$ 45.51
6312-011-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-028	R	41.00	105.00	0.00	0.00	$ 69.75
6312-011-029	R	41.00	0.00	0.00	0.00	$ 30.59
6312-011-030	R	40.00	0.00	0.00	0.00	$ 29.84
6312-011-031	R	42.00	0.00	0.00	0.00	$ 31.33
6312-011-032	R	80.00	145.00	0.00	0.00	$ 113.77
6312-012-002	R	63.00	0.00	0.00	0.00	$ 47.00
6312-012-003	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-004	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-012-007	R	46.00	0.00	0.00	0.00	$ 34.32

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-012-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-012-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-010	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-011	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-012	R	63.00	0.00	0.00	0.00	$ 47.00
6312-012-013	R	63.00	145.00	0.00	0.00	$ 101.08
6312-012-014	R	63.00	145.00	0.00	0.00	$ 101.08
6312-012-015	R	63.00	0.00	0.00	0.00	$ 47.00
6312-012-016	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-017	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-018	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-019	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-020	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-012-022	R	63.00	0.00	0.00	0.00	$ 47.00
6312-012-023	R	63.00	0.00	0.00	0.00	$ 47.00
6312-012-024	R	41.00	0.00	0.00	0.00	$ 30.59
6312-012-025	R	44.00	0.00	0.00	0.00	$ 32.82
6312-012-026	R	42.00	145.00	0.00	0.00	$ 85.42
6312-012-027	R	63.00	95.00	0.00	0.00	$ 82.43
6312-012-028	R	50.00	0.00	0.00	0.00	$ 37.30
6312-013-001	R	65.00	80.00	0.00	0.00	$ 78.33
6312-013-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-004	R	46.00	0.00	0.00	0.00	$ 34.32
6312-013-005	R	63.00	0.00	0.00	0.00	$ 47.00
6312-013-006	R	63.00	0.00	0.00	0.00	$ 47.00
6312-013-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-008	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-010	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-012	R	44.00	0.00	0.00	0.00	$ 32.82
6312-013-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-015	R	46.00	105.00	0.00	0.00	$ 73.48
6312-013-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-017	R	30.00	0.00	0.00	0.00	$ 22.38
6312-013-018	R	10.00	0.00	0.00	0.00	$ 7.46
6312-013-019	R	42.00	115.00	0.00	0.00	$ 74.23
6312-013-020	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-022	R	63.00	0.00	0.00	0.00	$ 47.00
6312-013-023	R	63.00	0.00	0.00	0.00	$ 47.00
6312-013-024	R	42.00	0.00	0.00	0.00	$ 31.33

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-013-025	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-026	R	10.00	0.00	0.00	0.00	$ 7.46
6312-013-027	R	32.00	0.00	0.00	0.00	$ 23.87
6312-013-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-029	R	44.00	0.00	0.00	0.00	$ 32.82
6312-013-030	R	42.00	0.00	0.00	0.00	$ 31.33
6312-013-031	R	45.00	0.00	0.00	0.00	$ 33.57
6312-013-032	R	41.00	0.00	0.00	0.00	$ 30.59
6312-013-033	R	40.00	0.00	0.00	0.00	$ 29.84
6312-013-034	R	45.00	110.00	0.00	0.00	$ 74.60
6312-014-001	R	80.00	145.00	0.00	0.00	$ 113.77
6312-014-002	R	42.00	0.00	0.00	0.00	$ 31.33
6312-014-003	R	41.00	0.00	0.00	0.00	$ 30.59
6312-014-004	R	41.00	0.00	0.00	0.00	$ 30.59
6312-014-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-014-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-009	R	41.00	0.00	0.00	0.00	$ 30.59
6312-014-010	R	41.00	0.00	0.00	0.00	$ 30.59
6312-014-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-016	R	42.00	115.00	0.00	0.00	$ 74.23
6312-014-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-019	R	42.00	0.00	0.00	0.00	$ 31.33
6312-014-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-022	R	61.00	0.00	0.00	0.00	$ 45.51
6312-014-023	R	61.00	0.00	0.00	0.00	$ 45.51
6312-014-024	R	80.00	0.00	0.00	0.00	$ 59.68
6312-014-025	R	42.00	0.00	0.00	0.00	$ 31.33
6312-014-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-014-029	R	42.00	115.00	0.00	0.00	$ 74.23
6312-014-030	R	34.00	40.00	0.00	0.00	$ 40.28
6312-014-031	R	42.00	111.00	0.00	0.00	$ 72.74
6312-015-001	R	61.00	145.00	0.00	0.00	$ 99.59
6312-015-002	R	61.00	0.00	0.00	0.00	$ 45.51
6312-015-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-015-006	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-015-007	R	41.00	0.00	0.00	0.00	$ 30.59
6312-015-008	R	41.00	0.00	0.00	0.00	$ 30.59
6312-015-009	R	45.00	0.00	0.00	0.00	$ 33.57
6312-015-010	R	45.00	0.00	0.00	0.00	$ 33.57
6312-015-011	R	72.00	0.00	0.00	0.00	$ 53.71
6312-015-012	R	41.00	0.00	0.00	0.00	$ 30.59
6312-015-013	R	41.00	145.00	0.00	0.00	$ 84.67
6312-015-015	R	61.00	0.00	0.00	0.00	$ 45.51
6312-015-016	R	61.00	0.00	0.00	0.00	$ 45.51
6312-015-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-019	R	42.00	0.00	0.00	0.00	$ 31.33
6312-015-020	R	42.00	0.00	0.00	0.00	$ 31.33
6312-015-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-023	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-024	R	40.00	0.00	0.00	0.00	$ 29.84
6312-015-025	R	41.00	0.00	0.00	0.00	$ 30.59
6312-015-026	R	41.00	115.00	0.00	0.00	$ 73.48
6312-015-027	R	53.00	0.00	0.00	0.00	$ 39.54
6312-015-028	R	50.00	102.00	0.00	0.00	$ 75.35
6312-015-029	R	72.00	0.00	0.00	0.00	$ 53.71
6312-016-001	R	61.00	102.00	0.00	0.00	$ 83.55
6312-016-002	R	53.00	0.00	0.00	0.00	$ 39.54
6312-016-003	R	61.00	0.00	0.00	0.00	$ 45.51
6312-016-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-016-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-016-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-010	R	61.00	0.00	0.00	0.00	$ 45.51
6312-016-011	R	61.00	0.00	0.00	0.00	$ 45.51
6312-016-012	R	34.00	0.00	0.00	0.00	$ 25.36
6312-016-013	R	28.00	0.00	0.00	0.00	$ 20.89
6312-016-014	R	60.00	155.00	0.00	0.00	$ 102.58
6312-016-015	R	122.00	155.00	0.00	0.00	$ 148.83
6312-016-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-018	R	42.00	0.00	0.00	0.00	$ 31.33
6312-016-019	R	42.00	0.00	0.00	0.00	$ 31.33
6312-016-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-022	R	61.00	0.00	0.00	0.00	$ 45.51
6312-016-023	R	61.00	0.00	0.00	0.00	$ 45.51

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-016-024	R	42.00	0.00	0.00	0.00	$ 31.33
6312-016-025	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-016-027	R	40.00	115.00	0.00	0.00	$ 72.74
6312-017-001	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-002	R	66.00	115.00	0.00	0.00	$ 92.13
6312-017-003	R	56.00	0.00	0.00	0.00	$ 41.78
6312-017-004	R	61.00	0.00	0.00	0.00	$ 45.51
6312-017-005	R	61.00	0.00	0.00	0.00	$ 45.51
6312-017-006	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-010	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-011	R	39.00	0.00	0.00	0.00	$ 29.09
6312-017-012	R	69.00	0.00	0.00	0.00	$ 51.47
6312-017-013	R	53.00	105.00	0.00	0.00	$ 78.70
6312-017-014	R	50.00	0.00	0.00	0.00	$ 37.30
6312-017-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-016	R	42.00	115.00	0.00	0.00	$ 74.23
6312-017-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-022	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-023	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-024	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-025	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-026	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-017-029	R	42.00	0.00	0.00	0.00	$ 31.33
6312-017-030	R	40.00	110.00	0.00	0.00	$ 70.87
6312-017-031	R	45.00	0.00	0.00	0.00	$ 33.57
6312-018-001	R	126.00	155.00	0.00	0.00	$ 151.81
6312-018-002	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-003	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-004	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-008	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-010	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-011	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-012	R	35.00	84.00	0.00	0.00	$ 57.44

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6312-018-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-014	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-016	R	45.00	0.00	0.00	0.00	$ 33.57
6312-018-017	R	46.00	110.00	0.00	0.00	$ 75.35
6312-018-018	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-020	R	50.00	0.00	0.00	0.00	$ 37.30
6312-018-021	R	76.00	0.00	0.00	0.00	$ 56.70
6312-018-022	R	63.00	0.00	0.00	0.00	$ 47.00
6312-018-023	R	55.00	0.00	0.00	0.00	$ 41.03
6312-018-024	R	50.00	0.00	0.00	0.00	$ 37.30
6312-018-025	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-026	R	42.00	0.00	0.00	0.00	$ 31.33
6312-018-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-018-029	R	46.00	155.00	0.00	0.00	$ 92.13
6312-018-030	R	84.00	0.00	0.00	0.00	$ 62.66
6312-020-001	R	30.00	0.00	0.00	0.00	$ 22.38
6312-020-002	R	10.00	0.00	0.00	0.00	$ 7.46
6312-020-003	R	42.00	115.00	0.00	0.00	$ 74.23
6312-020-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-020-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-009	R	47.00	0.00	0.00	0.00	$ 35.06
6312-020-010	R	35.00	0.00	0.00	0.00	$ 26.11
6312-020-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-013	R	38.00	0.00	0.00	0.00	$ 28.35
6312-020-014	R	44.00	0.00	0.00	0.00	$ 32.82
6312-020-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-017	R	72.00	155.00	0.00	0.00	$ 111.53
6312-020-018	R	50.00	0.00	0.00	0.00	$ 37.30
6312-020-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-020-022	R	61.00	0.00	0.00	0.00	$ 45.51
6312-020-023	R	49.00	0.00	0.00	0.00	$ 36.55
6312-020-024	R	53.00	0.00	0.00	0.00	$ 39.54
6312-020-025	R	41.00	0.00	0.00	0.00	$ 30.59
6312-020-026	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-027	R	40.00	0.00	0.00	0.00	$ 29.84
6312-020-028	R	82.00	155.00	0.00	0.00	$ 118.99

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6312-020-030	R	52.00	80.00	0.00	0.00	$ 68.63
6312-020-031	R	30.00	0.00	0.00	0.00	$ 22.38
6312-020-033	R	38.00	0.00	0.00	0.00	$ 28.35
6312-020-034	R	38.00	0.00	0.00	0.00	$ 28.35
6312-021-001	R	35.00	82.00	0.00	0.00	$ 56.70
6312-021-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-004	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-006	R	42.00	0.00	0.00	0.00	$ 31.33
6312-021-007	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-008	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-009	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-010	R	41.00	0.00	0.00	0.00	$ 30.59
6312-021-011	R	41.00	0.00	0.00	0.00	$ 30.59
6312-021-012	R	41.00	0.00	0.00	0.00	$ 30.59
6312-021-013	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-014	R	41.00	0.00	0.00	0.00	$ 30.59
6312-021-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-016	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-017	R	42.00	155.00	0.00	0.00	$ 89.15
6312-021-018	R	45.00	0.00	0.00	0.00	$ 33.57
6312-021-019	R	40.00	110.00	0.00	0.00	$ 70.87
6312-021-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-021	R	42.00	0.00	0.00	0.00	$ 31.33
6312-021-022	R	61.00	0.00	0.00	0.00	$ 45.51
6312-021-023	R	61.00	0.00	0.00	0.00	$ 45.51
6312-021-024	R	50.00	0.00	0.00	0.00	$ 37.30
6312-021-025	R	36.00	0.00	0.00	0.00	$ 26.86
6312-021-026	R	36.00	0.00	0.00	0.00	$ 26.86
6312-021-027	R	42.00	0.00	0.00	0.00	$ 31.33
6312-021-028	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-029	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-030	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-031	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-032	R	40.00	0.00	0.00	0.00	$ 29.84
6312-021-033	R	42.00	115.00	0.00	0.00	$ 74.23
6312-022-001	R	82.00	108.00	0.00	0.00	$ 101.46
6312-022-002	R	47.00	0.00	0.00	0.00	$ 35.06
6312-022-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-022-004	R	42.00	0.00	0.00	0.00	$ 31.33
6312-022-005	R	40.00	0.00	0.00	0.00	$ 29.84
6312-022-006	R	40.00	0.00	0.00	0.00	$ 29.84
6312-022-007	R	62.00	0.00	0.00	0.00	$ 46.25
6312-022-008	R	60.00	0.00	0.00	0.00	$ 44.76

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-022-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-022-010	R	40.00	0.00	0.00	0.00	$ 29.84
6312-022-011	R	40.00	0.00	0.00	0.00	$ 29.84
6312-022-013	R	42.00	0.00	0.00	0.00	$ 31.33
6312-022-014	R	40.00	75.00	0.00	0.00	$ 57.82
6312-022-019	C	50.00	0.00	0.00	0.00	$ 74.60
6312-022-020	C	11.00	0.00	0.00	0.00	$ 16.41
6312-022-021	C	122.00	0.00	0.00	0.00	$ 182.02
6312-022-022	C	80.00	0.00	0.00	0.00	$ 119.36
6312-022-023	C	11.00	0.00	0.00	0.00	$ 16.41
6312-022-024	C	31.00	0.00	0.00	0.00	$ 46.25
6312-022-025	C	122.00	125.00	0.00	0.00	$ 275.27
6312-022-030	C_R	183.00	125.00	40.00	80.00	$ 425.97
6312-023-001	C	125.00	153.00	0.00	0.00	$ 300.64
6312-023-002	C	30.00	0.00	0.00	0.00	$ 44.76
6312-023-003	C	61.00	0.00	0.00	0.00	$ 91.01
6312-023-004	I	40.00	0.00	0.00	0.00	$ 44.76
6312-023-007	C	40.00	0.00	0.00	0.00	$ 59.68
6312-023-008	C	43.00	0.00	0.00	0.00	$ 64.16
6312-023-009	C	100.00	125.00	0.00	0.00	$ 242.45
6312-023-010	R	63.00	0.00	0.00	0.00	$ 47.00
6312-023-011	R	82.00	92.00	0.00	0.00	$ 95.49
6312-023-012	R	40.00	0.00	0.00	0.00	$ 29.84
6312-023-013	R	80.00	0.00	0.00	0.00	$ 59.68
6312-023-014	R	42.00	0.00	0.00	0.00	$ 31.33
6312-023-015	R	40.00	0.00	0.00	0.00	$ 29.84
6312-023-016	R	41.00	0.00	0.00	0.00	$ 30.59
6312-023-017	R	41.00	0.00	0.00	0.00	$ 30.59
6312-023-018	C	42.00	0.00	0.00	0.00	$ 62.66
6312-023-019	R	40.00	0.00	0.00	0.00	$ 29.84
6312-023-020	R	40.00	0.00	0.00	0.00	$ 29.84
6312-023-021	R	40.00	0.00	0.00	0.00	$ 29.84
6312-023-022	R	75.00	82.00	0.00	0.00	$ 86.54
6312-023-023	R	80.00	0.00	0.00	0.00	$ 59.68
6312-023-024	C	143.00	0.00	0.00	0.00	$ 213.36
6312-024-001	R	46.00	115.00	0.00	0.00	$ 77.21
6312-024-002	R	40.00	0.00	0.00	0.00	$ 29.84
6312-024-003	R	40.00	0.00	0.00	0.00	$ 29.84
6312-024-004	C	40.00	0.00	0.00	0.00	$ 59.68
6312-024-005	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-006	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-007	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-008	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-009	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-010	R	42.00	0.00	0.00	0.00	$ 31.33

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6312-024-011	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-012	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-013	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-014	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-015	R	42.00	0.00	0.00	0.00	$ 31.33
6312-024-016	R	42.00	115.00	0.00	0.00	$ 74.23
6312-024-017	R	40.00	0.00	0.00	0.00	$ 29.84
6312-024-018	C	126.00	125.00	0.00	0.00	$ 281.24
6312-024-019	C	126.00	0.00	0.00	0.00	$ 187.99
6312-024-020	C	126.00	0.00	0.00	0.00	$ 187.99
6312-024-021	C	63.00	0.00	0.00	0.00	$ 94.00
6312-024-022	C	63.00	0.00	0.00	0.00	$ 94.00
6312-024-023	C	35.00	0.00	0.00	0.00	$ 52.22
6312-024-024	C	91.00	125.00	0.00	0.00	$ 229.02
6312-025-026	C	155.00	107.00	0.00	0.00	$ 311.08
6312-025-029	C	136.00	107.00	0.00	0.00	$ 282.73
6312-026-001	C	65.00	107.00	0.00	0.00	$ 176.80
6312-026-027	C	225.50	107.00	0.00	0.00	$ 416.27
6312-027-022	C	30.00	0.00	0.00	0.00	$ 44.76
6312-027-028	C	275.00	107.00	0.00	0.00	$ 490.12
6312-028-001	C	52.00	0.00	0.00	0.00	$ 77.58
6312-028-002	C	68.00	0.00	0.00	0.00	$ 101.46
6312-028-003	C	45.00	0.00	0.00	0.00	$ 67.14
6312-028-004	R	45.00	0.00	0.00	0.00	$ 33.57
6312-028-005	C	95.00	107.00	0.00	0.00	$ 221.56
6313-003-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-003-008	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-009	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-003-011	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-012	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-013	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-014	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-015	R	42.00	0.00	0.00	0.00	$ 31.33
6313-003-016	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-017	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-018	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-019	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-020	R	65.00	50.00	0.00	0.00	$ 67.14
6313-003-021	R	50.00	80.00	0.00	0.00	$ 67.14
6313-003-022	R	10.00	0.00	0.00	0.00	$ 7.46
6313-003-023	R	32.00	0.00	0.00	0.00	$ 23.87
6313-003-024	C	95.00	113.00	0.00	0.00	$ 226.04
6313-003-026	R	42.00	0.00	0.00	0.00	$ 31.33
6313-003-027	R	42.00	0.00	0.00	0.00	$ 31.33

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-003-028	R	0.00	86.00	0.00	0.00	$ 32.08
6313-004-001	R	50.00	89.00	0.00	0.00	$ 70.50
6313-004-002	R	56.00	0.00	0.00	0.00	$ 41.78
6313-004-003	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-004	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-006	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-008	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-009	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-012	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-013	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-017	C	45.00	0.00	0.00	0.00	$ 67.14
6313-004-018	I	50.00	113.00	0.00	0.00	$ 119.17
6313-004-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-026	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-027	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-028	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-029	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-030	R	42.00	0.00	0.00	0.00	$ 31.33
6313-004-031	R	71.00	0.00	0.00	0.00	$ 52.97
6313-004-032	R	50.00	74.00	0.00	0.00	$ 64.90
6313-004-035	I	44.00	0.00	0.00	0.00	$ 49.24
6313-004-036	C	195.00	156.62	0.00	0.00	$ 407.78
6313-006-001	R	50.00	145.00	0.00	0.00	$ 91.39
6313-006-002	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-003	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-004	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-006	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-008	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-009	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-012	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-013	R	44.00	0.00	0.00	0.00	$ 32.82
6313-006-014	C	95.00	113.00	0.00	0.00	$ 226.04

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6313-006-015	C	100.00	0.00	0.00	0.00	$ 149.20
6313-006-018	R	44.00	0.00	0.00	0.00	$ 32.82
6313-006-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-026	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-027	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-028	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-029	R	42.00	0.00	0.00	0.00	$ 31.33
6313-006-030	R	50.00	145.00	0.00	0.00	$ 91.39
6313-006-031	I	45.00	0.00	0.00	0.00	$ 50.36
6313-006-032	I	50.00	113.00	0.00	0.00	$ 119.17
6313-007-003	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-004	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-005	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-007	C	50.00	0.00	0.00	0.00	$ 74.60
6313-007-008	C	55.00	115.00	0.00	0.00	$ 167.85
6313-007-009	C	40.00	9.00	0.00	0.00	$ 66.39
6313-007-010	C	40.00	0.00	0.00	0.00	$ 59.68
6313-007-011	C	40.00	0.00	0.00	0.00	$ 59.68
6313-007-012	C	40.00	0.00	0.00	0.00	$ 59.68
6313-007-013	C	40.00	0.00	0.00	0.00	$ 59.68
6313-007-014	C	40.00	110.00	0.00	0.00	$ 141.74
6313-007-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-016	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-017	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-007-020	R	50.00	54.00	0.00	0.00	$ 57.44
6313-007-025	R	83.00	0.00	0.00	0.00	$ 61.92
6313-007-026	R	132.00	150.00	0.00	0.00	$ 154.42
6313-007-027	R	96.00	0.00	0.00	0.00	$ 71.62
6313-008-001	C	55.00	110.00	0.00	0.00	$ 164.12
6313-008-002	C	100.00	0.00	0.00	0.00	$ 149.20
6313-008-003	C	40.00	0.00	0.00	0.00	$ 59.68
6313-008-004	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-005	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-009	R	40.00	0.00	0.00	0.00	$ 29.84

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6313-008-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-013	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-014	R	45.00	155.00	0.00	0.00	$ 91.39
6313-008-015	C	100.00	0.00	0.00	0.00	$ 149.20
6313-008-016	C	55.00	107.00	0.00	0.00	$ 161.88
6313-008-017	R	61.00	0.00	0.00	0.00	$ 45.51
6313-008-018	R	61.00	0.00	0.00	0.00	$ 45.51
6313-008-019	R	72.00	0.00	0.00	0.00	$ 53.71
6313-008-020	R	50.00	0.00	0.00	0.00	$ 37.30
6313-008-021	R	61.00	0.00	0.00	0.00	$ 45.51
6313-008-022	R	61.00	0.00	0.00	0.00	$ 45.51
6313-008-023	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-024	R	40.00	0.00	0.00	0.00	$ 29.84
6313-008-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-008-026	R	40.00	115.00	0.00	0.00	$ 72.74
6313-009-001	C	155.00	107.00	0.00	0.00	$ 311.08
6313-009-002	R	42.00	0.00	0.00	0.00	$ 31.33
6313-009-003	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-004	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-005	R	47.00	0.00	0.00	0.00	$ 35.06
6313-009-006	R	35.00	0.00	0.00	0.00	$ 26.11
6313-009-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-009-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-015	R	60.00	0.00	0.00	0.00	$ 44.76
6313-009-016	R	61.00	95.00	0.00	0.00	$ 80.94
6313-009-017	R	61.00	0.00	0.00	0.00	$ 45.51
6313-009-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-009-020	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-021	R	82.00	0.00	0.00	0.00	$ 61.17
6313-009-022	R	40.00	0.00	0.00	0.00	$ 29.84
6313-009-023	R	82.00	0.00	0.00	0.00	$ 61.17
6313-009-024	C	105.00	107.00	0.00	0.00	$ 236.48
6313-009-025	C	50.00	0.00	0.00	0.00	$ 74.60
6313-009-026	R	42.00	155.00	0.00	0.00	$ 89.15
6313-009-029	R	80.00	0.00	0.00	0.00	$ 59.68
6313-010-001	C	105.00	115.00	0.00	0.00	$ 242.45
6313-010-002	C	30.00	0.00	0.00	0.00	$ 44.76
6313-010-003	C	15.00	0.00	0.00	0.00	$ 22.38
6313-010-007	C	30.00	0.00	0.00	0.00	$ 44.76

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-010-008	R	90.00	0.00	0.00	0.00	$ 67.14
6313-010-009	C	30.00	0.00	0.00	0.00	$ 44.76
6313-010-016	C	40.00	0.00	0.00	0.00	$ 59.68
6313-010-017	R	42.00	115.00	0.00	0.00	$ 74.23
6313-010-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-010-019	R	40.00	0.00	0.00	0.00	$ 29.84
6313-010-020	R	40.00	0.00	0.00	0.00	$ 29.84
6313-010-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-010-022	R	40.00	0.00	0.00	0.00	$ 29.84
6313-010-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-010-024	R	40.00	0.00	0.00	0.00	$ 29.84
6313-010-025	R	30.00	0.00	0.00	0.00	$ 22.38
6313-010-026	R	10.00	0.00	0.00	0.00	$ 7.46
6313-010-030	C	50.00	0.00	0.00	0.00	$ 74.60
6313-010-032	C	10.00	0.00	0.00	0.00	$ 14.92
6313-010-039	C	105.00	107.00	0.00	0.00	$ 236.48
6313-010-040	C	75.00	0.00	0.00	0.00	$ 111.90
6313-010-041	C	112.00	0.00	0.00	0.00	$ 167.10
6313-010-042	C	220.00	115.00	0.00	0.00	$ 414.03
6313-011-011	C	31.00	0.00	0.00	0.00	$ 46.25
6313-011-012	C	61.00	0.00	0.00	0.00	$ 91.01
6313-011-013	C	31.00	0.00	0.00	0.00	$ 46.25
6313-011-014	R	61.00	100.00	0.00	0.00	$ 82.81
6313-011-015	R	35.00	0.00	0.00	0.00	$ 26.11
6313-011-016	R	40.00	105.00	0.00	0.00	$ 69.01
6313-011-017	R	42.00	0.00	0.00	0.00	$ 31.33
6313-011-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-011-019	R	41.00	0.00	0.00	0.00	$ 30.59
6313-011-020	R	10.00	0.00	0.00	0.00	$ 7.46
6313-011-021	R	30.00	0.00	0.00	0.00	$ 22.38
6313-011-022	R	41.00	0.00	0.00	0.00	$ 30.59
6313-011-023	R	40.00	0.00	0.00	0.00	$ 29.84
6313-011-028	C	122.00	0.00	0.00	0.00	$ 182.02
6313-011-030	C	82.00	0.00	0.00	0.00	$ 122.34
6313-011-036	C	305.00	255.00	0.00	0.00	$ 645.29
6313-011-037	C	213.50	0.00	0.00	0.00	$ 318.54
6313-012-003	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-004	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-005	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-006	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-012-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-012-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-012-014	R	60.00	0.00	0.00	0.00	$ 44.76
6313-012-015	R	62.00	0.00	0.00	0.00	$ 46.25

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6313-012-017	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-018	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-019	C	45.00	0.00	0.00	0.00	$ 67.14
6313-012-020	C	45.00	0.00	0.00	0.00	$ 67.14
6313-012-021	C	50.00	107.00	0.00	0.00	$ 154.42
6313-012-022	R	82.00	0.00	0.00	0.00	$ 61.17
6313-012-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-012-025	R	39.00	0.00	0.00	0.00	$ 29.09
6313-012-026	R	38.00	0.00	0.00	0.00	$ 28.35
6313-012-027	R	39.00	0.00	0.00	0.00	$ 29.09
6313-012-028	R	45.00	59.00	0.00	0.00	$ 55.58
6313-012-029	R	42.00	79.00	0.00	0.00	$ 60.80
6313-012-030	R	61.00	0.00	0.00	0.00	$ 45.51
6313-012-031	C	140.00	107.00	0.00	0.00	$ 288.70
6313-012-032	R	42.00	0.00	0.00	0.00	$ 31.33
6313-012-033	R	42.00	0.00	0.00	0.00	$ 31.33
6313-012-034	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-013	C	75.00	101.00	0.00	0.00	$ 187.25
6313-013-014	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-015	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-016	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-017	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-018	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-013-020	R	46.00	0.00	0.00	0.00	$ 34.32
6313-013-021	R	40.00	0.00	0.00	0.00	$ 29.84
6313-013-022	R	40.00	0.00	0.00	0.00	$ 29.84
6313-013-023	R	40.00	0.00	0.00	0.00	$ 29.84
6313-013-024	R	86.00	140.00	0.00	0.00	$ 116.38
6313-013-026	C	50.00	0.00	0.00	0.00	$ 74.60
6313-013-027	C	65.00	0.00	0.00	0.00	$ 96.98
6313-013-028	C	115.00	0.00	0.00	0.00	$ 171.58
6313-013-029	C	483.00	361.00	0.00	0.00	$ 989.94
6313-013-030	C	118.00	110.00	0.00	0.00	$ 258.12
6313-013-031	C	62.00	82.00	0.00	0.00	$ 153.68
6313-013-032	C	85.00	0.00	0.00	0.00	$ 126.82
6313-013-033	C	12.00	0.00	0.00	0.00	$ 17.90
6313-015-030	C	568.00	96.00	0.00	0.00	$ 919.07
6313-015-031	C	250.00	576.00	0.00	0.00	$ 802.70
6313-015-032	C	87.00	0.00	0.00	0.00	$ 129.80
6313-015-033	C	101.00	115.00	0.00	0.00	$ 236.48
6313-016-004	C	66.00	0.00	0.00	0.00	$ 98.47
6313-016-005	R	63.00	0.00	0.00	0.00	$ 47.00
6313-016-006	R	63.00	0.00	0.00	0.00	$ 47.00
6313-016-007	R	42.00	0.00	0.00	0.00	$ 31.33

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6313-016-008	R	42.00	0.00	0.00	0.00	$ 31.33
6313-016-009	R	42.00	0.00	0.00	0.00	$ 31.33
6313-016-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-016-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-016-012	R	42.00	115.00	0.00	0.00	$ 74.23
6313-016-014	R	45.00	0.00	0.00	0.00	$ 33.57
6313-016-015	R	45.00	110.00	0.00	0.00	$ 74.60
6313-016-016	R	40.00	0.00	0.00	0.00	$ 29.84
6313-016-017	R	41.00	0.00	0.00	0.00	$ 30.59
6313-016-018	R	63.00	0.00	0.00	0.00	$ 47.00
6313-016-019	R	75.00	0.00	0.00	0.00	$ 55.95
6313-016-021	R	63.00	0.00	0.00	0.00	$ 47.00
6313-016-023	C	105.00	101.00	0.00	0.00	$ 232.01
6313-016-024	C	50.00	0.00	0.00	0.00	$ 74.60
6313-016-028	C	101.00	155.00	0.00	0.00	$ 266.32
6313-016-029	C	60.00	0.00	0.00	0.00	$ 89.52
6313-016-030	R	47.00	0.00	0.00	0.00	$ 35.06
6313-016-031	R	10.00	0.00	0.00	0.00	$ 7.46
6313-016-032	R	10.00	0.00	0.00	0.00	$ 7.46
6313-016-033	R	47.00	0.00	0.00	0.00	$ 35.06
6313-016-034	C	63.00	0.00	0.00	0.00	$ 94.00
6313-016-035	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-002	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-003	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-004	R	46.00	0.00	0.00	0.00	$ 34.32
6313-017-005	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-006	R	44.00	0.00	0.00	0.00	$ 32.82
6313-017-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-017-008	R	63.00	0.00	0.00	0.00	$ 47.00
6313-017-009	R	63.00	0.00	0.00	0.00	$ 47.00
6313-017-010	R	50.00	0.00	0.00	0.00	$ 37.30
6313-017-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-013	R	46.00	115.00	0.00	0.00	$ 77.21
6313-017-014	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-017-016	R	126.00	0.00	0.00	0.00	$ 94.00
6313-017-017	R	63.00	0.00	0.00	0.00	$ 47.00
6313-017-018	R	63.00	0.00	0.00	0.00	$ 47.00
6313-017-019	R	84.00	0.00	0.00	0.00	$ 62.66
6313-017-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-017-026	R	53.00	76.00	0.00	0.00	$ 67.89
6313-017-027	R	72.00	0.00	0.00	0.00	$ 53.71
6313-017-031	R	155.00	101.00	0.00	0.00	$ 153.30
6313-017-032	C	155.00	101.00	0.00	0.00	$ 306.61
6313-018-001	C	45.00	0.00	0.00	0.00	$ 67.14

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-018-002	C	100.00	106.00	0.00	0.00	$ 228.28
6313-018-003	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-004	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-006	R	126.00	0.00	0.00	0.00	$ 94.00
6313-018-007	R	63.00	0.00	0.00	0.00	$ 47.00
6313-018-008	R	63.00	0.00	0.00	0.00	$ 47.00
6313-018-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-018-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-018-011	R	46.00	105.00	0.00	0.00	$ 73.48
6313-018-012	R	50.00	0.00	0.00	0.00	$ 37.30
6313-018-013	R	50.00	0.00	0.00	0.00	$ 37.30
6313-018-014	R	44.00	105.00	0.00	0.00	$ 71.99
6313-018-015	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-016	R	40.00	0.00	0.00	0.00	$ 29.84
6313-018-017	R	63.00	0.00	0.00	0.00	$ 47.00
6313-018-018	R	63.00	0.00	0.00	0.00	$ 47.00
6313-018-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-018-025	R	50.00	0.00	0.00	0.00	$ 37.30
6313-018-026	C	50.00	0.00	0.00	0.00	$ 74.60
6313-018-027	C	55.00	106.00	0.00	0.00	$ 161.14
6313-019-002	R	55.00	0.00	0.00	0.00	$ 41.03
6313-019-003	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-004	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-005	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-013	R	50.00	145.00	0.00	0.00	$ 91.39
6313-019-014	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-015	R	42.00	105.00	0.00	0.00	$ 70.50
6313-019-016	R	42.00	0.00	0.00	0.00	$ 31.33
6313-019-017	R	42.00	0.00	0.00	0.00	$ 31.33
6313-019-018	R	86.00	0.00	0.00	0.00	$ 64.16
6313-019-019	R	40.00	0.00	0.00	0.00	$ 29.84
6313-019-020	R	63.00	0.00	0.00	0.00	$ 47.00

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-019-021	R	50.00	0.00	0.00	0.00	$ 37.30
6313-019-022	R	79.00	0.00	0.00	0.00	$ 58.93
6313-019-023	R	60.00	0.00	0.00	0.00	$ 44.76
6313-019-030	C	142.00	108.00	0.00	0.00	$ 292.43
6313-019-031	I	146.00	0.00	0.00	0.00	$ 163.37
6313-019-036	I	162.00	116.00	0.00	0.00	$ 246.18
6313-020-003	R	50.00	90.00	0.00	0.00	$ 70.87
6313-020-005	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-013	R	45.00	0.00	0.00	0.00	$ 33.57
6313-020-014	R	51.00	57.00	0.00	0.00	$ 59.31
6313-020-015	R	35.00	0.00	0.00	0.00	$ 26.11
6313-020-016	R	72.00	0.00	0.00	0.00	$ 53.71
6313-020-017	R	41.00	0.00	0.00	0.00	$ 30.59
6313-020-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-019	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-020	R	80.00	0.00	0.00	0.00	$ 59.68
6313-020-021	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-022	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-023	R	50.00	145.00	0.00	0.00	$ 91.39
6313-020-024	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-026	R	55.00	0.00	0.00	0.00	$ 41.03
6313-020-027	R	40.00	0.00	0.00	0.00	$ 29.84
6313-020-028	R	26.79	169.02	0.00	0.00	$ 83.03
6313-020-029	R	40.78	46.19	0.00	0.00	$ 47.65
6313-021-001	R	50.00	64.00	0.00	0.00	$ 61.17
6313-021-002	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-003	R	48.00	0.00	0.00	0.00	$ 35.81
6313-021-004	R	37.00	0.00	0.00	0.00	$ 27.60
6313-021-005	R	45.00	0.00	0.00	0.00	$ 33.57
6313-021-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-012	R	76.00	0.00	0.00	0.00	$ 56.70
6313-021-013	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-014	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-021-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-016	R	50.00	93.00	0.00	0.00	$ 71.99
6313-021-017	R	52.00	0.00	0.00	0.00	$ 38.79
6313-021-018	R	50.00	95.00	0.00	0.00	$ 72.74
6313-021-019	R	50.00	0.00	0.00	0.00	$ 37.30
6313-021-020	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-021	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-022	R	32.00	0.00	0.00	0.00	$ 23.87
6313-021-023	R	31.00	0.00	0.00	0.00	$ 23.13
6313-021-024	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-025	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-026	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-027	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-028	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-029	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-030	R	44.00	0.00	0.00	0.00	$ 32.82
6313-021-031	R	71.00	0.00	0.00	0.00	$ 52.97
6313-021-032	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-033	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-034	R	40.00	0.00	0.00	0.00	$ 29.84
6313-021-037	R	36.00	0.00	0.00	0.00	$ 26.86
6313-021-038	R	68.00	136.00	0.00	0.00	$ 101.46
6313-022-001	R	44.00	0.00	0.00	0.00	$ 32.82
6313-022-002	R	44.00	0.00	0.00	0.00	$ 32.82
6313-022-003	R	47.00	0.00	0.00	0.00	$ 35.06
6313-022-004	R	48.00	0.00	0.00	0.00	$ 35.81
6313-022-005	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-006	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-007	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-008	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-009	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-010	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-011	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-012	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-013	R	45.00	0.00	0.00	0.00	$ 33.57
6313-022-014	R	46.00	0.00	0.00	0.00	$ 34.32
6313-022-015	R	50.00	0.00	0.00	0.00	$ 37.30
6313-022-016	R	50.00	0.00	0.00	0.00	$ 37.30
6313-022-017	R	40.00	0.00	0.00	0.00	$ 29.84
6313-022-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-022-019	R	40.00	0.00	0.00	0.00	$ 29.84
6313-022-020	R	40.00	0.00	0.00	0.00	$ 29.84
6313-022-021	C	40.00	0.00	0.00	0.00	$ 59.68
6313-022-026	R	82.00	136.00	0.00	0.00	$ 111.90
6313-022-027	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-022-028	R	40.00	120.00	0.00	0.00	$ 74.60
6313-022-029	R	181.00	204.00	0.00	0.00	$ 211.12
6313-023-001	R	46.00	145.00	0.00	0.00	$ 88.40
6313-023-002	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-003	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-004	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-005	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-006	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-007	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-008	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-009	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-010	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-011	R	47.00	0.00	0.00	0.00	$ 35.06
6313-023-012	R	43.00	0.00	0.00	0.00	$ 32.08
6313-023-013	R	82.00	90.00	0.00	0.00	$ 94.74
6313-023-014	R	63.00	0.00	0.00	0.00	$ 47.00
6313-023-015	R	45.00	145.00	0.00	0.00	$ 87.66
6313-023-016	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-017	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-018	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-019	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-020	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-021	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-022	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-023	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-024	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-025	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-026	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-027	R	45.00	0.00	0.00	0.00	$ 33.57
6313-023-028	R	42.00	0.00	0.00	0.00	$ 31.33
6313-023-029	R	46.00	103.00	0.00	0.00	$ 72.74
6313-024-001	R	55.00	0.00	0.00	0.00	$ 41.03
6313-024-002	R	46.00	90.00	0.00	0.00	$ 67.89
6313-024-003	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-004	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-005	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-006	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-007	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-008	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-009	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-010	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-011	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-012	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-013	R	45.00	0.00	0.00	0.00	$ 33.57
6313-024-014	R	45.00	0.00	0.00	0.00	$ 33.57

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-024-015	R	45.00	145.00	0.00	0.00	$ 87.66
6313-024-016	R	46.00	145.00	0.00	0.00	$ 88.40
6313-024-017	R	40.00	0.00	0.00	0.00	$ 29.84
6313-024-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-024-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-024-025	R	63.00	0.00	0.00	0.00	$ 47.00
6313-024-026	R	63.00	0.00	0.00	0.00	$ 47.00
6313-024-027	R	40.00	0.00	0.00	0.00	$ 29.84
6313-024-028	R	40.00	0.00	0.00	0.00	$ 29.84
6313-024-029	R	46.00	110.00	0.00	0.00	$ 75.35
6313-025-001	R	63.00	145.00	0.00	0.00	$ 101.08
6313-025-002	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-003	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-004	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-006	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-025-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-012	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-013	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-014	R	42.00	105.00	0.00	0.00	$ 70.50
6313-025-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-025-016	R	47.00	0.00	0.00	0.00	$ 35.06
6313-025-018	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-022	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-023	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-026	R	42.00	0.00	0.00	0.00	$ 31.33
6313-025-027	R	63.00	0.00	0.00	0.00	$ 47.00
6313-025-029	R	54.00	0.00	0.00	0.00	$ 40.28
6313-025-030	R	35.00	0.00	0.00	0.00	$ 26.11
6313-025-031	R	56.00	63.00	0.00	0.00	$ 65.28
6313-025-032	R	44.00	0.00	0.00	0.00	$ 32.82
6313-025-033	R	57.00	63.00	0.00	0.00	$ 66.02
6313-025-034	R	41.00	0.00	0.00	0.00	$ 30.59

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-026-001	R	63.00	70.00	0.00	0.00	$ 73.11
6313-026-002	R	75.00	0.00	0.00	0.00	$ 55.95
6313-026-003	R	63.00	0.00	0.00	0.00	$ 47.00
6313-026-004	R	63.00	0.00	0.00	0.00	$ 47.00
6313-026-005	R	46.00	0.00	0.00	0.00	$ 34.32
6313-026-006	R	40.00	0.00	0.00	0.00	$ 29.84
6313-026-007	R	40.00	0.00	0.00	0.00	$ 29.84
6313-026-008	R	63.00	0.00	0.00	0.00	$ 47.00
6313-026-009	R	42.00	0.00	0.00	0.00	$ 31.33
6313-026-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-026-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-026-012	R	63.00	0.00	0.00	0.00	$ 47.00
6313-026-013	R	63.00	100.00	0.00	0.00	$ 84.30
6313-026-014	R	45.00	0.00	0.00	0.00	$ 33.57
6313-026-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-026-017	R	45.00	0.00	0.00	0.00	$ 33.57
6313-026-018	R	60.00	0.00	0.00	0.00	$ 44.76
6313-026-019	R	63.00	0.00	0.00	0.00	$ 47.00
6313-026-020	R	84.00	0.00	0.00	0.00	$ 62.66
6313-026-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-026-022	R	71.00	0.00	0.00	0.00	$ 52.97
6313-026-023	R	55.00	0.00	0.00	0.00	$ 41.03
6313-026-024	R	40.00	0.00	0.00	0.00	$ 29.84
6313-026-025	R	47.00	0.00	0.00	0.00	$ 35.06
6313-026-026	R	40.00	0.00	0.00	0.00	$ 29.84
6313-026-027	R	46.00	108.00	0.00	0.00	$ 74.60
6313-026-028	R	46.00	115.00	0.00	0.00	$ 77.21
6313-026-029	R	38.00	0.00	0.00	0.00	$ 28.35
6313-027-001	R	44.00	115.00	0.00	0.00	$ 75.72
6313-027-002	R	40.00	0.00	0.00	0.00	$ 29.84
6313-027-003	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-004	R	40.00	0.00	0.00	0.00	$ 29.84
6313-027-005	R	63.00	0.00	0.00	0.00	$ 47.00
6313-027-006	R	63.00	0.00	0.00	0.00	$ 47.00
6313-027-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-008	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-009	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-011	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-012	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-013	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-014	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-015	R	42.00	115.00	0.00	0.00	$ 74.23
6313-027-016	R	40.00	0.00	0.00	0.00	$ 29.84
6313-027-017	R	45.00	0.00	0.00	0.00	$ 33.57

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-027-018	R	45.00	0.00	0.00	0.00	$ 33.57
6313-027-019	R	44.00	65.00	0.00	0.00	$ 57.07
6313-027-020	R	41.00	0.00	0.00	0.00	$ 30.59
6313-027-021	R	41.00	0.00	0.00	0.00	$ 30.59
6313-027-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-026	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-027	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-028	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-029	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-030	R	42.00	0.00	0.00	0.00	$ 31.33
6313-027-031	R	45.00	0.00	0.00	0.00	$ 33.57
6313-027-032	R	50.00	0.00	0.00	0.00	$ 37.30
6313-027-033	R	76.00	110.00	0.00	0.00	$ 97.73
6313-028-001	R	52.00	155.00	0.00	0.00	$ 96.61
6313-028-002	R	50.00	0.00	0.00	0.00	$ 37.30
6313-028-003	R	50.00	0.00	0.00	0.00	$ 37.30
6313-028-004	R	50.00	0.00	0.00	0.00	$ 37.30
6313-028-005	R	50.00	0.00	0.00	0.00	$ 37.30
6313-028-006	R	63.00	0.00	0.00	0.00	$ 47.00
6313-028-007	R	63.00	0.00	0.00	0.00	$ 47.00
6313-028-008	R	63.00	0.00	0.00	0.00	$ 47.00
6313-028-009	R	63.00	0.00	0.00	0.00	$ 47.00
6313-028-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-028-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-028-012	R	46.00	115.00	0.00	0.00	$ 77.21
6313-028-013	R	40.00	0.00	0.00	0.00	$ 29.84
6313-028-014	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-015	R	76.00	114.00	0.00	0.00	$ 99.22
6313-028-016	R	50.00	0.00	0.00	0.00	$ 37.30
6313-028-017	R	126.00	0.00	0.00	0.00	$ 94.00
6313-028-018	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-019	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-020	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-023	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-028-026	R	40.00	0.00	0.00	0.00	$ 29.84
6313-028-027	R	42.00	115.00	0.00	0.00	$ 74.23
6313-029-002	R	40.00	0.00	0.00	0.00	$ 29.84
6313-029-003	R	40.00	0.00	0.00	0.00	$ 29.84

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6313-029-006	R	50.00	0.00	0.00	0.00	$ 37.30
6313-029-007	R	82.00	0.00	0.00	0.00	$ 61.17
6313-029-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-029-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-029-010	R	40.00	0.00	0.00	0.00	$ 29.84
6313-029-014	C	63.00	0.00	0.00	0.00	$ 94.00
6313-029-015	C	51.00	0.00	0.00	0.00	$ 76.09
6313-029-016	C	45.00	0.00	0.00	0.00	$ 67.14
6313-029-017	C	30.00	0.00	0.00	0.00	$ 44.76
6313-029-020	R	46.00	67.00	0.00	0.00	$ 59.31
6313-029-021	R	39.00	0.00	0.00	0.00	$ 29.09
6313-029-022	R	42.00	0.00	0.00	0.00	$ 31.33
6313-029-024	R	42.00	0.00	0.00	0.00	$ 31.33
6313-029-025	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-001	R	42.00	122.00	0.00	0.00	$ 76.84
6313-030-002	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-003	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-004	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-005	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-006	R	82.00	122.00	0.00	0.00	$ 106.68
6313-030-007	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-008	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-009	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-010	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-011	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-012	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-013	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-014	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-015	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-016	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-017	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-018	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-019	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-020	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-021	R	42.00	0.00	0.00	0.00	$ 31.33
6313-030-022	R	40.00	0.00	0.00	0.00	$ 29.84
6313-030-023	C	40.00	0.00	0.00	0.00	$ 59.68
6313-030-024	C	42.00	0.00	0.00	0.00	$ 62.66
6313-030-025	C	57.00	97.00	0.00	0.00	$ 157.41
6313-030-026	C	50.00	0.00	0.00	0.00	$ 74.60
6313-030-027	C	29.00	0.00	0.00	0.00	$ 43.27
6313-030-028	C	63.00	0.00	0.00	0.00	$ 94.00
6313-030-029	C	92.00	92.00	0.00	0.00	$ 205.90
6313-031-031	C	148.00	97.00	0.00	0.00	$ 293.18
6313-031-032	C	202.00	242.00	0.00	0.00	$ 481.92

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6313-031-041	C	148.00	99.00	0.00	0.00	$ 294.67
6314-004-001	R	56.00	145.00	0.00	0.00	$ 95.86
6314-004-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-004	R	10.00	0.00	0.00	0.00	$ 7.46
6314-004-005	R	30.00	0.00	0.00	0.00	$ 22.38
6314-004-006	R	10.00	0.00	0.00	0.00	$ 7.46
6314-004-007	R	30.00	0.00	0.00	0.00	$ 22.38
6314-004-008	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-009	R	80.00	0.00	0.00	0.00	$ 59.68
6314-004-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-012	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-014	R	40.00	0.00	0.00	0.00	$ 29.84
6314-004-015	R	46.00	145.00	0.00	0.00	$ 88.40
6314-005-001	R	46.00	145.00	0.00	0.00	$ 88.40
6314-005-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-007	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-008	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-009	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-012	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-013	R	73.00	96.00	0.00	0.00	$ 90.27
6314-005-014	R	73.00	0.00	0.00	0.00	$ 54.46
6314-005-015	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-016	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-017	R	56.00	65.00	0.00	0.00	$ 66.02
6314-005-018	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-019	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-020	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-021	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-022	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-023	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-024	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-025	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-026	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-027	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-028	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-029	R	40.00	0.00	0.00	0.00	$ 29.84
6314-005-030	R	46.00	145.00	0.00	0.00	$ 88.40
6314-005-031	R	80.00	0.00	0.00	0.00	$ 59.68

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-006-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-007	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-008	R	56.00	147.00	0.00	0.00	$ 96.61
6314-006-009	R	82.00	0.00	0.00	0.00	$ 61.17
6314-006-010	R	59.00	82.00	0.00	0.00	$ 74.60
6314-006-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-012	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-014	R	40.00	0.00	0.00	0.00	$ 29.84
6314-006-015	R	37.00	0.00	0.00	0.00	$ 27.60
6314-006-016	R	37.00	0.00	0.00	0.00	$ 27.60
6314-006-017	R	37.00	0.00	0.00	0.00	$ 27.60
6314-006-018	R	67.00	71.00	0.00	0.00	$ 76.47
6314-006-019	R	187.00	191.00	0.00	0.00	$ 210.75
6314-007-001	R	45.00	155.00	0.00	0.00	$ 91.39
6314-007-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-007	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-008	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-009	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-012	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-014	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-015	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-016	R	45.00	115.00	0.00	0.00	$ 76.47
6314-007-017	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-018	R	40.00	0.00	0.00	0.00	$ 29.84
6314-007-019	R	40.00	115.00	0.00	0.00	$ 72.74
6314-007-020	R	68.00	0.00	0.00	0.00	$ 50.73
6314-007-021	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-022	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-023	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-024	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-025	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-026	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-027	R	54.00	0.00	0.00	0.00	$ 40.28

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-007-028	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-029	R	54.00	0.00	0.00	0.00	$ 40.28
6314-007-030	R	50.00	0.00	0.00	0.00	$ 37.30
6314-007-031	R	54.00	105.00	0.00	0.00	$ 79.45
6314-010-009	C	27.00	0.00	0.00	0.00	$ 40.28
6314-010-010	C	27.00	0.00	0.00	0.00	$ 40.28
6314-010-012	C	108.00	115.00	0.00	0.00	$ 246.93
6314-010-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-010-014	R	54.00	100.00	0.00	0.00	$ 77.58
6314-010-015	R	54.00	0.00	0.00	0.00	$ 40.28
6314-010-016	R	54.00	0.00	0.00	0.00	$ 40.28
6314-010-017	R	54.00	0.00	0.00	0.00	$ 40.28
6314-010-018	R	45.00	0.00	0.00	0.00	$ 33.57
6314-010-019	R	65.00	0.00	0.00	0.00	$ 48.49
6314-010-020	R	53.00	0.00	0.00	0.00	$ 39.54
6314-010-021	R	53.00	0.00	0.00	0.00	$ 39.54
6314-010-022	R	48.00	0.00	0.00	0.00	$ 35.81
6314-010-023	R	60.00	0.00	0.00	0.00	$ 44.76
6314-010-024	R	108.00	140.00	0.00	0.00	$ 132.79
6314-010-028	C	49.00	0.00	0.00	0.00	$ 73.11
6314-010-029	C	59.00	0.00	0.00	0.00	$ 88.03
6314-010-034	R	217.00	117.00	0.00	0.00	$ 205.52
6314-010-036	C	108.50	0.00	0.00	0.00	$ 161.88
6314-011-001	R	50.00	100.00	0.00	0.00	$ 74.60
6314-011-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-011-003	R	58.00	0.00	0.00	0.00	$ 43.27
6314-011-004	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-007	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-008	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-009	R	45.00	0.00	0.00	0.00	$ 33.57
6314-011-010	R	58.00	0.00	0.00	0.00	$ 43.27
6314-011-011	R	38.00	0.00	0.00	0.00	$ 28.35
6314-011-012	R	75.00	140.00	0.00	0.00	$ 108.17
6314-011-013	R	58.00	140.00	0.00	0.00	$ 95.49
6314-011-014	R	50.00	0.00	0.00	0.00	$ 37.30
6314-011-015	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-016	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-017	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-018	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-019	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-022	R	54.00	0.00	0.00	0.00	$ 40.28
6314-011-023	R	48.00	0.00	0.00	0.00	$ 35.81
6314-011-024	R	60.00	140.00	0.00	0.00	$ 96.98
6314-011-026	R	40.00	0.00	0.00	0.00	$ 29.84
6314-011-029	R	34.00	0.00	0.00	0.00	$ 25.36

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-011-030	R	162.00	0.00	0.00	0.00	$ 120.85
6314-011-031	R	34.00	0.00	0.00	0.00	$ 25.36
6314-012-003	R	88.00	0.00	0.00	0.00	$ 65.65
6314-012-004	R	97.00	0.00	0.00	0.00	$ 72.36
6314-012-005	R	64.00	0.00	0.00	0.00	$ 47.74
6314-012-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-012-007	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-008	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-009	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-010	R	50.00	140.00	0.00	0.00	$ 89.52
6314-012-011	R	45.00	0.00	0.00	0.00	$ 33.57
6314-012-012	R	50.00	95.00	0.00	0.00	$ 72.74
6314-012-013	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-014	R	55.00	0.00	0.00	0.00	$ 41.03
6314-012-015	R	45.00	0.00	0.00	0.00	$ 33.57
6314-012-016	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-017	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-018	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-019	R	50.00	0.00	0.00	0.00	$ 37.30
6314-012-020	R	59.00	0.00	0.00	0.00	$ 44.01
6314-012-021	R	40.00	0.00	0.00	0.00	$ 29.84
6314-012-022	R	106.00	74.00	0.00	0.00	$ 106.68
6314-012-025	C	223.00	625.00	0.00	0.00	$ 798.97
6314-013-003	C	61.00	0.00	0.00	0.00	$ 91.01
6314-013-004	I	122.00	0.00	0.00	0.00	$ 136.52
6314-013-006	R	73.00	245.00	0.00	0.00	$ 145.84
6314-013-007	R	65.00	53.00	0.00	0.00	$ 68.26
6314-013-008	R	123.00	153.00	0.00	0.00	$ 148.83
6314-013-010	R	97.00	0.00	0.00	0.00	$ 72.36
6314-013-011	R	58.00	0.00	0.00	0.00	$ 43.27
6314-013-012	R	61.00	0.00	0.00	0.00	$ 45.51
6314-013-013	R	61.00	0.00	0.00	0.00	$ 45.51
6314-013-014	R	61.00	0.00	0.00	0.00	$ 45.51
6314-013-015	R	61.00	145.00	0.00	0.00	$ 99.59
6314-013-016	C	75.00	106.00	0.00	0.00	$ 190.98
6314-013-017	C	169.00	217.00	0.00	0.00	$ 414.03
6314-013-018	C	125.00	183.00	0.00	0.00	$ 323.02
6314-014-001	R	42.00	108.00	0.00	0.00	$ 71.62
6314-014-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-014-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-014-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-014-005	R	42.00	0.00	0.00	0.00	$ 31.33
6314-014-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-014-007	R	40.00	0.00	0.00	0.00	$ 29.84
6314-014-008	R	61.00	0.00	0.00	0.00	$ 45.51

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6314-014-009	R	61.00	0.00	0.00	0.00	$ 45.51
6314-014-010	R	61.00	0.00	0.00	0.00	$ 45.51
6314-014-011	R	61.00	0.00	0.00	0.00	$ 45.51
6314-014-014	R	61.00	148.00	0.00	0.00	$ 100.71
6314-014-015	C	61.00	128.00	0.00	0.00	$ 186.50
6314-014-016	R	61.00	0.00	0.00	0.00	$ 45.51
6314-014-017	R	61.00	0.00	0.00	0.00	$ 45.51
6314-014-018	C	61.00	0.00	0.00	0.00	$ 91.01
6314-014-019	C	61.00	0.00	0.00	0.00	$ 91.01
6314-014-020	C	61.00	0.00	0.00	0.00	$ 91.01
6314-014-021	C	61.00	0.00	0.00	0.00	$ 91.01
6314-014-022	C	61.00	0.00	0.00	0.00	$ 91.01
6314-014-023	I	61.00	0.00	0.00	0.00	$ 68.26
6314-014-024	I	38.00	0.00	0.00	0.00	$ 42.52
6314-014-025	C	61.00	90.00	0.00	0.00	$ 158.15
6314-014-026	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-002	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-003	R	71.00	0.00	0.00	0.00	$ 52.97
6314-015-004	R	51.00	0.00	0.00	0.00	$ 38.05
6314-015-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-007	R	42.00	0.00	0.00	0.00	$ 31.33
6314-015-008	R	42.00	0.00	0.00	0.00	$ 31.33
6314-015-009	R	80.00	0.00	0.00	0.00	$ 59.68
6314-015-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-012	R	42.00	115.00	0.00	0.00	$ 74.23
6314-015-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-014	R	122.00	155.00	0.00	0.00	$ 148.83
6314-015-015	R	41.00	0.00	0.00	0.00	$ 30.59
6314-015-016	R	41.00	0.00	0.00	0.00	$ 30.59
6314-015-017	R	40.00	0.00	0.00	0.00	$ 29.84
6314-015-018	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-019	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-020	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-021	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-022	R	61.00	0.00	0.00	0.00	$ 45.51
6314-015-026	R	71.00	0.00	0.00	0.00	$ 52.97
6314-015-027	R	61.00	84.00	0.00	0.00	$ 76.84
6314-015-028	R	61.00	77.00	0.00	0.00	$ 74.23
6314-015-029	R	78.00	0.00	0.00	0.00	$ 58.19
6314-016-001	R	45.00	115.00	0.00	0.00	$ 76.47
6314-016-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-004	R	40.00	0.00	0.00	0.00	$ 29.84

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6314-016-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-008	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-009	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-012	R	120.00	0.00	0.00	0.00	$ 89.52
6314-016-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-014	R	45.00	155.00	0.00	0.00	$ 91.39
6314-016-015	R	42.00	155.00	0.00	0.00	$ 89.15
6314-016-016	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-017	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-018	R	61.00	0.00	0.00	0.00	$ 45.51
6314-016-019	R	61.00	0.00	0.00	0.00	$ 45.51
6314-016-020	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-021	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-022	R	42.00	0.00	0.00	0.00	$ 31.33
6314-016-023	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-024	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-025	R	42.00	0.00	0.00	0.00	$ 31.33
6314-016-027	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-028	R	42.00	0.00	0.00	0.00	$ 31.33
6314-016-029	R	40.00	155.00	0.00	0.00	$ 87.66
6314-016-030	R	40.00	0.00	0.00	0.00	$ 29.84
6314-016-031	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-001	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-002	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-006	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-007	R	45.00	0.00	0.00	0.00	$ 33.57
6314-017-008	R	50.00	145.00	0.00	0.00	$ 91.39
6314-017-009	R	83.00	145.00	0.00	0.00	$ 116.00
6314-017-010	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-011	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-012	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-013	R	40.00	0.00	0.00	0.00	$ 29.84
6314-017-014	R	45.00	0.00	0.00	0.00	$ 33.57
6314-017-015	R	55.00	0.00	0.00	0.00	$ 41.03
6314-018-001	R	50.00	145.00	0.00	0.00	$ 91.39
6314-018-002	R	45.00	0.00	0.00	0.00	$ 33.57
6314-018-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-018-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-018-005	R	37.00	0.00	0.00	0.00	$ 27.60
6314-018-006	R	37.00	0.00	0.00	0.00	$ 27.60

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-018-007	R	37.00	0.00	0.00	0.00	$ 27.60
6314-018-008	R	12.00	0.00	0.00	0.00	$ 8.95
6314-018-009	R	37.00	0.00	0.00	0.00	$ 27.60
6314-018-010	R	10.00	0.00	0.00	0.00	$ 7.46
6314-018-011	R	30.00	0.00	0.00	0.00	$ 22.38
6314-018-012	R	10.00	0.00	0.00	0.00	$ 7.46
6314-018-013	R	30.00	0.00	0.00	0.00	$ 22.38
6314-018-014	R	10.00	0.00	0.00	0.00	$ 7.46
6314-018-015	R	35.00	0.00	0.00	0.00	$ 26.11
6314-018-016	R	10.00	0.00	0.00	0.00	$ 7.46
6314-018-017	R	35.00	0.00	0.00	0.00	$ 26.11
6314-018-018	R	45.00	145.00	0.00	0.00	$ 87.66
6314-023-001	I	31.00	0.00	0.00	0.00	$ 34.69
6314-023-002	I	90.00	0.00	0.00	0.00	$ 100.71
6314-023-021	I	149.00	0.00	0.00	0.00	$ 166.73
6314-023-022	I	148.00	71.00	0.00	0.00	$ 205.34
6314-024-002	C	100.00	0.00	0.00	0.00	$ 149.20
6314-024-003	R	40.00	0.00	0.00	0.00	$ 29.84
6314-024-004	R	40.00	0.00	0.00	0.00	$ 29.84
6314-024-005	R	40.00	0.00	0.00	0.00	$ 29.84
6314-024-006	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-007	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-008	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-009	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-010	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-011	R	51.00	0.00	0.00	0.00	$ 38.05
6314-024-012	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-013	I	50.00	0.00	0.00	0.00	$ 55.95
6314-024-014	R	40.00	0.00	0.00	0.00	$ 29.84
6314-024-017	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-018	R	50.00	0.00	0.00	0.00	$ 37.30
6314-024-019	R	45.00	0.00	0.00	0.00	$ 33.57
6314-024-020	C	35.00	0.00	0.00	0.00	$ 52.22
6314-024-021	C	168.00	128.00	0.00	0.00	$ 346.14
6314-024-022	R	61.00	100.00	0.00	0.00	$ 82.81
6314-024-023	R	60.00	0.00	0.00	0.00	$ 44.76
6314-024-024	R	48.00	0.00	0.00	0.00	$ 35.81
6314-024-026	C	48.00	85.00	0.00	0.00	$ 135.03
6314-024-027	C	63.00	0.00	0.00	0.00	$ 94.00
6314-024-028	C	43.00	0.00	0.00	0.00	$ 64.16
6314-024-030	R	37.00	0.00	0.00	0.00	$ 27.60
6314-026-002	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-003	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-004	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-005	R	50.00	0.00	0.00	0.00	$ 37.30

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-026-006	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-007	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-008	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-009	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-010	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-011	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-012	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-013	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-014	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-015	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-016	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-017	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-018	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-019	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-020	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-021	R	50.00	0.00	0.00	0.00	$ 37.30
6314-026-023	R	61.00	70.00	0.00	0.00	$ 71.62
6314-026-024	R	61.00	0.00	0.00	0.00	$ 45.51
6314-026-025	R	70.00	0.00	0.00	0.00	$ 52.22
6314-026-026	R	40.00	0.00	0.00	0.00	$ 29.84
6314-026-027	R	40.00	0.00	0.00	0.00	$ 29.84
6314-026-028	R	60.00	82.00	0.00	0.00	$ 75.35
6314-026-029	R	40.00	0.00	0.00	0.00	$ 29.84
6314-026-030	R	68.00	81.00	0.00	0.00	$ 80.94
6314-026-031	R	59.00	0.00	0.00	0.00	$ 44.01
6314-026-032	R	51.00	0.00	0.00	0.00	$ 38.05
6314-026-033	R	68.00	89.00	0.00	0.00	$ 83.93
6314-027-001	R	50.00	89.00	0.00	0.00	$ 70.50
6314-027-002	R	52.00	0.00	0.00	0.00	$ 38.79
6314-027-003	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-004	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-005	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-006	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-007	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-008	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-009	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-010	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-011	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-012	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-013	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-014	R	50.00	80.00	0.00	0.00	$ 67.14
6314-027-015	R	60.00	0.00	0.00	0.00	$ 44.76
6314-027-016	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-017	R	90.00	100.00	0.00	0.00	$ 104.44
6314-027-018	R	50.00	0.00	0.00	0.00	$ 37.30

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6314-027-019	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-020	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-021	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-022	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-023	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-024	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-025	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-026	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-027	R	50.00	0.00	0.00	0.00	$ 37.30
6314-027-028	R	50.00	140.00	0.00	0.00	$ 89.52
6314-028-001	I	50.00	125.00	0.00	0.00	$ 125.89
6314-028-002	I	50.00	0.00	0.00	0.00	$ 55.95
6314-028-005	I	50.00	0.00	0.00	0.00	$ 55.95
6314-028-006	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-007	C	50.00	0.00	0.00	0.00	$ 74.60
6314-028-008	C	100.00	0.00	0.00	0.00	$ 149.20
6314-028-009	I	50.00	0.00	0.00	0.00	$ 55.95
6314-028-010	C	50.00	0.00	0.00	0.00	$ 74.60
6314-028-011	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-012	C	50.00	125.00	0.00	0.00	$ 167.85
6314-028-013	R	50.00	145.00	0.00	0.00	$ 91.39
6314-028-014	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-015	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-016	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-017	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-018	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-019	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-020	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-021	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-022	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-023	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-024	R	50.00	0.00	0.00	0.00	$ 37.30
6314-028-025	R	50.00	145.00	0.00	0.00	$ 91.39
6314-028-026	C	100.00	0.00	0.00	0.00	$ 149.20
6314-029-001	I	50.00	128.00	0.00	0.00	$ 127.57
6314-029-002	I	100.00	0.00	0.00	0.00	$ 111.90
6314-029-003	C	40.00	0.00	0.00	0.00	$ 59.68
6314-029-006	I	65.00	0.00	0.00	0.00	$ 72.74
6314-029-007	I	65.00	0.00	0.00	0.00	$ 72.74
6314-029-008	C	100.00	0.00	0.00	0.00	$ 149.20
6314-029-009	C	50.00	0.00	0.00	0.00	$ 74.60
6314-029-010	C	100.00	128.00	0.00	0.00	$ 244.69
6314-029-011	I	70.00	0.00	0.00	0.00	$ 78.33
6314-031-001	R	50.00	140.00	0.00	0.00	$ 89.52
6314-031-002	R	50.00	0.00	0.00	0.00	$ 37.30

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6314-031-003	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-004	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-005	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-006	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-007	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-008	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-009	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-010	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-011	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-012	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-014	C	100.00	140.00	0.00	0.00	$ 253.64
6314-031-015	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-016	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-017	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-018	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-019	R	52.00	0.00	0.00	0.00	$ 38.79
6314-031-020	R	49.00	0.00	0.00	0.00	$ 36.55
6314-031-021	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-022	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-023	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-024	R	50.00	0.00	0.00	0.00	$ 37.30
6314-031-025	R	50.00	140.00	0.00	0.00	$ 89.52
6314-031-026	C	50.00	66.00	0.00	0.00	$ 123.84
6314-031-027	R	74.00	0.00	0.00	0.00	$ 55.20
6315-001-004	I	294.00	0.00	0.00	0.00	$ 328.99
6315-001-010	C	58.00	0.00	0.00	0.00	$ 86.54
6315-001-013	I	108.00	0.00	0.00	0.00	$ 120.85
6315-001-014	I	186.00	0.00	0.00	0.00	$ 208.13
6315-001-022	I	462.15	0.00	0.00	0.00	$ 517.15
6315-001-023	I	177.27	360.28	0.00	0.00	$ 399.94
6315-002-001	I	80.00	149.00	0.00	0.00	$ 172.89
6315-002-002	I	10.00	0.00	0.00	0.00	$ 11.19
6315-002-003	I	70.00	0.00	0.00	0.00	$ 78.33
6315-002-007	I	100.00	0.00	0.00	0.00	$ 111.90
6315-002-008	I	241.00	0.00	0.00	0.00	$ 269.68
6315-002-009	I	80.00	0.00	0.00	0.00	$ 89.52
6315-002-010	I	254.00	0.00	0.00	0.00	$ 284.23
6315-002-011	I	135.00	200.00	0.00	0.00	$ 262.97
6315-002-014	I	225.00	0.00	0.00	0.00	$ 251.78
6315-003-001	R	50.00	135.00	0.00	0.00	$ 87.66
6315-003-002	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-003	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-004	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-005	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-006	R	100.00	0.00	0.00	0.00	$ 74.60

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6315-003-007	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-011	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-012	R	50.00	135.00	0.00	0.00	$ 87.66
6315-003-014	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-015	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-016	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-017	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-018	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-019	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-020	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-021	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-022	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-023	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-024	R	50.00	0.00	0.00	0.00	$ 37.30
6315-003-025	R	50.00	135.00	0.00	0.00	$ 87.66
6315-003-027	R	45.00	0.00	0.00	0.00	$ 33.57
6315-003-028	R	50.00	90.00	0.00	0.00	$ 70.87
6315-003-029	R	40.00	0.00	0.00	0.00	$ 29.84
6315-003-030	R	60.00	0.00	0.00	0.00	$ 44.76
6315-004-001	R	35.00	0.00	0.00	0.00	$ 26.11
6315-004-002	R	50.00	100.00	0.00	0.00	$ 74.60
6315-004-003	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-004	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-005	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-006	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-007	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-008	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-009	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-011	R	60.00	0.00	0.00	0.00	$ 44.76
6315-004-012	R	40.00	0.00	0.00	0.00	$ 29.84
6315-004-013	R	100.00	135.00	0.00	0.00	$ 124.96
6315-004-015	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-016	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-017	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-018	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-019	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-020	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-021	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-022	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-023	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-024	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-025	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-026	R	50.00	135.00	0.00	0.00	$ 87.66

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6315-004-027	R	50.00	0.00	0.00	0.00	$ 37.30
6315-004-028	R	50.00	85.00	0.00	0.00	$ 69.01
6315-005-001	R	57.00	131.00	0.00	0.00	$ 91.39
6315-005-002	R	40.00	0.00	0.00	0.00	$ 29.84
6315-005-003	R	100.00	0.00	0.00	0.00	$ 74.60
6315-005-004	R	52.00	0.00	0.00	0.00	$ 38.79
6315-005-005	R	52.00	0.00	0.00	0.00	$ 38.79
6315-005-007	R	10.00	0.00	0.00	0.00	$ 7.46
6315-005-008	R	50.00	135.00	0.00	0.00	$ 87.66
6315-005-009	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-011	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-012	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-013	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-014	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-015	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-016	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-017	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-018	R	71.00	94.00	0.00	0.00	$ 88.03
6315-005-020	R	24.00	0.00	0.00	0.00	$ 17.90
6315-005-021	R	33.00	0.00	0.00	0.00	$ 24.62
6315-005-022	R	63.00	0.00	0.00	0.00	$ 47.00
6315-005-023	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-024	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-025	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-026	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-027	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-028	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-029	R	50.00	0.00	0.00	0.00	$ 37.30
6315-005-030	R	44.00	0.00	0.00	0.00	$ 32.82
6315-005-031	R	50.00	91.00	0.00	0.00	$ 71.24
6315-005-032	R	25.00	0.00	0.00	0.00	$ 18.65
6315-006-001	R	100.00	0.00	0.00	0.00	$ 74.60
6315-006-002	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-003	R	50.00	150.00	0.00	0.00	$ 93.25
6315-006-004	R	45.00	0.00	0.00	0.00	$ 33.57
6315-006-005	R	50.00	95.00	0.00	0.00	$ 72.74
6315-006-006	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-007	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-008	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-009	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-011	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-012	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-013	R	50.00	0.00	0.00	0.00	$ 37.30

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6315-006-014	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-015	R	81.00	151.00	0.00	0.00	$ 116.75
6315-006-016	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-017	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-018	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-019	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-020	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-021	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-022	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-023	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-024	R	50.00	0.00	0.00	0.00	$ 37.30
6315-006-025	R	50.00	140.00	0.00	0.00	$ 89.52
6315-007-002	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-003	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-004	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-005	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-006	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-007	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-008	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-009	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-011	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-012	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-013	R	50.00	140.00	0.00	0.00	$ 89.52
6315-007-014	R	70.00	0.00	0.00	0.00	$ 52.22
6315-007-015	R	50.00	70.00	0.00	0.00	$ 63.41
6315-007-016	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-017	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-018	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-019	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-020	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-021	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-022	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-023	R	47.00	0.00	0.00	0.00	$ 35.06
6315-007-024	R	53.00	0.00	0.00	0.00	$ 39.54
6315-007-025	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-026	R	50.00	0.00	0.00	0.00	$ 37.30
6315-007-027	R	50.00	140.00	0.00	0.00	$ 89.52
6315-007-028	R	50.00	95.00	0.00	0.00	$ 72.74
6315-007-029	R	45.00	0.00	0.00	0.00	$ 33.57
6315-008-001	R	34.00	0.00	0.00	0.00	$ 25.36
6315-008-002	R	39.00	0.00	0.00	0.00	$ 29.09
6315-008-003	R	50.00	67.00	0.00	0.00	$ 62.29
6315-008-004	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-005	R	50.00	0.00	0.00	0.00	$ 37.30

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6315-008-006	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-007	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-008	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-009	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-010	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-011	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-012	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-013	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-014	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-016	R	47.00	0.00	0.00	0.00	$ 35.06
6315-008-018	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-019	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-020	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-021	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-022	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-024	R	25.00	0.00	0.00	0.00	$ 18.65
6315-008-025	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-026	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-027	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-028	R	50.00	0.00	0.00	0.00	$ 37.30
6315-008-029	R	70.00	0.00	0.00	0.00	$ 52.22
6315-008-030	R	50.00	70.00	0.00	0.00	$ 63.41
6315-008-031	R	50.00	85.00	0.00	0.00	$ 69.01
6315-008-032	R	55.00	0.00	0.00	0.00	$ 41.03
6315-008-033	R	40.00	0.00	0.00	0.00	$ 29.84
6315-008-034	R	50.00	53.00	0.00	0.00	$ 57.07
6315-008-037	R	36.00	0.00	0.00	0.00	$ 26.86
6315-008-038	R	39.00	0.00	0.00	0.00	$ 29.09
6315-009-001	R	53.00	150.00	0.00	0.00	$ 95.49
6315-009-002	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-004	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-005	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-006	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-007	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-008	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-009	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-010	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-011	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-012	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-013	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-014	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-015	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-016	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-017	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-018	R	53.00	0.00	0.00	0.00	$ 39.54

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6315-009-019	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-020	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-021	R	30.00	53.00	0.00	0.00	$ 42.15
6315-009-022	R	53.00	60.00	0.00	0.00	$ 61.92
6315-009-023	R	60.00	0.00	0.00	0.00	$ 44.76
6315-009-024	R	53.00	0.00	0.00	0.00	$ 39.54
6315-009-025	R	50.00	143.00	0.00	0.00	$ 90.64
6315-009-026	R	53.00	70.00	0.00	0.00	$ 65.65
6315-009-027	R	80.00	0.00	0.00	0.00	$ 59.68
6315-010-001	R	53.00	60.00	0.00	0.00	$ 61.92
6315-010-002	R	48.00	0.00	0.00	0.00	$ 35.81
6315-010-003	R	42.00	0.00	0.00	0.00	$ 31.33
6315-010-004	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-005	R	53.00	150.00	0.00	0.00	$ 95.49
6315-010-006	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-007	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-008	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-009	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-010	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-011	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-012	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-013	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-014	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-015	R	50.00	0.00	0.00	0.00	$ 37.30
6315-010-016	R	55.00	0.00	0.00	0.00	$ 41.03
6315-010-017	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-018	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-019	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-020	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-021	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-022	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-023	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-024	R	53.00	105.00	0.00	0.00	$ 78.70
6315-010-025	R	45.00	0.00	0.00	0.00	$ 33.57
6315-010-026	R	53.00	0.00	0.00	0.00	$ 39.54
6315-010-027	R	112.00	0.00	0.00	0.00	$ 83.55
6315-010-028	C	38.00	53.00	0.00	0.00	$ 96.23
6315-011-002	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-003	R	70.00	0.00	0.00	0.00	$ 52.22
6315-011-004	R	53.00	80.00	0.00	0.00	$ 69.38
6315-011-005	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-006	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-007	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-008	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-010	R	53.00	0.00	0.00	0.00	$ 39.54

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6315-011-011	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-012	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-013	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-014	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-015	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-016	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-017	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-018	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-019	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-020	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-021	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-022	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-024	R	50.00	0.00	0.00	0.00	$ 37.30
6315-011-026	R	53.00	0.00	0.00	0.00	$ 39.54
6315-011-027	R	53.00	100.00	0.00	0.00	$ 76.84
6315-011-028	R	53.00	105.00	0.00	0.00	$ 78.70
6315-011-029	R	45.00	0.00	0.00	0.00	$ 33.57
6315-011-030	R	56.00	0.00	0.00	0.00	$ 41.78
6315-011-031	R	53.00	94.00	0.00	0.00	$ 74.60
6315-011-033	R	17.50	0.00	0.00	0.00	$ 13.06
6315-011-034	R	17.50	0.00	0.00	0.00	$ 13.06
6315-011-035	R	17.50	0.00	0.00	0.00	$ 13.06
6315-012-001	R	53.00	150.00	0.00	0.00	$ 95.49
6315-012-002	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-003	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-004	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-005	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-006	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-007	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-008	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-009	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-010	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-011	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-012	R	53.00	105.00	0.00	0.00	$ 78.70
6315-012-013	R	45.00	0.00	0.00	0.00	$ 33.57
6315-012-014	R	60.00	0.00	0.00	0.00	$ 44.76
6315-012-015	R	53.00	90.00	0.00	0.00	$ 73.11
6315-012-016	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-017	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-018	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-019	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-020	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-021	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-022	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-023	R	53.00	0.00	0.00	0.00	$ 39.54

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6315-012-024	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-025	R	53.00	0.00	0.00	0.00	$ 39.54
6315-012-026	R	53.00	150.00	0.00	0.00	$ 95.49
6315-013-001	R	53.00	90.00	0.00	0.00	$ 73.11
6315-013-002	R	60.00	0.00	0.00	0.00	$ 44.76
6315-013-003	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-004	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-005	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-006	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-007	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-008	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-009	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-010	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-011	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-012	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-014	R	30.00	0.00	0.00	0.00	$ 22.38
6315-013-015	R	53.00	120.00	0.00	0.00	$ 84.30
6315-013-016	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-017	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-018	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-019	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-020	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-021	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-022	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-023	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-024	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-025	R	53.00	0.00	0.00	0.00	$ 39.54
6315-013-026	R	53.00	150.00	0.00	0.00	$ 95.49
6315-013-027	R	53.00	70.00	0.00	0.00	$ 65.65
6315-013-029	R	49.00	0.00	0.00	0.00	$ 36.55
6315-013-030	R	31.00	0.00	0.00	0.00	$ 23.13
6316-001-002	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-003	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-004	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-005	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-006	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-008	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-009	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-010	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-011	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-014	R	51.00	0.00	0.00	0.00	$ 38.05
6316-001-015	R	52.00	0.00	0.00	0.00	$ 38.79
6316-001-017	C	50.00	0.00	0.00	0.00	$ 74.60
6316-001-018	R	50.00	0.00	0.00	0.00	$ 37.30
6316-001-019	R	51.00	0.00	0.00	0.00	$ 38.05

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6316-001-020	R	49.00	0.00	0.00	0.00	$ 36.55
6316-001-021	R	50.00	0.00	0.00	0.00	$ 37.30
6316-001-022	R	50.00	0.00	0.00	0.00	$ 37.30
6316-001-023	R	50.00	100.00	0.00	0.00	$ 74.60
6316-001-024	R	41.00	0.00	0.00	0.00	$ 30.59
6316-001-026	R	51.00	90.00	0.00	0.00	$ 71.62
6316-001-027	R	60.00	0.00	0.00	0.00	$ 44.76
6316-001-028	R	51.00	90.00	0.00	0.00	$ 71.62
6316-001-029	R	60.00	0.00	0.00	0.00	$ 44.76
6316-001-030	R	120.00	39.00	0.00	0.00	$ 104.07
6316-001-031	R	58.00	0.00	0.00	0.00	$ 43.27
6316-001-032	R	50.00	0.00	0.00	0.00	$ 37.30
6316-002-001	R	51.00	150.00	0.00	0.00	$ 94.00
6316-002-002	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-003	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-004	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-005	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-006	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-007	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-008	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-009	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-010	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-011	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-012	R	51.00	150.00	0.00	0.00	$ 94.00
6316-002-013	R	51.00	150.00	0.00	0.00	$ 94.00
6316-002-014	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-015	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-016	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-017	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-018	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-019	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-020	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-021	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-022	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-023	R	51.00	0.00	0.00	0.00	$ 38.05
6316-002-024	R	51.00	150.00	0.00	0.00	$ 94.00
6316-003-001	R	51.00	150.00	0.00	0.00	$ 94.00
6316-003-002	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-003	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-004	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-005	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-006	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-007	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-008	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-009	R	51.00	0.00	0.00	0.00	$ 38.05

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6316-003-010	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-011	R	52.00	0.00	0.00	0.00	$ 38.79
6316-003-012	R	50.00	150.00	0.00	0.00	$ 93.25
6316-003-013	R	85.00	0.00	0.00	0.00	$ 63.41
6316-003-014	R	51.00	66.00	0.00	0.00	$ 62.66
6316-003-015	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-016	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-017	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-018	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-019	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-020	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-021	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-024	R	51.00	0.00	0.00	0.00	$ 38.05
6316-003-025	R	74.00	0.00	0.00	0.00	$ 55.20
6316-003-026	R	51.00	76.00	0.00	0.00	$ 66.39
6316-003-027	R	58.00	0.00	0.00	0.00	$ 43.27
6316-003-028	R	44.00	0.00	0.00	0.00	$ 32.82
6316-004-001	R	61.00	85.00	0.00	0.00	$ 77.21
6316-004-002	R	65.00	0.00	0.00	0.00	$ 48.49
6316-004-003	R	54.00	0.00	0.00	0.00	$ 40.28
6316-004-004	R	61.00	96.00	0.00	0.00	$ 81.31
6316-004-007	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-008	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-009	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-010	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-011	R	42.00	0.00	0.00	0.00	$ 31.33
6316-004-012	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-013	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-014	R	42.00	0.00	0.00	0.00	$ 31.33
6316-004-015	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-016	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-017	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-018	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-019	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-020	R	51.00	0.00	0.00	0.00	$ 38.05
6316-004-021	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-022	R	61.00	150.00	0.00	0.00	$ 101.46
6316-004-024	R	10.00	0.00	0.00	0.00	$ 7.46
6316-004-025	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-026	R	40.00	0.00	0.00	0.00	$ 29.84
6316-004-027	R	42.00	150.00	0.00	0.00	$ 87.28
6316-004-028	R	61.00	0.00	0.00	0.00	$ 45.51
6316-004-029	R	61.00	0.00	0.00	0.00	$ 45.51
6316-005-001	R	42.00	140.00	0.00	0.00	$ 83.55
6316-005-002	R	40.00	0.00	0.00	0.00	$ 29.84

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6316-005-003	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-005	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-006	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-007	R	42.00	0.00	0.00	0.00	$ 31.33
6316-005-008	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-009	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-010	R	72.00	0.00	0.00	0.00	$ 53.71
6316-005-011	R	50.00	0.00	0.00	0.00	$ 37.30
6316-005-012	R	42.00	0.00	0.00	0.00	$ 31.33
6316-005-013	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-014	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-015	R	42.00	0.00	0.00	0.00	$ 31.33
6316-005-016	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-017	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-018	R	42.00	0.00	0.00	0.00	$ 31.33
6316-005-019	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-020	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-021	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-022	R	42.00	0.00	0.00	0.00	$ 31.33
6316-005-023	R	40.00	0.00	0.00	0.00	$ 29.84
6316-005-024	R	32.00	80.00	0.00	0.00	$ 53.71
6316-005-025	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-026	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-027	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-028	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-029	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-030	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-031	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-032	R	32.00	80.00	0.00	0.00	$ 53.71
6316-005-033	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-034	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-035	R	30.00	0.00	0.00	0.00	$ 22.38
6316-005-036	R	50.00	0.00	0.00	0.00	$ 37.30
6316-005-037	R	42.00	90.00	0.00	0.00	$ 64.90
6316-006-001	C	82.00	125.00	0.00	0.00	$ 215.59
6316-006-002	R	38.00	0.00	0.00	0.00	$ 28.35
6316-006-003	R	42.00	102.00	0.00	0.00	$ 69.38
6316-006-004	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-005	C	40.00	0.00	0.00	0.00	$ 59.68
6316-006-006	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-007	C	40.00	0.00	0.00	0.00	$ 59.68
6316-006-008	R	42.00	0.00	0.00	0.00	$ 31.33
6316-006-009	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-010	C	82.00	0.00	0.00	0.00	$ 122.34
6316-006-011	R	10.00	0.00	0.00	0.00	$ 7.46

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6316-006-012	R	30.00	0.00	0.00	0.00	$ 22.38
6316-006-013	C	122.00	0.00	0.00	0.00	$ 182.02
6316-006-014	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-015	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-016	R	42.00	0.00	0.00	0.00	$ 31.33
6316-006-017	C	40.00	0.00	0.00	0.00	$ 59.68
6316-006-018	C	40.00	0.00	0.00	0.00	$ 59.68
6316-006-019	C	42.00	0.00	0.00	0.00	$ 62.66
6316-006-020	R	80.00	0.00	0.00	0.00	$ 59.68
6316-006-021	R	42.00	0.00	0.00	0.00	$ 31.33
6316-006-022	C	122.00	145.00	0.00	0.00	$ 290.19
6316-006-023	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-024	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-025	R	40.00	0.00	0.00	0.00	$ 29.84
6316-006-026	R	42.00	80.00	0.00	0.00	$ 61.17
6316-007-003	R	42.00	140.00	0.00	0.00	$ 83.55
6316-007-004	R	40.00	0.00	0.00	0.00	$ 29.84
6316-007-005	R	40.00	0.00	0.00	0.00	$ 29.84
6316-007-011	R	40.00	0.00	0.00	0.00	$ 29.84
6316-007-015	C	40.00	0.00	0.00	0.00	$ 59.68
6316-007-016	C	40.00	0.00	0.00	0.00	$ 59.68
6316-007-017	C	42.00	0.00	0.00	0.00	$ 62.66
6316-007-019	R	40.00	0.00	0.00	0.00	$ 29.84
6316-007-021	C	142.00	95.00	0.00	0.00	$ 282.73
6316-007-023	C	103.00	0.00	0.00	0.00	$ 153.68
6316-007-024	C	170.00	224.00	0.00	0.00	$ 420.74
6316-007-025	C	91.00	0.00	0.00	0.00	$ 135.77
6316-007-028	R	42.00	0.00	0.00	0.00	$ 31.33
6316-007-031	R	80.00	0.00	0.00	0.00	$ 59.68
6316-007-032	C	122.00	125.00	0.00	0.00	$ 275.27
6316-007-034	R	40.00	0.00	0.00	0.00	$ 29.84
6316-007-035	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-001	R	50.00	100.00	0.00	0.00	$ 74.60
6316-008-002	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-003	R	45.00	0.00	0.00	0.00	$ 33.57
6316-008-004	R	45.00	0.00	0.00	0.00	$ 33.57
6316-008-005	R	50.00	0.00	0.00	0.00	$ 37.30
6316-008-006	R	50.00	90.00	0.00	0.00	$ 70.87
6316-008-007	R	50.00	0.00	0.00	0.00	$ 37.30
6316-008-008	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-009	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-010	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-011	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-012	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-013	R	40.00	0.00	0.00	0.00	$ 29.84

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6316-008-014	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-015	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-016	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-017	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-018	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-019	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-020	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-023	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-024	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-025	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-026	R	42.00	0.00	0.00	0.00	$ 31.33
6316-008-027	R	40.00	0.00	0.00	0.00	$ 29.84
6316-008-030	R	50.00	0.00	0.00	0.00	$ 37.30
6316-008-031	R	72.00	140.00	0.00	0.00	$ 105.93
6316-008-032	R	57.00	0.00	0.00	0.00	$ 42.52
6316-008-033	R	23.00	0.00	0.00	0.00	$ 17.16
6316-008-035	R	70.02	0.00	0.00	0.00	$ 52.23
6316-008-036	R	70.02	0.00	0.00	0.00	$ 52.23
6316-008-037	R	70.02	0.00	0.00	0.00	$ 52.23
6316-008-038	R	70.02	0.00	0.00	0.00	$ 52.23
6316-009-002	R	40.00	0.00	0.00	0.00	$ 29.84
6316-009-003	R	40.00	0.00	0.00	0.00	$ 29.84
6316-009-004	R	51.00	0.00	0.00	0.00	$ 38.05
6316-009-005	R	42.00	99.00	0.00	0.00	$ 68.26
6316-009-006	R	40.00	0.00	0.00	0.00	$ 29.84
6316-009-007	R	40.00	0.00	0.00	0.00	$ 29.84
6316-009-008	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-009	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-010	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-011	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-012	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-013	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-014	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-015	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-016	R	67.00	0.00	0.00	0.00	$ 49.98
6316-009-017	R	65.00	0.00	0.00	0.00	$ 48.49
6316-009-018	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-019	R	71.00	160.00	0.00	0.00	$ 112.65
6316-009-020	R	66.00	0.00	0.00	0.00	$ 49.24
6316-009-021	R	66.00	0.00	0.00	0.00	$ 49.24
6316-009-022	R	61.00	0.00	0.00	0.00	$ 45.51
6316-009-025	R	71.00	91.00	0.00	0.00	$ 86.91
6316-009-026	R	49.00	0.00	0.00	0.00	$ 36.55
6316-009-027	R	42.00	100.00	0.00	0.00	$ 68.63
6316-009-028	R	50.00	0.00	0.00	0.00	$ 37.30

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6316-010-001	R	53.00	83.00	0.00	0.00	$ 70.50
6316-010-002	R	67.00	0.00	0.00	0.00	$ 49.98
6316-010-003	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-004	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-005	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-006	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-007	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-008	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-009	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-010	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-011	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-012	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-013	R	53.00	79.00	0.00	0.00	$ 69.01
6316-010-014	R	35.00	0.00	0.00	0.00	$ 26.11
6316-010-015	R	36.00	0.00	0.00	0.00	$ 26.86
6316-010-016	R	43.00	0.00	0.00	0.00	$ 32.08
6316-010-017	R	53.00	107.00	0.00	0.00	$ 79.45
6316-010-018	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-019	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-020	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-021	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-022	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-023	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-024	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-025	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-026	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-027	R	53.00	0.00	0.00	0.00	$ 39.54
6316-010-028	R	53.00	150.00	0.00	0.00	$ 95.49
6316-011-001	R	105.00	150.00	0.00	0.00	$ 134.28
6316-011-002	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-003	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-004	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-005	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-006	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-007	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-008	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-009	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-010	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-011	R	53.00	75.00	0.00	0.00	$ 67.51
6316-011-012	R	75.00	0.00	0.00	0.00	$ 55.95
6316-011-013	R	50.00	0.00	0.00	0.00	$ 37.30
6316-011-014	R	50.00	0.00	0.00	0.00	$ 37.30
6316-011-015	R	50.00	53.00	0.00	0.00	$ 57.07
6316-011-016	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-017	R	53.00	0.00	0.00	0.00	$ 39.54

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6316-011-018	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-019	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-020	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-021	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-022	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-023	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-024	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-025	R	53.00	0.00	0.00	0.00	$ 39.54
6316-011-026	R	53.00	150.00	0.00	0.00	$ 95.49
6316-012-002	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-003	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-004	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-005	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-006	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-007	R	55.00	0.00	0.00	0.00	$ 41.03
6316-012-008	R	50.00	0.00	0.00	0.00	$ 37.30
6316-012-009	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-010	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-011	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-012	C	53.00	150.00	0.00	0.00	$ 190.98
6316-012-013	R	53.00	150.00	0.00	0.00	$ 95.49
6316-012-014	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-015	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-016	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-017	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-018	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-019	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-020	R	53.00	0.00	0.00	0.00	$ 39.54
6316-012-021	R	105.00	0.00	0.00	0.00	$ 78.33
6316-012-022	C	105.00	150.00	0.00	0.00	$ 268.56
6316-012-025	R	53.00	100.00	0.00	0.00	$ 76.84
6316-012-026	R	50.00	0.00	0.00	0.00	$ 37.30
6316-013-002	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-005	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-006	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-007	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-008	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-009	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-010	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-013	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-014	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-015	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-016	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-017	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-018	R	53.00	0.00	0.00	0.00	$ 39.54

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APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6316-013-019	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-020	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-021	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-022	R	53.00	0.00	0.00	0.00	$ 39.54
6316-013-024	R	80.00	0.00	0.00	0.00	$ 59.68
6316-013-025	R	53.00	70.00	0.00	0.00	$ 65.65
6316-013-026	R	100.00	105.00	0.00	0.00	$ 113.77
6316-013-027	R	50.00	0.00	0.00	0.00	$ 37.30
6316-013-028	R	53.00	96.00	0.00	0.00	$ 75.35
6316-013-029	R	54.00	0.00	0.00	0.00	$ 40.28
6316-013-030	R	105.00	0.00	0.00	0.00	$ 78.33
6316-013-031	R	65.00	0.00	0.00	0.00	$ 48.49
6316-013-032	R	53.00	85.00	0.00	0.00	$ 71.24
6317-001-001	C	122.00	133.00	0.00	0.00	$ 281.24
6317-001-002	C	122.00	133.00	0.00	0.00	$ 281.24
6317-001-003	R	41.00	0.00	0.00	0.00	$ 30.59
6317-001-004	R	31.00	0.00	0.00	0.00	$ 23.13
6317-001-005	R	10.00	0.00	0.00	0.00	$ 7.46
6317-001-006	R	40.00	0.00	0.00	0.00	$ 29.84
6317-001-009	C	120.00	0.00	0.00	0.00	$ 179.04
6317-001-010	C	42.00	0.00	0.00	0.00	$ 62.66
6317-001-011	R	42.00	0.00	0.00	0.00	$ 31.33
6317-001-012	R	40.00	0.00	0.00	0.00	$ 29.84
6317-001-013	R	40.00	0.00	0.00	0.00	$ 29.84
6317-001-014	R	41.00	0.00	0.00	0.00	$ 30.59
6317-001-015	R	41.00	0.00	0.00	0.00	$ 30.59
6317-001-017	R	40.00	0.00	0.00	0.00	$ 29.84
6317-001-020	C	44.00	0.00	0.00	0.00	$ 65.65
6317-001-025	C	122.00	387.00	0.00	0.00	$ 470.73
6317-001-026	C	78.00	0.00	0.00	0.00	$ 116.38
6317-001-027	C	82.00	0.00	0.00	0.00	$ 122.34
6317-002-004	C	61.00	0.00	0.00	0.00	$ 91.01
6317-002-007	R	40.00	0.00	0.00	0.00	$ 29.84
6317-002-008	R	41.00	0.00	0.00	0.00	$ 30.59
6317-002-009	R	41.00	0.00	0.00	0.00	$ 30.59
6317-002-010	R	42.00	0.00	0.00	0.00	$ 31.33
6317-002-011	R	40.00	0.00	0.00	0.00	$ 29.84
6317-002-012	R	40.00	0.00	0.00	0.00	$ 29.84
6317-002-013	R	61.00	0.00	0.00	0.00	$ 45.51
6317-002-014	R	61.00	0.00	0.00	0.00	$ 45.51
6317-002-020	C	122.00	145.00	0.00	0.00	$ 290.19
6317-002-028	C	61.00	0.00	0.00	0.00	$ 91.01
6317-002-029	C	122.00	145.00	0.00	0.00	$ 290.19
6317-002-030	C	204.00	575.00	0.00	0.00	$ 733.32
6317-003-003	R	42.00	0.00	0.00	0.00	$ 31.33

City of Maywood
Street Lighting Assessment District
Fiscal Year 2025-26 Assessment Roll

APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6317-003-004	R	58.00	0.00	0.00	0.00	$ 43.27
6317-003-005	R	50.00	0.00	0.00	0.00	$ 37.30
6317-003-006	R	50.00	0.00	0.00	0.00	$ 37.30
6317-003-007	R	32.00	79.00	0.00	0.00	$ 53.34
6317-003-008	R	30.00	0.00	0.00	0.00	$ 22.38
6317-003-009	R	30.00	0.00	0.00	0.00	$ 22.38
6317-003-010	R	30.00	0.00	0.00	0.00	$ 22.38
6317-003-011	R	59.00	0.00	0.00	0.00	$ 44.01
6317-003-017	R	61.00	0.00	0.00	0.00	$ 45.51
6317-003-018	R	61.00	0.00	0.00	0.00	$ 45.51
6317-003-019	R	72.00	122.00	0.00	0.00	$ 99.22
6317-003-020	R	45.00	0.00	0.00	0.00	$ 33.57
6317-003-021	R	41.00	0.00	0.00	0.00	$ 30.59
6317-003-025	R	79.00	0.00	0.00	0.00	$ 58.93
6317-003-026	C	185.00	0.00	0.00	0.00	$ 276.02
6317-003-027	R	39.00	0.00	0.00	0.00	$ 29.09
6317-003-028	R	39.00	0.00	0.00	0.00	$ 29.09
6317-003-029	R	37.00	0.00	0.00	0.00	$ 27.60
6317-015-002	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-003	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-004	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-005	C	142.00	433.00	0.00	0.00	$ 534.88
6317-015-006	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-007	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-008	R	42.00	0.00	0.00	0.00	$ 31.33
6317-015-009	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-010	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-011	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-012	R	61.00	0.00	0.00	0.00	$ 45.51
6317-015-015	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-016	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-017	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-018	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-019	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-020	R	41.00	0.00	0.00	0.00	$ 30.59
6317-015-021	R	42.00	122.00	0.00	0.00	$ 76.84
6317-015-025	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-026	R	40.00	0.00	0.00	0.00	$ 29.84
6317-015-027	R	54.00	0.00	0.00	0.00	$ 40.28
6317-015-028	R	39.00	0.00	0.00	0.00	$ 29.09
6317-015-029	R	39.00	68.00	0.00	0.00	$ 54.46
6317-015-030	R	48.00	0.00	0.00	0.00	$ 35.81
6317-015-031	R	43.00	0.00	0.00	0.00	$ 32.08
6317-015-032	R	61.00	0.00	0.00	0.00	$ 45.51
6317-016-006	C	42.00	0.00	0.00	0.00	$ 62.66

City of Maywood
Street Lighting Assessment District
Fiscal Year 2025-26 Assessment Roll

APN	Zone	Frontage-1	Frontage-2	Frontage-3	Frontage-4	Total Assessment
6317-016-007	C	40.00	0.00	0.00	0.00	$ 59.68
6317-016-010	R	40.00	0.00	0.00	0.00	$ 29.84
6317-016-013	C	122.00	133.00	0.00	0.00	$ 281.24
6317-016-014	R	122.00	133.00	0.00	0.00	$ 140.62
6317-016-016	C	426.00	733.00	0.00	0.00	$1,182.41
6318-011-002	C	50.00	0.00	0.00	0.00	$ 74.60
6318-011-003	C	41.00	0.00	0.00	0.00	$ 61.17
6318-011-004	C	50.00	0.00	0.00	0.00	$ 74.60
6318-011-005	C	50.00	0.00	0.00	0.00	$ 74.60
6318-011-006	C	50.00	0.00	0.00	0.00	$ 74.60
6318-011-007	C	50.00	0.00	0.00	0.00	$ 74.60
6318-011-008	C	75.00	118.00	0.00	0.00	$ 199.93
6318-011-034	C	46.00	104.00	0.00	0.00	$ 146.22
6318-012-001	C	122.00	125.00	0.00	0.00	$ 275.27
6318-012-002	I	42.00	0.00	0.00	0.00	$ 47.00
6318-012-003	I	40.00	0.00	0.00	0.00	$ 44.76
6318-012-004	C	40.00	0.00	0.00	0.00	$ 59.68
6318-012-010	C	59.00	0.00	0.00	0.00	$ 88.03
6318-012-011	C	60.00	85.00	0.00	0.00	$ 152.93
6318-012-012	R	40.00	0.00	0.00	0.00	$ 29.84
6318-012-029	C	122.00	0.00	0.00	0.00	$ 182.02
6318-012-032	C	42.00	0.00	0.00	0.00	$ 62.66
6318-012-033	C	80.00	0.00	0.00	0.00	$ 119.36
6318-033-019	C	40.00	0.00	0.00	0.00	$ 59.68
6318-033-020	C	40.00	0.00	0.00	0.00	$ 59.68
6318-033-021	C	90.00	0.00	0.00	0.00	$ 134.28
6318-033-022	C	30.00	0.00	0.00	0.00	$ 44.76
6318-033-023	C	107.00	145.00	0.00	0.00	$ 267.81
6318-033-040	C	265.00	107.00	0.00	0.00	$ 475.20
6318-034-001	C	180.00	107.00	0.00	0.00	$ 348.38
6318-034-002	C	50.00	0.00	0.00	0.00	$ 74.60
6318-034-003	C	75.00	0.00	0.00	0.00	$ 111.90
6318-034-024	C	25.00	0.00	0.00	0.00	$ 37.30
6318-034-025	C	25.00	0.00	0.00	0.00	$ 37.30
6318-034-049	C	100.00	0.00	0.00	0.00	$ 149.20
6318-034-051	C	55.00	0.00	0.00	0.00	$ 82.06
6318-034-052	C	100.00	107.00	0.00	0.00	$ 229.02
3,232 Parcels						**$174,519.51**

NOTICE OF PUBLIC HEARING
TO ADOPT ANNUAL CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT ASSESSMENTS FOR FISCAL YEAR 2025/26

NOTICE IS HEREBY GIVEN that the City Council of the City of Maywood will conduct a Public Hearing on Wednesday, June 25, 2025, at 5:30 p.m.; see below for participation options. The Public Hearing will take the following actions related to:

Accepting public comments and questions; consideration of the Final Engineer's Report and approval of resolution for the Street Lighting Assessment District (the "District") for Fiscal Year 2025/26 as listed below; ordering the maintenance of improvements; confirmation of diagrams and assessments; and the levy and collection of assessments.

RESOLUTION APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

A Resolution of Intention to levy and collect assessments for the above referenced Street Lighting Assessment District was approved by the City Council of the City of Maywood on May 28, 2025, by Resolution No. 6414.

Information regarding the Final Engineer's Report for the Street Lighting Assessment District may be obtained from the City Clerk's Office of the City of Maywood, 4319 E. Slauson Ave., Maywood, California, or by calling (323) 562-5714.

Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection, and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard. Any interested person may attend the meeting and be heard or written comments may be mailed or delivered to the City Clerk's Office at City Hall at 4319 E. Slauson Avenue, Maywood, CA 90270 or by email to miguel.leon@cityofmaywood.org.

If you challenge the decision of the City Council on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Inquiries concerning this Public Hearing may be directed to Miguel Leon, Deputy City Clerk, at (323)562-5714 or email: miguel.leon@cityofmaywood.org.

Dated: June 05, 2025
Published: June 05, 2025

By:
Miguel Leon
Deputy City Clerk

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 2.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR
RAUL HERRERA, SENIOR ACCOUNTANT

SUBJECT: CONSIDERATION TO APPROVE RESOLUTION NO. 6418, ADOPTING THE FISCAL YEAR 2025-2026 OPERATING BUDGET AND THE CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF MAYWOOD

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution No. 6418, adopting the fiscal year 2025-2026 Operating Budget, which includes the General Fund, Special Revenue Funds and the Capital Improvement Program.

BACKGROUND:
On May 28, 2025, the City held a budget study session for the Council to provide further direction on the proposed draft budget. Following the study session, staff conducted a final review and made the necessary adjustments. The adjustments are described in the discussion section below.

DISCUSSION:
General Fund (100) Revenues
There were no changes to the estimated Total General Fund (100) revenues for FY 2025-2026 following the study session. The projected General Fund revenues remain at $13,481,999, which includes Transfers-In of $350,000 from the Supplemental Law Enforcement Services Fund (232) and $202,000 from the Successor's Agency Fund (611). For a detailed breakdown of General Fund revenues by category, refer to **Attachments 2 and 3**.

General Fund (100) Expenditures
The proposed General Fund expenditures have been revised to $13,116,068, reflecting a net decrease overall of ($55,291) from the budgeted version presented at the study session. This reduction is primarily due to adjustments in non-personnel services across multiple divisions, including the Finance Department. Personnel services costs remain unchanged. For detailed expenditure summaries by division and department, refer to **Attachments 4 and 5**.

Summary of Adjustments Made After the Study Session

1. Finance Department ($10,300): The Contractual Services account (6115), which includes Other Post-Employment Benefits (OPEB) actuarial valuation required for the annual financial statements reporting, has been moved to the Pension Retirees Fund (711).

2. Human Resources Division ($155,150): A reduction of ($155,150) to public liability insurance due to the City of Maywood moving from the Municipal Insurance Cooperative (MIC) to the California Intergovernmental Risk Authority

(CIRA) and electing to participate in the public insurance liability program for Fiscal Year 2025-26.

3. General Government Division $25,159: Interest expenditure for the 2022 Certificate of Participation (COP) Refunding Bonds, Series A increased by $25,159 to the correct amount of $50,319.

4. Public Works Division $55,000: The Machinery & Equipment account (5950) was increased by $50,000 to fund the replacement of water heaters at City Hall, Public Works Yard, YMCA and Cesar Chavez Library. Total cost will be offset by grants/rebates. In addition, an increase of $5,000 was made to the MS4 Permit Support Account (6122) to support a portion of Measure W's project charges that are not reimbursable by Measure W funding.

5. Housing Division $30,000: The Contractual Service account (6115) was increased by $30,000 to support additional supportive services.

General Fund (100) Estimated Fund Balance at 6/30/26

After the adjustments, the General Fund's estimated Fund Balance on 6/30/2026 increased by ($55,291) to $17,023,375.

General Fund (100)	5-28-25 (Study Session)	Adjustments	6-25-26 (Public Hearing)
Estimated Begin Fund Balance at 7/1/25	$16,657,444	$-	$16,657,444
Proposed Revenues FY2025-26	13,481,999	-	13,481,999
Proposed Expenditures FY2025-26	13,171,359	(55,291)	13,116,068
Estimated Change in Fund Balance FY 2025-26	310,640	-	365,931
Estimated Fund Balance at 6/30/2026	**$16,968,084**	**$-**	**$17,023,375**

Local Fiscal Recovery Fund (273)

There were no changes to the Local Fiscal Recovery Fund, 273. This fund is projected to close with a zero-ending balance at the conclusion of FY 2024-25, in accordance with U.S. Treasury guidelines governing its use. Under these guidelines, the City was required to either (1) fully expend the funds by December 31, 2024, or obligate the remaining balance by that date (12/31/24). The City elected to fully expend the funds within the 2024 calendar year, allocating the remaining balance to support public safety services. For a detailed summary of expenditures, refer to **Attachment 6**.

Pension Retirees Fund (711)

The proposed expenditures have increased by $18,589. This adjustment reflects the transfer of costs associated with the Other Post-Employment Benefits (OPEB) actuarial valuation and reporting of $10,300, which is required for financial statement disclosures. These expenses were previously budgeted under the General Fund (100) in the Finance Department, but have now been appropriately reclassified to this fund. Pension Obligation bonds, Series 2021 interest expense was increased by $8,289 to reflect the correct amount based on the debt schedule. For a detailed breakdown of expenditures, refer to **Attachment 6**.

Special Revenue Funds

The proposed FY 2025-26 Special Revenue Funds have been updated and revised as follows:

Gas Tax Fund 212 Increased to $105,371: An increase of $14,927 for catch basin storm drain cleaning maintenance and $90,444 for street sweeping. These costs were originally budgeted in the Measure W Fund, 280, but are now reallocated to comply with Measure W cost allocation requirements between existing and new projects/expenditures.

Community Development Block Grant (CDBG) Fund 243 Increased $90,740: A reallocation of $40,000 was made to the Park Improvement Project and a reduction of ($36,092) from the Sidewalk Rehabilitation project for FY 2025-26 based on the final CDBG funding allocation. Additionally, the carryover budget for the FY 2024-25 Sidewalk Rehabilitation Project was updated to include $86,832.

Grants Fund, 261 increased by $3,080,531: An increase of $3,080,531 for the I-710 TAC grant, supporting the

Slauson and Atlantic Congestion project.

Measure A Fund, 272 Increased $189,327: A carry-over from the prior year's budget of $189,327 was appropriately updated for the Randolph Project. This is funded by the Regional Park and Open Space District (RPOSD) grant.

Measure W Fund, 280 Net Decrease ($17,262): The following adjustments were made to ensure compliance with Measure W's cost allocation requirements, which specify a 30% reimbursement for existing projects and 70% for new projects, expenditures or programs.

- ($90,444) in street sweeping costs was reclassified from Measure W fund (280) to the Gas Tax Fund (212).
- $81,000 of Measure W funding is allocated to the FY 2025-26 Pavement Rehab Project and Various Streets Citywide Storm Drain Catch Basin Improvements project.
- The Municipal Separated Storm Sewer System (MS4) permit & services account (6115) is reduced by ($21,633) to align with the budget estimate provided by Measure W's consultant.
- ($14,927) for catch basin maintenance was reclassified from Measure W fund (280) to the Gas Tax Fund (212).
- $28,742 was added to the Measure W fund (280) for the watershed management program.

These adjustments are included in **Attachment 7 and 8** Special Revenue Funds details.

Capital Improvement Program
The Capital Improvement Programs (CIP) list has been updated to include the relevant items referenced above. Refer to **attachment 9** for the detailed list of capital improvement projects.

LEGAL REVIEW:

The City Attorney has reviewed this report.

FISCAL IMPACT:

Staff recommends that the City Council adopt the Fiscal Year 2025-2026 budget for all City funds, which includes total appropriations of $43,013,631 and proposed revenues of $39,563,726. The proposed budget includes the following key components:

- General Fund (100): Appropriations total $13,116,068 and proposed revenues of $13,481,999, resulting in a projected surplus of $365,931.
- Pension Retirees (711): Appropriations total $1,558,224 and proposed Revenues of $1,300,000, resulting in an estimated ending fund balance of $299,361 as of June 30, 2026
- All Special Revenue Funds: Appropriation total $28,339,339 and proposed Revenues of $24,781,727, resulting in a projected surplus of $5,387,578.

The fiscal impact of the proposed FY 2025-2026 budget across all funds is summarized in **Attachments 2-9** to Resolution No. 6418.

Below is a summary of the estimated ending fund balances for the General Funds, Pension Retirees Fund, and all combined Special Revenue Funds.

Estimated Fund Balance	General Fund (100)	Pension Retirees fund (711)	All Special Revenue Funds Combined	Total All Funds Combined
Estimated Beginning Fund Balance July 1, 2025	$ 16,657,444	$557,585	$8,945,190	$26,160,219
Revenue	13,481,999	1,300,000	24,781,727	39,563,726
Expenditure	13,116,068	1,558,224	28,339,339	43,005,342
Change in Fund Balance	365,931	(258,224)	(3,557,612)	(3,441,616)

Ending Fund Balance at June 30, 2026	$ 17,023,375	$299,361	$5,387,578	$22,718,603

ATTACHMENT(S)

1. Resolution No. 6418 - FY 2025-26 Operating Budget and Capital Improvement Program
2. General Fund (Combined) - Estimated Revenues FY 2025–26
3. General Fund - Proposed Revenue Details FY 2025–26
4. General Fund - Proposed Expenditure Details FY 2025–26
5. General Fund - Estimated Fund Balance FY 2025–26
6. Proposed Budget - FY 2025–26 Local Fiscal Recovery & Pension Retirees Fund
7. Proposed Budget - FY 2025–26 Special Revenue Fund Summary
8. Proposed Budget - FY 2025–26 Special Revenue Fund Expenditure Details
9. Capital Improvement Program (CIP) - FY 2025–26

RESOLUTION NO. 6418

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA ADOPTING THE FISCAL YEAR 2025-2026 OPERATING BUDGET AND THE CAPITAL IMPROVEMENT PROGRAM

WHEREAS, the City Manager and the Finance Staff have prepared and submitted to the City Council the proposed budget for Fiscal Year 2025-2026 (FY25-26), which commences July 1, 2025 and ends on June 30, 2026; and

WHEREAS, on May 28, 2025 the City Council conducted budget study session to provide an opportunity to the public to comment on the proposed budget for FY 25-26; and

WHEREAS, the City Council has reviewed the proposed FY25-26 budget; and

WHEREAS, the City Council has determined it necessary for efficient management of the City to appropriate certain sums in various departments for various City activities.

THE CITY COUNCIL OF THE CITY OF MAYWOOD HEREBY RESOLVES AS FOLLOWS:

Section 1. The Fiscal Year 2025-2026 Operating Budget is described in Attachment 2 through Attachment 8 and Capital Improvement Program list attachment 9, to the Staff Report of June 25, 2025 (collectively "Budget Attachments"). The Budget Attachments are hereby incorporated in full as it set forth herein.

Section 2. The City Council hereby adopts the 2025-2026 Operating Budget as described and, in the amounts, set forth in Budget Attachments. The General Fund (100) Appropriations for Fiscal Year 2025-2026 shall not exceed $13,116,068, Pension Retirees Fund (711) Appropriations for Fiscal Year 2025-2026 shall not exceed $1,558,224 and Special Revenue Funds' Appropriations for Fiscal Year 2025-2026 shall not exceed $28,339,339, Capital Improvement Programs' Appropriations for Fiscal Year 2025-2026 are included in the General Fund and the Special Revenue Funds. The total Capital Improvement Programs' Appropriations total $25,195,947(Attachment 9).

Section 3. The funds are hereby appropriated to the respective accounts for expenditure in Fiscal Year 2025-2026 as set forth in the Budget Attachments.

Section 4. The operating expenditures and estimated revenues are set forth in the attachment 2-9 to this resolution.

Section 5. The Deputy City Clerk shall certify the adoption of this resolution and

shall keep a copy of this resolution and the Budget Attachments as the Fiscal Year 2025-2026 budget on file, and effective as of July 1, 2025.

PASSED, APPROVED AND ADOPTED THIS 25th day of June 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA

I, Miguel Leon, Deputy City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution No. 6418 was adopted at a regular meeting of the City Council of the City of Maywood held on the 25th day of June, 2025 by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____
Miguel Leon, Deputy City Clerk

General Fund (Combined)	FY 2024-25 Adopted	FY 2024-25 Projected	FY 2025-26 Proposed	FY 2025-26 Increase/ (Decrease)
General fund 100				
Taxes:				
Franchise Tax	$ 260,000	$ 237,000	$ 237,000	$ (23,000)
Property Tax - Sec Taxes Current	264,559	273,085	265,200	641
Property Tax - Unsec Current	8,163	8,605	8,080	(83)
Recognized Obligation Payment Schedule (ROPS) Residual	338,400	338,400	320,400	(18,000)
Recognized Obligation Pymt Schedule (ROPS) Pass Through Pymt	100,000	100,000	100,000	-
Property Tax - State Reimb to City of Homeowners Exemption	1,300	1,000	1,000	(300)
Utility Users Tax	1,400,000	1,500,000	1,500,000	100,000
Real Estate Transfer Tax	16,000	16,000	16,000	-
Transient Occupancy -TOT Tax	105,000	83,000	83,000	(22,000)
Cannabis Sales Tax	1,750,000	1,424,660	1,650,000	(100,000)
Sales and Tax Use Revenue	2,335,201	2,150,010	2,240,720	(94,481)
Prop 172: Public Safety Sales Tax	101,600	98,160	98,550	(3,050)
Taxes Totals	**6,680,223**	**6,229,920**	**6,519,950**	**(160,273)**
Licenses & Permits				
Misc Building Permits	7,000	7,000	7,000	-
Public Works Permit Fees	150,000	150,000	100,000	(50,000)
Plumbing Permits	4,500	6,000	4,500	-
Electrical Permits	5,500	8,000	7,500	2,000
Mechanical Permits	4,000	3,000	3,000	(1,000)
Occupancy Permits	600	1,200	1,200	600
Building Permits	50,000	70,000	70,000	20,000
Garage Sale Permits	3,000	3,000	3,000	-
Pre-Sale Property Report Fee	1,800	2,900	2,500	700
Commercial Cannabis Renewal Fees	74,250	74,250	74,250	-
Parking Permits(HdL)	63,000	68,000	65,000	2,000
Apartment License (HdL)	20,000	22,500	22,000	2,000
Business License Tax	240,000	267,000	267,000	27,000
SB 1186 Lic Fee & Use for Construction	4,900	6,000	5,500	600
Tobacco Retailer License	200	200	200	-
Vehicle License Fees Excess - State of California	31,000	30,600	30,600	(400)
Motor Vehicle License Fee (VLF)	3,639,513	3,667,600	3,783,840	144,327
Conditional / Land Use Permit	3,600	-	1,220	(2,380)
Construction & Demo Waste Admin Fees	750	750	500	(250)
Vending Machine Revenue (HdL)	300	390	300	-
Fireworks Application Fee/Sales	194	194	194	-
Licenses & Permits Totals	**4,304,107**	**4,388,584**	**4,449,304**	**145,197**
Charges for Services				
Compliance Program Fee	45,000	47,810	47,810	2,810
Collector Fee	310,000	366,600	367,000	57,000
Plan Check Fees	58,000	65,000	65,000	7,000
License Processing Fee (HdL)	2,000	3,500	3,500	1,500
Leased Prop Rental Income	61,400	59,880	59,880	(1,520)
Rents and Concessions	23,800	24,415	25,005	1,205
Waste Management Assessment	-	-	-	-
Rental Registry Program	-	57,000	60,000	60,000
Charges for Services Totals	**500,200**	**624,205**	**628,195**	**127,995**
Fines & Forfeitures:				
Penalties : Apt. & Bus. Lic (HdL)	9,000	13,000	13,000	4,000
Parking Citations	412,000	470,000	450,000	38,000
Citations: Administrative	5,000	5,000	5,000	-
Southeast Municipal Court (SEMC) - Court Collections	220,000	240,500	240,000	20,000
Fines & Forfeitures Totals	**646,000**	**728,500**	**708,000**	**62,000**
Miscellaneous:				
LAIF Interest Earning	475,000	602,000	550,000	75,000

General Fund (Combined)	FY 2024-25 Adopted	FY 2024-25 Projected	FY 2025-26 Proposed	FY 2025-26 Increase/ (Decrease)
Other Interest Income	-	7,700	8,950	8,950
Miscellaneous Revenue	10,000	12,000	10,000	-
Insurance Refunds	-	-		-
Refunds & Overpayments-Reimb	10,000	63,000	10,000	-
Over/Short	-	6		-
Rebates & Insurance Claim Pymt	400	2,000	2,000	1,600
Good Corporate Citizen Prog	20,000	21,000	21,000	1,000
Donations	50,000	75,350	20,000	(30,000)
County Grants	-	-	-	-
Rental Registration	-	-	-	-
State Grants		63,850	-	-
Parks & Rec Revenue	2,500	2,600	2,600	100
Copies, Maps, Gen., Plans, etc.	10	1		(10)
Miscellaneous Totals	**567,910**	**849,507**	**624,550**	**56,640**
Transfer In	-	-	-	-
Transfer In-Suppl Law Enf	450,000	450,000	350,000	(100,000)
Transfers In -Local Fiscal Recovery Fund	-	2,559,620	-	-
Transfer in - Successor Agency	45,705	45,710	202,000	156,295
General Fund Revenue Totals	**$ 13,194,145**	**$ 15,876,046**	**$ 13,481,999**	**$ 287,854**
Pension Retirees Fund 711				
Pension Retirement Fund	$ 1,300,000	$ 1,300,000	$ 1,300,000	$ -
Pension Taxes Revenue Totals	**$ 1,300,000**	**$ 1,300,000**	**$ 1,300,000**	**$ -**

City of Maywood Attachment 3

General Fund (100) Proposed Revenues

Fiscal Year 2025-2026 General Fund (100) Proposed Revenues Detail						
Fund	**GL Code**	**Acct Description**	**FY 2023-24 Actual**	**FY 2024-25 Adopted**	**FY 2024-25 Projected**	**FY 2025-26 Proposed**
100	4101/4103	Property Tax - Sec Taxes Curr	$ 224,146	$ 264,559	$ 273,085	$ 265,200
100	4102	Property Tax - Unsec Curr	8,484	8,163	8,605	8,080
100	4105	Recognized Obligation Payment Schedule (ROPS)	356,770	338,400	338,400	320,400
100	4106	Property Tax - State Reimb to City of Homeowners Exemption	1,012	1,300	1,000	1,000
100	4107	Motor Vehicle License Fee (VLF)	3,540,038	3,639,513	3,667,600	3,783,840
100	4109	Recognized Obligation Pymt Schedule (ROPS) Pass Through Pymt	110,820	100,000	100,000	100,000
100	4110	Vehicle License Fees Excess - State of California	31,047	31,000	30,600	30,600
100	4201	Sales and Tax Use Revenue	2,383,481	2,335,201	2,150,010	2,240,720
100	4202	Transient Occupancy -TOT Tax	112,002	105,000	83,000	83,000
100	4203	Franchise Tax	258,100	260,000	237,000	237,000
100	4205	Business License Tax	263,742	240,000	267,000	267,000
100	4206	Real Estate Transfer Tax	18,223	16,000	16,000	16,000
100	4207	Prop 172: Public Safety Sales Tax	99,906	101,600	98,160	98,550
100	4211	Utility Users Tax	1,515,226	1,400,000	1,500,000	1,500,000
100	4212	Cannabis Sales Tax	1,729,672	1,750,000	1,424,660	1,650,000
100	4301	Compliance Program Fee	45,000	45,000	47,810	47,810
100	4302	Collector Fee	388,460	310,000	366,600	367,000
100	4303	SB 1186 Lic Fee & Use for Construction	5,519	4,900	6,000	5,500
100	4304	License Processing Fee (HdL)	4,531	2,000	3,500	3,500
100	4305	Public Works Permit Fees	114,605	150,000	150,000	100,000
100	4307	Commercial Cannabis Renewal Fees	74,250	74,250	74,250	74,250
100	4308	Pre-Sale Property Report Fee	1,980	1,800	2,900	2,500
100	4309	Fireworks Application Fee/Sales	194	194	194	194
100	4310	Tobacco Retailer License	163	200	200	200
100	4311	Apartment License (HdL)	20,542	20,000	22,500	22,000
100	4312	Garage Sale Pemits	3,075	3,000	3,000	3,000
100	4313	Building Permits	58,930	50,000	70,000	70,000
100	4314	Conditional / Land Use Permit	2,804	3,600	-	1,220
100	4315	Construction & Demo Waste Admin Fees	845	750	750	500
100	4316	Plumbing Permits	5,094	4,500	6,000	4,500
100	4317	Electrical Permits	7,259	5,500	8,000	7,500
100	4318	Mechanical Permits	3,588	4,000	3,000	3,000
100	4319	Misc Building Permits	9,076	7,000	7,000	7,000
100	4320	Occupancy Permits	1,195	600	1,200	1,200
100	4322	Parking Permits(HdL)	64,895	63,000	68,000	65,000
100	4401	Penalties : Apt. & Bus. Lic (HdL)	19,706	9,000	13,000	13,000
100	4402	Parking Citations	481,007	412,000	470,000	450,000
100	4403	Citations: Administrative	3,100	5,000	5,000	5,000
100	4404	Southeast Municipal Court (SEMC) - Court Collections	269,053	220,000	240,500	240,000
100	4501	Leased Prop Rental Income	59,006	61,400	59,880	59,880
100	4503	Vending Machine Revenue (HdL)	315	300	390	300
100	4701	Waste Management Assessment	1,372		-	
100	4702	Rents and Concessions	23,814	23,800	24,415	25,005
100	4703	Copies, Maps, Gen., Plans, etc.	7	10	1	
100	4704	Plan Check Fees	78,975	58,000	65,000	65,000
100	4751	Rental Registry Program			57,000	60,000

City of Maywood Attachment 3

General Fund (100) Proposed Revenues

Fiscal Year 2025-2026 General Fund (100) Proposed Revenues Detail						
Fund	**GL Code**	**Acct Description**	**FY 2023-24 Actual**	**FY 2024-25 Adopted**	**FY 2024-25 Projected**	**FY 2025-26 Proposed**
100	4803	LAIF Interest Earning	466,341	475,000	602,000	550,000
100	480X	Other Interest Income			7,700	8,950
100	4809	Miscellaneous Revenue	17,417	10,000	12,000	10,000
100	4812	Insurance Refunds	-			
100	4814	Refunds & Overpayments-Reimb.	74,946	10,000	63,000	10,000
100	4815	Over/Short	1	-	6	
100	4816	Rebates & Insurance Claim Pymts	1,009	400	2,000	2,000
100	4817	Good Corporate Citizen Prog	20,000	20,000	21,000	21,000
100	4819	Donations	48,979	50,000	75,350	20,000
100	4825	County Grants	153,403	-	-	-
100	4841	State Grants	63,848		63,850	-
100	4850	Parks & Rec Revenue	2,065	2,500	2,600	2,600
100	4800	Transfer In	342,764			
100	4800	Transfer In-Suppl Law Enf	-	450,000	450,000	350,000
100	4800	Transfers In -Local Fiscal Fiscovery Fund	2,836,032		2,559,620	-
100	4800	Transfer in - Successor Agency	60,090	45,705	45,710	202,000
Total Proposed General Fund Revenues FY 2025-26			**$ 16,487,924**	**$ 13,194,145**	**$ 15,876,046**	**$ 13,481,999**

City of Maywood
Expenditure Detail

City Council
100-110

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5101	Elected Officials Stipend	33,349	47,145	47,145	57,000	-	57,000
100	5201	CalPERS Retirement	2,050	2,896	2,896	3,783	-	3,783
100	5202	CalPERS Health Insurance	29,161	33,492	33,492	47,820	-	47,820
100	5203	Dental Insurance	2,062	2,031	2,031	1,834	-	1,834
100	5204	Vision Insurance	757	758	758	738	-	738
100	5220	Medicare Expense-Employer	517	718	718	861	-	861
100	5242	Social Security Expense-Employer	443	614	610	737	-	737
100	5251	Phone Stipend	2,400	2,400	2,400	2,400	-	2,400
	Total	**Personnel Services**	**70,739**	**90,054**	**90,050**	**115,173**	-	**115,173**
		Non-Personnel Services						
100	6202	Office Materials & Supplies	2,367	900	2,500	5,000	-	5,000
100	6304	Dues and Memberships	4,317	5,000	4,447	4,600	-	4,600
100	6307	Conference / Meeting/Travel/ Registation	16,406	50,000	20,000	45,000	-	45,000
100	6313	Community Events		-	8,743	20,000	-	20,000
	Total	**Non-Personnel Services**	**23,090**	**55,900**	**35,690**	**74,600**	**-**	**74,600**
		City Council - Grand Total	**93,829**	**145,954**	**125,740**	**189,773**	-	**189,773**

			Amount	Detail Decription
100	6202	Office Materials & Supplies	5,000	Various Supplies
100	6304	Dues and Memberships	4,600	National League/US Conference
100	6307	Conference/Meeting/Travel	45,000	Contract Cities/League of CA Cities/USA Conference Mayor
100	6313	Community Events	20,000	State of the City $10K/Leadership Academy $10K
			74,600	

City of Maywood
Expenditure Detail

City Administration
100-120

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	316,164	328,356	328,356	315,737	-	315,737
100	5201	CalPERS Retirement	44,542	48,796	48,796	41,267	-	41,267
100	5202	CalPERS Health Insurance	54,396	65,638	65,638	51,106	-	51,106
100	5203	Dental Insurance	1,938	2,252	2,252	1,558	-	1,558
100	5204	Vision Insurance	557	654	654	506	-	506
100	5220	Medicare Expense-Employer	4,587	4,771	4,771	4,588	-	4,588
100	5242	Social Security Expense-Employer	881	-	-	-	-	-
100	5250	Phone Stipend	660	660	660	660	-	660
	Total	**Personnel Services**	**423,725**	**451,127**	**451,127**	**415,422**	**-**	**415,422**
		Non-Personnel Services						
100	6116	Animal Control Services	105,372	123,000	173,000	180,000	-	180,000
100	6202	Office Materials & Supplies	1,545	1,500	1,500	1,500	-	1,500
100	6304	Dues and Memberships	1,290	2,000	1,800	2,000	-	2,000
100	6307	Conference/Meeting/Travel/ Registration	7,468	25,500	10,000	20,000	-	20,000
	Total	**Non-Personnel Services**	**115,675**	**152,000**	**186,300**	**203,500**	**-**	**203,500**
		City Administration - Grand Total	**539,400**	**603,127**	**637,427**	**618,922**	**-**	**618,922**

			Amount	Detail Description
100	6304	Dues and Memberships	2,000	Municipal Management Association of Southern California/ICMA
100	6307	Conference/Meeting/Travel	20,000	Contract Cities/League of CA Cities
			22,000	

City Clerk
100-130

City of Maywood
Expenditure Detail

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5101	Elected Officials Stipend	3,300	3,600	1,800	-	-	-
100	5103	Employee Salaries - Full-Time	16,209	42,809	28,498	41,743	-	41,743
100	5201	CalPERS Retirement	2,021	4,266	3,266	3,323	-	3,323
100	5202	CalPERS Health Insurance	3,888	16,076	12,076	7,175	-	7,175
100	5203	Dental Insurance	146	640	640	228	-	228
100	5204	Vision Insurance	39	180	180	82	-	82
100	5220	Medicare Expense-Employer	236	620	620	605	-	605
	Total	**Personnel Services**	**25,839**	**68,191**	**47,080**	**53,156**	**-**	**53,156**
		Non-Personnel Services						
100	6105	Election Services	-	65,000	63,500	-	-	-
100	6109	Municipal Code Service	2,791	7,000	5,000	3,000	-	3,000
100	6115	Contractual Service	-	30,000	3,290	15,000	-	15,000
100	6121	Public Noticing Services	16,963	17,000	10,000	15,000	-	15,000
100	6202	Office Materials & Supplies	289	1,500	500	1,000	-	1,000
100	6304	Dues and Memberships	250	450	485	600	-	600
100	6307	Conference /Meeting/Travel/Registration	3,361	3,000	1,100	3,000	-	3,000
100	6501	Applications / Software	21,138	27,820	21,000	26,000	-	26,000
	Total	**Non-Personnel Services**	**44,792**	**151,770**	**104,875**	**63,600**	**-**	**63,600**
		City Clerk - Grand total	**70,631**	**219,961**	**151,955**	**116,756**	**-**	**116,756**

			Amount	Detail Description
100	6115	Contractual Service	15,000	Add zoning ordinance & other updates to website
100	6501	Applications / Software	26,000	DocuSign/Civic Plus/Archive Social/Municipal

Finance
100-201

City of Maywood
Expenditure Detail

Fund	No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5101	Elected Officials Stipend	600	600	300	-	-	-
100	5103	Employee Salaries - Full-Time	320,357	361,863	361,863	326,672	-	326,672
100	5105	Part-Time Salaries	-	27,500	27,500	13,000	-	13,000
100	5201	CalPERS Retirement	32,092	50,349	50,349	45,512	-	45,512
100	5202	CalPERS Health Insurance	66,471	97,460	97,460	92,992	-	92,992
100	5203	Dental Insurance	2,916	3,493	3,493	3,019	-	3,019
100	5204	Vision Insurance	856	1,035	1,035	906	-	906
100	5208	CalPERS Survivor Benefit	762	-	-	-	-	-
100	5220	Medicare Expense-Employer	4,589	5,656	5,656	4,935	-	4,935
100	5242	Social Security Expense-Employer	4,470	1,705	2,500	807	-	807
100	5251	Phone Stipend	279	660	660	660	-	660
	Total	**Personnel Services**	**433,392**	**550,321**	**550,816**	**488,503**	**-**	**488,503**
		Non-Personnel Services						
100	6115	Contractual Service	81,670	50,200	6,050	37,300	(10,300)	27,000
100	6123	Sales Tax/Property Tax Services			14,650	15,000	-	15,000
100	6124	Business License Processing Services			43,000	45,000	-	45,000
100	6117	Temporary Staffing Services	44,513	-	-	-	-	-
100	6202	Office Materials & Supplies	3,620	2,500	3,500	2,500	-	2,500
100	6304	Dues and Memberships	635	700	700	1,000	-	1,000
100	6306	Auditing Services	37,400	45,000	40,000	40,000	-	40,000
100	6307	Conference /Meeting/Travel/Registration	2,208	11,000	1,000	10,000	-	10,000
100	6308	Bank Fees and Expenses	7,308	10,000	9,500	10,000	-	10,000
100	6404	Processing Fees & Charges	1,600	2,500	4,500	4,600	-	4,600
100	6501	Applications/Software	12,521	23,000	23,000	16,000	-	16,000
	Total	**Non-Personnel Services**	**191,475**	**144,900**	**145,900**	**181,400**	**(10,300)**	**171,100**
		Finance - Grand Total	**624,867**	**695,221**	**696,716**	**669,903**	**(10,300)**	**659,603**

			Amount	Detail Description
100	6115	Contractual Service	7,000	actuarial report & miscellaneous report for audit
100	6115	Contractual Service	20,000	Citywide fee study
		Total	**27,000**	
100	6404	Processing Fees & Charges	4,600	Brinks (moved from acct 6115)
100	6501	Applications / Software	16,000	Accounting Software & 1099 Efile
		In FY24-25 and prior years, account 6115 was used to record the following charges. In FY25-26, some of these charges are assigned to its own account.	**FY24-25 Estimate**	
100	6115	Contractual Service	**68,200**	
		Brinks	4,500	Moved to acct # 6404
		HdL Property Tax	10,602	Moved to its own account 6123.
		HDL Sales Tax	4,048	Moved to its own account.
		GASB68/75 Reports & County SO	6,050	
		HdL Bus Lic Processing	43,000	Moved to its own account.
			68,200	

City of Maywood
Expenditure Detail

Human Resources								Attachment 4
100-301						5-28-25	Adjustment	6-25-25
Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	FY 2025-26 Proposed	FY 2025-26 Proposed	FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	91,546	123,036	102,408	127,550	-	127,550
100	5201	CalPERS Retirement	7,012	9,449	9,449	10,205	-	10,205
100	5202	CalPERS Health Insurance	9,720	19,871	19,871	15,546	-	15,546
100	5203	Dental Insurance	367	767	767	495	-	495
100	5204	Vision Insurance	124	241	241	176	-	176
100	5205	CalPERS Retirement -Retirees	135,807	93,883	100,800	100,300	-	100,300
100	5220	Medicare Expense- Employer	1,327	1,794	1,794	1,859	-	1,859
100	5240	Worker's Compensation-Employer	36,709	54,000	66,403	68,000	-	68,000
100	5241	Unemployment Insurance-Employ	344	7,500	-	7,500	-	7,500
100	5251	Phone Stipend	-	660	660	660	-	660
	Total	**Personnel Services**	**282,956**	**311,201**	**302,393**	**332,291**	**-**	**332,291**
		Non-Personnel Services						
100	6106	Employee Engagement	895	2,500	2,500	5,000	-	5,000
100	6107	Employee Recruitment Services	11,225	10,000	8,750	2,000	-	2,000
100	6114	Legal Services	32,792	35,000	65,000	70,000	-	70,000
100	6115	Contractual Service-George Hill C	13,618	28,000	3,500	15,000	-	15,000
100	6202	Office Materials & Supplies	889	1,000	1,000	1,000	-	1,000
100	6304	Dues and Memberships	680	1,000	1,090	1,200	-	1,200
100	6307	Conference/Meeting/Travel/ Registration	5,532	5,800	4,800	6,000	-	6,000
100	6501	Applications/Software (Emergency Preparedness Training)	-	6,100	-	9,000	-	9,000
100	6393	Public Liability Insurance	419,245	580,000	510,000	570,000	(155,150)	414,850
100	6404	Processing Fees & Charges	71	-	5	100	-	100
100	6405	Legal Settlements	8,951	100,000	-	250,000	-	250,000
	Total	**Non-Personnel Services**	**493,898**	**769,400**	**596,645**	**929,300**	**(155,150)**	**774,150**
		Human Resources - Grand Total	**776,854**	**1,080,601**	**899,038**	**1,261,591**	**(155,150)**	**1,106,441**

			Amount	Detail Description		
100	6501	Applications/Software	7,500	Emergency preparedness training		
100	6501	Applications/Software	1,500	GovernmentJob.com		
		Total	**9,000**			

Community Service
100-302

City of Maywood
Expenditure Detail

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	93,051	84,627	84,627	88,859	-	88,859
100	5104	Appointed Officials Stipend	1,000	3,000	1,700	3,000	-	3,000
100	5105	Employee Salaries - Part Time	-	18,424	18,424	18,900	-	18,900
100	5201	CalPERS Retirement	5,970	6,499	6,499	7,073	-	7,073
100	5202	CalPERS Health Insurance	24,633	28,212	28,212	31,076	-	31,076
100	5203	Dental Insurance	1,261	1,241	1,241	1,198	-	1,198
100	5204	Vision Insurance	350	350	350	350	-	350
100	5220	Medicare Expense-Employer	1,349	1,494	1,494	1,563	-	1,563
100	5242	Social Security Expense-Employe	684	1,142	1,142	1,172	-	1,172
	Total	**Personnel Services**	**128,298**	**144,989**	**143,689**	**153,191**	**-**	**153,191**
		Non-Personnel Services						
100	6202	Office Materials & Supplies	1,109	2,000	1,000	1,000	-	1,000
100	6204	Recreation Materials & Supplies	1,285	3,000	3,000	3,000	-	3,000
100	6301	Community Benefit Fund Expenditures	63,685	75,000	57,000	75,000	-	75,000
100	6303	Postage	14,243	18,000	5,800	6,000	-	6,000
100	6322	Newsletter Expense	-	-	10,200	10,200	-	10,200
100	6323	City Sponsored Program	-	-	-	85,000	-	85,000
100	6304	Dues and Memberships	1,010	1,500	1,200	1,300	-	1,300
100	6307	Conference /Meeting/Travel/Registration	907	3,000	-	3,000	-	3,000
100	6313	Community Events	24,247	160,000	210,300	40,000	-	40,000
100	6501	Applications/Software	6,300	6,300	6,615	6,800	-	6,800
	Total	**Non-Personnel Services**	**112,786**	**268,800**	**295,115**	**231,300**	**-**	**231,300**
		Community Services - Grand Tota	**241,084**	**413,789**	**438,804**	**384,491**	**-**	**384,491**

			Amount	Detail Description
100	6322	Newsletter Expense	10,200	City newsletter moved from postage acct #6303
100	6323	City Sponsor Program	85,000	Moved from Local Fiscal Recovery Fund, 273
100	6313	Community Events	4,500	Taste of Maywood moved from Local Fiscal Recovery Fund, 273
100	6313	Community Events	35,500	Various City sponsored events
100	6501	Applications/Software	6,800	CivicPlus -Recreation

City of Maywood
Expenditure Detail

General Government
100-410

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY2025-26 Proposed
100	6110	Los Angeles County Sheriff	5,687,082	6,593,363	5,910,327	6,202,749	-	6,202,749
100	6111	Natural Gas Service	1,976	10,000	2,500	5,000	-	5,000
100	6112	Electricity Service	34,050	40,000	36,400	40,000	-	40,000
100	6113	Water Service	55,266	50,000	56,100	57,000	-	57,000
100	6114	Legal Services	202,134	300,000	200,000	300,000	-	300,000
100	6115	Contractual Service	179,334	185,000	61,800	76,800	-	76,800
100	6505	IT Services	-	-	43,560	43,560	-	43,560
100	6139	Grant Writing Services	-	-	44,700	44,700	-	44,700
100	6202	Office Materials & Supplies	8,574	15,000	10,000	15,000	-	15,000
100	6214	Office Equipment	-	2,500	-	-	-	-
100	6303	Postage	5,089	10,000	5,000	6,000	-	6,000
100	6304	Dues and Memberships	40,648	50,000	40,000	50,000	-	50,000
100	6308	Bank Fees and Expenses	3,819	6,000	3,500	-	-	-
100	6398	California Joint Powers Insurance Authority (CJPIA) Payment	268,267	268,267	268,267	268,267	-	268,267
100	6404	Processing Fees & Charges	197,307	185,700	3,500	4,000	-	4,000
100	6125	Payroll Services	-	-	7,300	8,000	-	8,000
100	6126	Parking & Admin Citations Processing Services	-	-	195,000	200,000	-	200,000
100	6127	Office of Traffic Safety Services	-	-	3,000	18,000	-	18,000
100	6128	Solid Waste Management Consultant	-	-	1,000	35,000	-	35,000
100	6501	Applications / Software	47,919	66,850	64,600	55,000	-	55,000
100	6504	IT Subscriptions	-	-	29,100	30,000	-	30,000
100	6502	Information Technology Hardware / Equipment	134,439	40,000	15,000	40,000	-	40,000
100	6601	Lease Principal	12,987	16,000	14,500	16,000	-	16,000
100	6705	Telecommunications Maintenance	28,317	42,000	6,400	6,500	-	6,500
100	6129	Internet Services	-	-	24,120	24,200	-	24,200
100	6130	Cell Phone Services	-	-	6,980	7,100	-	7,100
100	6850	Transfers Out	100,973		635,895	-	-	-
100	8101	Bond Principal Expense	114,921	122,123	122,010	128,805	-	128,805
100	8102	Interest Expense	37,008	53,381	53,381	25,160	25,159	50,319
	Total	**Non-Personnel Services**	**7,160,110**	**8,056,184**	**7,863,940**	**7,706,841**	**25,159**	**7,732,000**
		General Governmental - Grand Total	**7,160,110**	**8,056,184**	**7,863,940**	**7,706,841**	**25,159**	**7,732,000**

			Amount	Detail Description
100	6115	Contractual Service	76,800	$46,800)
100	6505	IT Services	43,560	Moved from Contractual Services Acct #6115
100	6139	Grant Writing Services	44,700	Moved from Contractual Services Acct #6115
100	6304	Dues and Memberships	50,000	Amazon, Disaster Area E of LA, Cal Contract, Gateway Water Management, League of CA, SCAG & HM (ADP)Security
100	6404	Processing Fees & Charges	4,000	Bonds trustee's fee & CDIAC moved from Bank Fee Account 6308
100	6125	Payroll Services	8,000	Moved from Processing Fees & Charges Acct #6404
100	6126	Parking & Admin Citations Processing Services	200,000	Moved Phoenix fee from Processing Fees & Charges Acct #6404
100	6127	Office of Traffic Safety Services	18,000	New Program started at the end of FY24-25
100	6501	Applications / Software	58,500	Citizen Request, PlanetBids, (Zoom,Adobe,Canva)
100	6501	Applications / Software	12,000	Annual Flocks Camera
100	6705	Telecommunications Maintenance	6,500	8X8 inc $469.48/mth ($5,634); Elevator phone $900
100	6129	Internet Services	7,000	City Cell Phone. Moved from Acct 6705
100	6130	Cell Phone Services	23,000	CH & CY Internet & Phone Srvs (charter, AT & T, ACC Bus)
100	6850	Transfers Out (FY24-25)	635,895	Transfers to Local Fiscal Recovery Fund to cover expenses from 1/1/25 to 6/30/25

Building & Planning
100-501

City of Maywood
Expenditure Detail

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actuals	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	383,300	402,959	287,757	451,205	-	451,205
100	5104	Appointed Officials Stipend	1,215	1,800	2,600	3,000	-	3,000
100	5201	CalPERS Retirement	40,563	42,598	34,398	49,834	-	49,834
100	5202	CalPERS Health Insurance	83,487	97,125	88,927	127,307	-	127,307
100	5203	Dental Insurance	3,524	3,143	3,143	4,398	-	4,398
100	5204	Vision Insurance	1,018	1,062	1,062	1,313	-	1,313
100	5220	Medicare Expense-Employer	5,562	5,853	5,853	6,552	-	6,552
100	5242	Social Security Expense-Employer	462	-	-	-	-	-
100	5251	Phone Stipend	660	660	280	660	-	660
	Total	**Personnel Services**	**519,791**	**555,200**	**424,020**	**644,269**	**-**	**644,269**
		Non-Personnel Services						
100	6115	MS4 Industrial & Commercial Facilities Prog	-	-	-	5,000	-	5,000
100	6115	Contractual Service	285,891	290,000	60,325	70,000	-	70,000
100	6131	Building & Safety Services	-	-	190,110	164,000	-	164,000
100	6132	Code Enforcement Legal Services	-	-	10,000	15,000	-	15,000
100	6119	Cannabis Management Services	-	-	56,745	115,000	-	115,000
100	6117	Temp Services	-	-	133,320	-	-	-
100	6202	Office Materials & Supplies	5,980	10,000	3,500	5,000	-	5,000
100	6304	Dues and Memberships	5,800	1,135	500	1,135	-	1,135
100	6307	Conference / Meeting Travel, Registration	9,417	9,000	1,030	9,000	-	9,000
100	6321	California Building Standard Fee	-	-	1,500	250	-	250
100	6501	Applications / Software	29,394	30,900	22,000	25,000	-	25,000
100	6708	Uniform Maintenance	1,472	4,000	2,000	2,000	-	2,000
	Total	**Non-Personnel Services**	**337,954**	**345,035**	**481,030**	**406,385**	**-**	**406,385**
		Building & Planning-Grand Total	**857,745**	**900,235**	**905,050**	**1,050,654**	**-**	**1,050,654**

			Amount	Detail Decription
100	6115	Contractual Service	20,000	Planning Services
100	6115	Contractual Service	50,000	District Property Disolution (ROPS)
100	6131	Building & Safety Services	164,000	Moved BPR from Acct 6115
100	6132	Code Enforcement Legal Services	15,000	Moved City Prosecutor from Acct 6115
100	6119	Cannabis Management Services	115,000	Moved Cannabis Management (HdL) from Acct 6115
100	6501	Applications / Software	25,000	GoGov Permit, CoreLogic, OneStep, ArcSite

City of Maywood
Expenditure Detail

Public Works Attachment 4

100-502

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	39,553	26,757	55,000	30,118	-	30,118
100	5105	Employee Salaries - Part-Time	-	1,806	1,806	1,985	-	1,985
100	5201	CalPERS Retirement	2,194	2,055	2,055	2,397	-	2,397
100	5202	CalPERS Health Insurance	2,730	13,982	13,584	8,369	-	8,369
100	5203	Dental Insurance	232	598	598	394	-	394
100	5204	Vision Insurance	65	171	171	119	-	119
100	5207	Flex Contribution-457 Nationwide	400	-	400	-	-	-
100	5220	Medicare Expense- Employer	573	414	600	465	-	465
100	5242	Social Security Expense-Employer	-	112	112	123	-	123
	Total	**Personnel Services**	**45,747**	**45,895**	**74,326**	**43,970**	**-**	**43,970**
		Non-Personnel Services						
100	5950	Machinery & Equipment	35,552	55,000	39,816	10,000	50,000	60,000
100	6115	Contractual Service-Various	591,107	372,200	57,420	60,000	-	60,000
100	6115	Contractual Services-District Property	-	-	161,229	-	-	-
100	6133	Janitorial Services	-	-	85,000	85,000	-	85,000
100	6134	Graffiti Removal Services	-	-	67,310	50,000	-	50,000
100	6135	City Engineer Services	-	-	150,000	160,000	-	160,000
100	6136	Landscape Maint &Tree Trimming (Park & City Hall)	-	-	75,806	72,240	-	72,240
100	6137	Landscape Maint (Dodger Dream Field)	-	-	54,000	54,000	-	54,000
100	6202	Office Materials & Supplies	142	500	1,000	1,000	-	1,000
100	6203	Field Materials & Supplies	19,326	40,000	20,000	25,000	-	25,000
100	6214	Office Equipment	-	1,500	-	-	-	-
100	6304	Dues and Memberships	22,578	23,000	23,550	25,000	-	25,000
100	6307	Conference / Meeting Travel, Registration	108	3,000	-	3,000	-	3,000
100	6309	Fees and Fines Expense	111	200	200	200	-	200
	6311	Equipment Rental	1,202	7,000	1,220	8,000	-	8,000
100	6313	Community Events	23	-	-	-	-	-
100	6370	General Fund Matching-Phase 2 Climate Action and Resiliency Plan	698,113	22,940	-	14,800	-	14,800
100	6370-6227	ADA Master Plan Evaluation Update	-	-	-	8,900	-	8,900
100	6370-XXXX	Citywide ADA Improvements (new)	-	-	-	100,000	-	100,000
100	6370-6224	Pavement Rehab FY24/25	-	-	98,090	-	-	-
100	6370-62XX	Pavement Rehab FY25/26 (new)	-	-	-	98,090	-	98,090
100	6402	Waste Management Charges	1,963	1,400	2,300	2,500	-	2,500
100	6122	MS4 Permit Support & Services (FOG)	-	-	14,000	10,000	5,000	15,000
100	6501	Application / Software -GIS	-	-	-	20,850	-	20,850
100	6502	Information Technology Hardware / Equipment	12,714	-	8,050	-	-	-
100	6503	Telecommunication Equipment	232	-	-	-	-	-
100	6702		122,711	40,000	-	-	-	-
100	6706	Building Repair and Maintenance	68,667	60,000	84,970	80,000	-	80,000
100	6707	City Vehicle Repairs & Maintenance	10,771	15,000	15,000	15,000	-	15,000
100	6708	Uniforms	2,191	3,000	2,000	3,000	-	3,000
100	6850	Transfers Out	140	-	-	-	-	-
100	6830	Vehicle Purchases	-	-	20,988	-	-	-
	Total	**Non-Personnel Services**	**1,587,651**	**644,740**	**981,949**	**906,580**	**55,000**	**961,580**
		Public Works - Grand Total	**1,633,398**	**690,635**	**1,056,275**	**950,550**	**55,000**	**1,005,550**

City of Maywood
Expenditure Detail

Public Works Attachment 4

100-502

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
100	5950	Machinery & Equipment	**Amount**	**Detail Description**				
			10,000	Emergency needs				
			50,000	City Hall & Sheriff Heat Pumps				
			60,000					
100	6115	Contractual Service-Various	**Amount**	**Detail Description**				
			2,085	Backflow-AABackflow testing				
			932	Installed Artificial Grass				
			2,988	Elevator Main				
			903	EV charging srvs				
			2,201	AC Repair				
			18,000	Fence Rental				
			1,682	City Park Annual Playground Insp				
			450	Camera Maint-Riverfront				
			1,870	Repair YMCA				
			254	Backflow test-Tri-City				
			3,345	United Pumping				
			5,290	Bathroom Plumbing Repair - May 2025				
			20,000	Street Banners & Decorations				
			60,000					
100	6133	Janitorial Services	85,000	Moved from Contractual Srv Acct #6115				
100	6134	Graffiti Removal Services	50,000	Moved from Contractual Srv				
100	6135	City Engineer Services	160,000	Moved from Contractual Srv				
100	6136	Landscape Maint &Tree Trimming (Park & City Hall)	72,240	Moved from Contractual Srv Acct #6115				
100	6137	Landscape Maint (Dodger Dream Field)	54,000	Moved from Contractual Srv Acct #6115				
100	6706	Building Repair and Maintenance	80,000	Plumbing, supplies & materials, repair, mats services,pest control (CH & Sheriff)				

City of Maywood
Expenditure Detail

Housing
100-503

Attachment 4

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Personnel Services						
100	5103	Employee Salaries - Full-Time	-	-	-	115,358	-	115,358
100	5201	CalPERS Retirement	-	-	-	9,182	-	9,182
100	5202	CalPERS Health Insurance	-	-	-	39,202	-	39,202
100	5203	Dental Insurance	-	-	-	1,135	-	1,135
100	5204	Vision Insurance	-	-	-	323	-	323
100	5220	Medicare Expense- Employer	-	-	-	1,673	-	1,673
	Total	**Personnel Services**	**-**	**-**	**-**	166,873	-	166,873
		Non-Personnel Services						
100	6115	Contractual Services					30,000	30,000
100	6202	Office Materials & Supplies	-	-	-	200	-	200
100	6304	Dues and Memberships	-	-	-	7,500	-	7,500
100	6307	Conference/Meeting/Travel/ Registration	-	-	-	1,000	-	1,000
100	6501	Applications / Software	-	-	-	46,305	-	46,305
	Total	**Non-Personnel Services**	**-**	**-**	**-**	**55,005**	**30,000**	**85,005**
		Public Works - Grant Total	**-**	**-**	**-**	**221,878**	**30,000**	**251,878**

			Amount	Detail Description
100	6115	Contractual Services	30,000	Mental Healthcare Services
100	6501	Applications / Software	46,305	3DI

Attachment 5

City of Maywood
General Fund Estimated Fund Balance at 6/30/2026

General Fund 100		FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
Estimated Beginning Fund Balance at 7/1/25		**$ 9,066,337**	$ -	**$ 13,556,343**	**$ 16,657,444**	$ -	**$ 16,657,444**
	Total Revenues	**$ 16,487,924**	**$ 13,194,145**	**$ 15,876,046**	**$ 13,481,999**	$ -	**$ 13,481,999**
	Personnel						
110	City Council	$ 70,739	$ 90,054	$ 90,050	$ 115,173	$ -	$ 115,173
120	City Administration	423,725	451,127	451,127	415,422	-	415,422
130	City Clerk	25,839	68,191	47,080	53,156	-	53,156
201	Finance	433,392	550,321	550,816	488,503	-	488,503
301	Human Resources	282,956	311,201	302,393	332,291	-	332,291
302	Community Services	128,298	144,989	143,689	153,191	-	153,191
501	Building & Planning	519,791	555,200	424,020	644,269	-	644,269
502	Public Works	45,747	45,895	74,326	43,970	-	43,970
503	Housing Division	-	-	-	166,873	-	166,873
	Total Personnel Cost	**$ 1,930,487**	**$ 2,216,978**	**$ 2,083,501**	**$ 2,412,848**	**$ -**	**$ 2,412,848**
	Non Personnel and CIPs Costs						
110	City Council	$ 23,090	$ 55,900	$ 35,690	$ 74,600	$ -	$ 74,600
120	City Administration	115,675	152,000	186,300	203,500	-	203,500
130	City Clerk	44,792	151,770	104,875	63,600	-	63,600
201	Finance	191,475	144,900	145,900	181,400	(10,300)	171,100
301	Human Resources	493,898	769,400	596,645	929,300	(155,150)	774,150
302	Community Services	112,786	268,800	295,115	231,300	-	231,300
410	General Governmental	7,160,110	8,056,184	7,863,940	7,706,841	25,159	7,732,000
501	Building & Planning	337,954	345,035	481,030	406,385	-	406,385
502	Public Works	1,587,651	644,740	981,949	906,580	55,000	961,580
503	Housing Division	-	-	-	55,005	30,000	85,005
	Total Non Personnel and CIPs Costs	**$ 10,067,431**	**$ 10,588,729**	**$ 10,691,444**	**$ 10,758,511**	**$ (55,291)**	**$ 10,703,220**
	Grand Total Expenditures	**$ 11,997,918**	**$ 12,805,707**	**$ 12,774,945**	**$ 13,171,359**	**$ (55,291)**	**$ 13,116,068**
	Change in Fund Balance	$ 4,490,006	$ 388,438	$ 3,101,101	$ 310,640	$ 55,291	$ 365,931
	Estimated Fund Balance at	**$ 13,556,343**	**$ -**	**$ 16,657,444**	**$ 16,968,084**	**$ 55,291**	**$ 17,023,375**

City of Maywood
Revnues/ Expenditures Detail

Local Fiscal Recovery Fund Attachment 6

Fund 273

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Beginning Fund Balance at 7/1/2025		**6,210,530**		**2,885,917**	**-**	**-**	**-**
Revenues								
273	4800	Transfer In	-	-	635,895	-	-	-
		Total Revenues	**-**	**-**	**635,895**	**-**	**-**	**-**
Personnel Services								
273	501	Personnel Allocation-Salary	47,473	-	-	-	-	-
273	501	Personnel Allocation-Benefit	22,826	-	-	-	-	-
273	503	Personnel Allocation-Salary	-	73,857	40,811	-	-	-
273	503	Personnel Allocation-Benefit	-	37,360	32,405	-	-	-
		Personnel Services	**70,299**	**111,217**	**73,216**	**-**	**-**	**-**
Non-Personnel Services								
273	502-5950	Machinery & Equipment	-	-	34,018	-	-	-
273	302-6115	Contractual Services-YMCA Program	81,297	89,004	62,752	-	-	-
273	502-6115	Contractual Services-Installation Security Svc	-	-	4,348	-	-	-
273	503/501-6115	Contractual Services-3DI Rent Stabilization	97,200	52,415	62,437	-	-	-
273	503-6202	Office Materials & Supplies	-	-	637	-	-	-
273	503-6121	Public Notice Services	-	-	680	-	-	-
273	503-6304	Dues and Memberships	-	-	8,389	-	-	-
273	503-6307	Conference / Meeting Travel & Registation	-	4,000	2,988	-	-	-
273	502-6309	Fees and Fines Expense	77	-	-	-	-	-
		Total Non-Personnel Services	**178,574**	**145,419**	**176,249**	**-**	**-**	**-**
Capital Improvement Projects								
273	502-6370-6103	Teen/Resource Center	37,877	114,000	19,472	-	-	-
273	502-6370-6105	52nd Place Sewer Replacement Proj & Point Repairs	-	500,000	-	-	-	-
273	502-6370-6106	City Hall Window Replacement Project	27,508	270,000	258,121	-	-	-
273	502-6370-6107	City Hall Painting Project	4,092	100,000	89,157	-	-	-
273	502-6370-6112	City Hall Roof Rehabilitation	8,080	-	4,723	-	-	-
273	502-6370-6121	Marquee Sign Replacement	12,411	155,000	115,395	-	-	-
273	502-6370-6122	City Yard Fence Replacement	-	200,000	154,315	-	-	-
273	502-6370-6123	Climate Action, Adaptation, & Resiliency Plan (CAARP)	-	-	8,146	-	-	-
273	502-6370-6227	ADA Transition Evaluation Plan	-	150,000	63,397	-	-	-
273	502-6370-9999	HVAC Replacement	149,740	-	-	-	-	-
		Total Capital Improvement Projects	**239,708**	**1,489,000**	**712,726**	**-**	**-**	**-**
Transfers-Out								
273	999-6390	Transfers-Out	2,836,032	-	2,559,621	-	-	-
		Total Transfers-Out	**2,836,032**	-	2,559,621	-	-	-
LFR Fund		**Total Expenditures**	**3,324,613**	**1,745,636**	**3,521,812**	**-**	**-**	**-**
LFR Fund 273		**Estimated Fund Balance at 6/30/2026**	**2,885,917**	**-**	**-**	**-**	**-**	**-**

City of Maywood
Revenues/Expenditures Detail

Pension Retirees Fund
Fund: 711

Attachment 6

Fund	No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Beginning Fund Balance at 7/1/2025		**368,366**		**703,770**	**557,585**		**557,585**
Revenues								
711	4830	Pension Taxes Revenue	1,355,028	1,300,000	1,300,000	1,300,000		1,300,000
711	4803	Interest Income	594					
		Total Revenues	**1,355,622**	**1,300,000**	**1,300,000**	**1,300,000**		**1,300,000**
711	6115-201	Contractual Service	-	15,000	-	-	10,300	10,300
711	6308-410	Bank Fees and Expenses	5,800	5,000	2,750	3,000		3,000
711	6354-410	Miscellaneous Expense	48,339	-	-	-		-
711	6360-410	CalPERS Inactive Plan - Unfunded Liab-Safety	-	379,739	379,739	435,083		435,083
711	6361-410	CaLPers- Unfunded Liab -Misc	-	43,726	43,726	92,000		92,000
711	8101-410	Bond Principal Expense	435,000	445,000	445,000	450,000		450,000
711	8102-410	Interest Expense	531,079	574,970	574,970	559,552	8,289	567,841
		Total Pension reitrees Expenditures	**1,020,218**	**1,463,435**	**1,446,185**	**1,539,635**	**18,589**	**1,558,224**
Pension Retirees Fund 711		**Estimated Fund Balance at 6/30/2026**	**703,770**	**(163,435)**	**557,585**	**317,950**	**18,589**	**299,361**

City of Maywood
Special Revenue Funds
Summary Budget Year: 2025-26

Attachment 7

				Proposed Expenditures FY 2025-2026				5-28-25		6-25-25
Fund	**Fund Description**	**Begin Fund Bal at 7/2025**	**FY 2025-26 Proposed Revenues**	**Personnel**	**Non-Personnel**	**Transfers-In/(Out)**	**Capital Projects (included CIPs)**	**Estimated Ending Bal at 6/30/2026**	**Adjustment (Proposed Expenditures)**	**Estimated Ending Bal at 6/30/2026**
212	Gas Tax	$ 1,646,249	$ 749,414	$ 280,910	$ 698,904	$ -	$ 180,000	$ 1,235,849	$ 105,371	$ 1,130,478
214	TDA	-	100,026	-	-	-	95,000	$ 5,026	-	$ 5,026
216	SB1	2,072,312	657,040	-	-	-	1,443,404	$ 1,285,948	-	$ 1,285,948
221	Prop A	1,108,775	632,687	19,859	492,056	-	800,000	$ 429,547	-	$ 429,547
222	Prop C	1,826,847	541,131	65,212	88,227	-	595,000	$ 1,619,539	-	$ 1,619,539
223	AQMD	101,605	32,500	-		-	130,000	$ 4,105	-	$ 4,105
224	Measure R	728,034	413,474	44,170	20,000	-	995,308	$ 82,030	-	$ 82,030
225	Measure M	1,308,524	470,937	98,179	-	-	1,475,500	$ 205,782	-	$ 205,782
227	LACMTA	-	75,014	-	-	-	75,014	$ -	-	$ -
232	SLESF	257,378	175,000	-	-	350,000	-	$ 82,378	-	$ 82,378
243	CDBG	-	632,388	174,760	94,228		272,660	$ 90,740	90,740	$ -
251	Street Lighting	162,796	204,520	14,989	180,808	-	-	$ 171,519	-	$ 171,519
261	Grants Fund	(1,506,234)	18,894,412	-	42,700		14,700,954	$ 2,644,524	3,080,531	$ (436,007)
272	Measure A	-	634,746				445,419	$ 189,327	189,327	$ -
280	Measure W	74,006	175,000	-	194,761	-	-	$ 54,245	(17,262)	$ 71,507
412	Sewer	1,164,898	-	-	-	-	429,172	$ 735,726	-	$ 735,726
501	PLHA	-	393,438	36,220	357,218	-	-	$ -	-	$ -
	Total	**$ 8,945,190**	**$24,781,727**	**$ 734,299**	**$2,168,902**	**$ 350,000**	**$ 21,637,431**	**$ 8,836,285**	**$ 3,448,707**	**$ 5,387,578**

Summary of all special revenue funds proposed budget FY 2025-26	
Total Proposed Revenues FY 2025-26	$24,781,727
Total Proposed Expenditures FY 2025-26	$28,339,339

City of Maywood
Revenues/Expenditures Detail

Gas Tax
Fund 212

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Projection	Adjustment FY 2025-26 Projection	6-26-25 FY 2025-26 Projection
		Estimated Begin Fund Bal at 7/1/2025				**1,646,249**	**-**	**1,646,249**
Revenues								
212	4721	State Gasoline Tax - 2103 Allocation	228,644	223,198	232,527	238,733	-	238,733
212	4722	State Gasoline Tax - 2107.5 Engineering	6,000	6,000	6,000	6,000	-	6,000
212	4723	State Gasoline Tax - 2105 Allocation	152,480	156,044	158,720	161,274	-	161,274
212	4724	State Gasoline Tax - 2106 Allocation	91,467	92,630	93,566	94,845	-	94,845
212	4725	State Gasoline Tax - 2107 Allocation	206,395	213,255	216,566	218,562	-	218,562
212	4800	Transfer In	28,798	-	-	-	-	-
212	4803	Interest Income	28,107	30,000	30,000	30,000	-	30,000
		Total Revenues	**741,892**	**721,127**	**737,379**	**749,414**	**-**	**749,414**
Expenditures-Personnel								
212	120	City Manager Personnel Allocation -Salary	18,795	20,500	21,250	21,250	-	21,250
212	120	City Manager Personnel Allocation -Benefit	8,325	8,447	8,447	8,728	-	8,728
212	201	Finance Dept Personnel Allocation-Salary	28,344	36,215	36,215	40,025	-	40,025
212	201	Finace dept Personnel Allocation-Benefit	8,921	20,590	20,590	16,183	-	16,183
212	501	Building & Planning Personnel Allocation-Salary		16,563	6,500	6,911	-	6,911
212	501	Building & Planning Personnel Allocation-Benefit	1,942	5,955	1,200	2,700	-	2,700
212	502	Public Works Personnel Allocation-Salary	50,687	116,388	60,000	137,036	-	137,036
212	502	Public Works Personnel Allocation-Beneft	20,226	81,164	34,000	48,077	-	48,077
Gas Tax Fund-212		**Total Personnel Services**	**137,241**	**305,822**	**101,700**	**280,910**	**-**	**280,910**
Expenditures Non-Personnel Services								
212	6108	Crossing Guard Service	145,750	151,704	151,704	151,704	-	151,704
212	6112	Electricity Service	130,464	132,000	131,000	132,000	-	132,000
212	6115	Backflow Testing & Misc	225,553	250,000	225,000	10,000	-	10,000
212	6XXX	City Engineering Service	-	-	-	20,000	-	20,000
212	6XXX	Graffiti Removal Service	-	-	-	82,300	-	82,300
212	6XXX	Street Light Maintenance	-	-	-	73,000	-	73,000
280	502-611X	Catch Basin Storm Drain Maint					14,927	14,927
212	502-61XX	Street Sweeping	-	-	-	-	90,444	90,444
212	6XXX	Landscaping Service	-	-	-	54,900	-	54,900
212	6203	Field Materials & Supplies	36,161	30,000	32,000	34,000	-	34,000
212	6309	Fees and Fines Expense	333	500	333	500	-	500
212	6311	Equipment Rental	449	-	-	-	-	-
212	6701	Equipment Repair and Maintenance	249	500	-	500	-	500
212	6702	Street Light Maintenance	40,938	140,000	130,000	140,000	-	140,000
		Total Non-Personnel Services	**579,897**	**704,704**	**670,037**	**698,904**	**105,371**	**804,275**
Capital Improvement Projects								
212	502-6370-6214	Pavement Management and Striping Progra	45,073	180,000	-	180,000	-	180,000
		Total Capital Improvement Projects	**45,073**	**180,000**	**-**	**180,000**	**-**	**180,000**
Transfers-Out								
212	999-6390	Transfers-Out	12,312	-	-	-	-	-
		Total Transfers-Out	12,312	-	-	-	-	-
		Total Gas Tax Expenditures	**774,522**	**1,190,526**	**771,737**	**1,159,814**	**105,371**	**1,265,185**
Gas Tax Fund-212		**Estimated Fund Balance at 6/30/2026**				**1,235,849**	**105,371**	**1,130,478**

City of Maywood
Revenues/ Expenditures Detail

TDA Fund
214

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Begin Fund Balance at 7/1/2025		**-**	**-**	**-**	-	-	-
Revenues								
214	4824	TDA Allocation	-	-	-	19,541	-	19,541
214	4801	Reimbursements – Misc	-	25,213	-	80,485	-	80,485
		Total Revenue	**-**	**25,213**	**-**	**100,026**	**-**	**100,026**
Expenditures								
214	502-6370	Various Streets Citywide Storm Drain Catch Basin	-	-	-	95,000	-	95,000
	Total Capital Improvement Projects		**-**	**-**	**-**	**95,000**	**-**	**95,000**
TDA Fund-214		**Estimated Fund Bal at 6/30/2026**				**5,026**	**-**	**5,026**

City of Maywood
Revenues/ Expenditures Detail

SB-I Road Maint Rehab
216

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Begin Fund Balance at 7/1/2025					**2,072,312**	**-**	**2,072,312**
Revenues								
216	4727	SB-1 Road Maint Rehab Act (Section 2032)	648,635	643,264	634,463	657,040	-	657,040
		Total Revenues	**648,635**	**643,264**	**634,463**	**657,040**	**-**	**657,040**
Expenditures								
216	502-6370-6218	Pavement Rehabilitation FY 22/23	210,082	-	-	-	-	-
216	502-6370-6224	Pavement Rehabilitation FY 24/25	-	620,000	200,000	616,512	-	616,512
216	502-6370-622X	Pavement Rehabilitation FY 25/26	-	-	-	826,892	-	826,892
		Total Capital Improvement Projects	**210,082**	**620,000**	**200,000**	**1,443,404**	**-**	**1,443,404**
SB1 Fund-216		**Estimated Fund Bal at 6/30/26**				**1,285,948**	**-**	**1,285,948**

City of Maywood
Revenues/ Expenditures Detail

Prop A
Fund 221

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Begin Fund Balance at 7/1/2025				**907,960**	**1,108,775**	**-**	**1,108,775**
Revenues								
221	4803	Interest Income	228	-	200	200	-	200
221	4832	Proposition A Allocations	657,977	690,396	690,396	632,487	-	632,487
		Total Revenues	**658,205**	**690,396**	**690,596**	**632,687**	**-**	**632,687**
Expenditures								
221	120	City Manager Personnel Allocation - Salary	3,484	4,006	3,600	4,207	-	4,207
221	120	City Manager Personnel Allocation - Benefit	829	951	951	1,020	-	1,020
221	201	Finance Dept Personnel Allocation-Salary	8,609	12,182	8,500	7,361	-	7,361
221	201	Finace dept Personnel Allocation-Benefit	3,542	4,226	3,600	3,289	-	3,289
221	501	Bldg & Planning Dept Personnel Allocation-Salary	-	-	-	2,945	-	2,945
221	501	Bldg & Planning Personnel Allocation-Benefit	-	-	-	1,037	-	1,037
		Total Personnel Services	**16,464**	**21,365**	**16,651**	**19,859**	**-**	**19,859**
		Non-Personnel Services						
221	410-6115-1690	Contractual Service (Dial-a-Ride)	227,467	236,568	236,565	-	-	-
221	410-6115-3110	Contractual Service (Maywood Express)	227,467	236,568	236,565	-	-	-
221	410-6XXX	Dial-A-Ride Services	-	-	-	246,028	-	246,028
221	410-6XXX	Express Shuttle Services	-	-	-	246,028	-	246,028
		Total Non-Personnel Services	**454,933**	**473,136**	**473,130**	**492,056**	**-**	**492,056**
Capital Improvement Projects								
221	502-6370-6201	Slauson Ave & Atlantic Blvd Congestio	-	-	-	100,000	-	100,000
221	502-6370-XXXX	Citywide Bus Shelter Improvements	-	-	-	700,000	-	700,000
		Total Capital Improvement Projects	-	-	-	**800,000**	**-**	**800,000**
		Total Prop A Expenditures	**471,398**	**494,501**	**489,781**	**1,311,915**	**-**	**1,311,915**
Prop A Fund-221		**Estimated Fund Balance at 6/30/2026**			**1,108,775**	**429,547**	**-**	**429,547**

City of Maywood
Revenues/ Expenditures Detail

Prop C Attachment 8

Fund 222

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		7/1/2025			**1,721,181**	**1,826,847**	**-**	**1,826,847**
Revenues								
222	4602	MTA Bus Pass Revenue	4,004	96	2,800	2,500	-	2,500
222	4803	Interest Income	12,180	10,000	14,000	14,000	-	14,000
222	4836	Proposition C Sales Tax Alloc	545,777	572,666	572,666	524,631	-	524,631
		Total Revenues	**561,961**	**582,762**	**589,466**	**541,131**	**-**	**541,131**
Expenditures								
222	120	City Manager Personnel Allocation -Salary	18,500	20,500	19,400	21,250	-	21,250
222	120	City Manager Personnel Allocation -Benefit	7,291	8,448	7,600	8,728	-	8,728
222	201	Finance Dept Personnel Allocation-Salary	20,069	22,314	20,000	23,430	-	23,430
222	201	Finance Dept Personnel Allocation-Salary PT	-	5,000	2,100	2,000	-	2,000
222	201	Finace dept Personnel Allocation-Benefit	6,084	9,514	8,500	9,804	-	9,804
		Total Personnel Services	**51,944**	**65,776**	**57,600**	**65,212**	**-**	**65,212**
		Non-Personnel Services						
222	201-6319	Transit Fare Subsidy	19,277	20,000	15,000	20,000	-	20,000
222	410-6304	Dues and Memberships	2,000	2,000	2,000	2,100	-	2,100
222	502-6115	Contractual Service	62,795	65,000	70,200	-	-	-
222	502-6XXX	Graffiti Bus Shelter	-	-	-	66,127	-	66,127
		Total Non-Personnel Services	**84,072**	**87,000**	**87,200**	**88,227**	**-**	**88,227**
		Capital Improvement Projects						
222	6218	22/23	428,597	-	-	-	-	-
222	6224	24/25	-	240,000	339,000	-	-	-
222	62XX	25/26	-	-	-	595,000	-	595,000
		Total Capital Improvement Projects	**428,597**	**240,000**	**339,000**	**595,000**	**-**	**595,000**
		Total Prop C Expenditures	**564,613**	**392,776**	**483,800**	**748,439**	**-**	**748,439**
C		**Estimated Fund Balance at 6/30/2026**			**1,826,847**	**1,619,539**	**-**	**1,619,539**

City of Maywood
Revenues/ Expenditures Detail

AQMD Fund Attachment 8

Fund: 223

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Begin Fund Balance at 7/1/2025					**101,605**	**-**	**101,605**
Revenues								
223	4803	Interest Income	465	600	550	400	-	400
223	4839	(AQMD) Subvention Fund Revenue	33,017	34,700	32,100	32,100	-	32,100
		Total Revenues	**33,482**	**35,300**	**32,650**	**32,500**	-	**32,500**
Expenditures								
223	502-6370-6XXX	Vehicles	-	154,000	155,874	-	-	-
223	502-6370-6XXX	Charging Station Infrastructures	-	-	-	130,000	-	130,000
		Total Capital Improvement Projects	**-**	**154,000**	**155,874**	**130,000**	**-**	**130,000**
AQMD Fund-223		**Estimated Fund Bal at 6/30/26**				**4,105**	**-**	**4,105**

City of Maywood
Revenues/ Expenditures Detail

Measure R
Fund 224

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Begin Fund Balance at 7/1/2025			**588,253**	**728,034**	**-**	**728,034**
Revenues								
224	4803	Interest Income	22,131	500	15,000	20,000	-	20,000
224	4840	Measure R Sales Tax Revenue	409,205	429,499	429,999	393,474	-	393,474
224	4841	State Grants	2,737	-	-	-	-	-
		Total Revenues	**434,073**	**429,999**	**444,999**	**413,474**	**-**	**413,474**
		Personnel						
224	120	Admin Dept Personnel Allocation-Salary	-	-	-	10,625	-	10,625
224	120	Admin Dept Personnel Allocation-Benefit	-	-	-	4,364	-	4,364
224	201	Finance Dept Personnel Allocation-Salary	11,022	18,107	11,050	19,013	-	19,013
224	201	Finance Dept Personnel Allocation-Salary PT		2,500	2,100	2,000	-	2,000
224	201	Finace dept Personnel Allocation-Benefit	4,357	7,797	7,500	8,168	-	8,168
224	501	Building & Planning Personnel Allocation-Salary	7,017	8,281	4,200	-	-	-
224	501	Building & Planning Personnel Allocation-Benefit	2,439	2,977	1,500	-	-	-
		Total Personnel Services	**24,835**	**39,662**	**26,350**	**44,170**	**-**	**44,170**
Expenditures Non-Personnel Services								
224	501-6304	Dues and Memberships-Annual	10,000	10,000	10,000	10,000	-	10,000
224	501-6304	Dues and Memberships-I710	-	-	10,000	10,000	-	10,000
224	501-6121-6224	Public Noticing Services	-	-	640	-	-	-
		Non-Personnel Services	**10,000**	**10,000**	**20,640**	**20,000**	**-**	**20,000**
Capital Improvement Projects								
224	502-6370-6116	Highway Safety Improvements Cycle 11	51,524	103,410	8,000	98,098	-	98,098
224	502-6370-6218	Pavement Rehabilitation FY 22/23	1,570,376	-	-	-	-	-
224	502-6370-6XXX	LA County TSSP				100,000	-	100,000
224	502-6370-6224	Pavement Rehabilitation Project FY 24/25	17,410	365,322	178,228	7,210	-	7,210
224	502-6370-6XXX	Pavement Rehab Proj FY25/26				790,000	-	790,000
224	502-6370-6227	ADA Transition Plan	-	150,000	72,000	-	-	-
		Total Capital Improvement Projects	**1,639,310**	**618,732**	**258,228**	**995,308**	**-**	**995,308**
		Total Measure R Expenditures	**1,674,145**	**668,394**	**305,218**	**1,059,478**	**-**	**1,059,478**
Measure R Fund 224		**Estimated Fund Balance at 6/30/2026**			**728,034**	**82,030**	**-**	**82,030**

City of Maywood
Revenues/ Expenditures Detail

Measure M Attachment 8

Fund 225

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Projection	Adjustment FY 2025-26 Projection	6-25-25 FY 2025-26 Projection
		7/1/2025			1,266,757	1,308,524	-	1,308,524
Revenues								
225	4803	Interest Income	21,577	12,000	25,000	25,000	-	25,000
225	4721	Measure M Sales Tax	462,079	486,766	486,766	445,937	-	445,937
		Total Revenues	**483,656**	**498,766**	**511,766**	**470,937**	**-**	**470,937**
Expenditures								
225	502	Public Works Personnel Allocation-Salary	36,401	57,062	48,000	66,534	-	66,534
225	502	Public Works Personnel Allocation-Salary-PT	-	-	-	5,954	-	5,954
225	502	Public Works Personnel Allocation-Beneft	11,511	41,714	22,000	25,691	-	25,691
		Total Personnel Services	**47,912**	**98,776**	**70,000**	**98,179**	**-**	**98,179**
		Non-Personnel Services						
225	410-6304	Dues and Memberships	2,288	-	-	-	-	-
		Total Non-Personnel Services	**2,288**	**-**	**-**	**-**	**-**	**-**
		Capital Improvement Projects						
225	502-6370-6218	Pavement Rehabilitation FY 22/23	1,250,000	-	-	-	-	-
225	502-6370-6224	Pavement Rehabilitation FY 24/25	1,250,000	-	400,000	-	-	-
225	502-6370-6224	Pavement Rehabilitation FY 25/26		-		300,000	-	300,000
225	502-6370-6119	Randolph Bike Facility Improv (From District Blvd to LA River) (ATP Cycle 6)	-	55,000	-	55,000	-	55,000
225	502-6370-6201	Slauson Avenue Corridor Improvements	-	1,020,500	-	1,020,500	-	1,020,500
224	502-6370-6XXX	LA County TSSP				100,000	-	100,000
		Total Capital Improvement Projects	**2,500,000**	**1,075,500**	**400,000**	**1,475,500**	**-**	**1,475,500**
		Total Measure M Expenditures	**2,550,200**	**1,174,276**	**470,000**	**1,573,679**	**-**	**1,573,679**
Measure M Fund-225		**Estimated Fund Balance at 6/30/2026**			**1,308,523**	**205,782**	**-**	**205,782**

City of Maywood
Revenues/ Expenditures Detail

LACMTA Attachment 8

Fund 227

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Begin Fund Balance at 7/1/2025					**-**	**-**	**-**
Revenues								
227		Exchange STP-L for Metro Fund	-	-	-	75,014	-	75,014
		Total Revenues	**-**	**-**	**-**	**75,014**	**-**	**75,014**
Expenditures								
227	502-6370-6224	Pavement Rehabilitation Project FY 23/24	274,678	274,678	-	-	-	-
227	502-6370-62XX	Pavement Rehabilitation Project FY 25/26	-	-		75,014	-	75,014
		Total Capital Improvement Projects	**274,678**	**274,678**	**-**	**75,014**	**-**	**75,014**
LACMTA Fund-227		**Estimated Fund Balance at 6/30/2026**				**-**	**-**	**-**

City of Maywood
Revenues/ Expenditures Detail

SLESF Attachment 8

Fund 232

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
Estimated Begin Fund Balance at 7/1/2025						**257,378**	**-**	**257,378**
Revenues								
232	4842	JAG.LLEBG.COPS GRANT	186,159	100,000	195,000	175,000	-	175,000
		Total Revenues	**186,159**	**100,000**	**195,000**	**175,000**	**-**	**175,000**
Expenditures								
232	999-6850	Transfers-Out	-	450,000	450,000	350,000	-	350,000
		Total Transfers-Out	**-**	**450,000**	**450,000**	**350,000**	**-**	**350,000**
SLESF Fund 232		**Estimated Fund Balance at 6/30/2026**				**82,378**	**-**	**82,378**

City of Maywood
Revenues/ Expenditures Detail

CDBG
Fund 243

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Begin Fund Balance at 7/1/2025					-	-	-
Revenues								
243	4828	HCDA:Park Improv Prj FY 24-25 CDBG	-	200,000	-	187,622	40,000	227,622
243	4829	HCDA:Sidewalk Rehabilitation Proj FY23/24		100,000				
243	4829	HCDA:Sidewalk Rehabilitation Proj FY24/25	197,661	97,654	-	-	86,832	86,832
243	4829	HCDA:Sidewalk Rehabilitation Proj FY 25/26				85,038	(36,092)	48,946
243	4843	HCDA:Graffiti Removal (Proj.407)	72,406	52,711	-	48,114	-	48,114
243	4845	HCDA:Code Enforcement (Proj.791)	108,999	175,000	-	220,874	-	220,874
		Total Revenues	**379,066**	**625,365**	**-**	**541,648**	**90,740**	**632,388**
Expenditures								
243	150	Code Enforcement -Salary	-	58,804	75,760	174,760	-	174,760
243	150	Code Enforcement -Benefit	-	-	38,748	-	-	-
243	150	City Manager Personnel Allocation - Salary	60,782	144,530	-	-	-	-
243	150	City Manager Personnel Allocation - Salary PT	-	2,500	-	-	-	-
243	150	City Manager Personnel Allocation - Benefit	23,243	51,877	-	-	-	-
		Total Personnel Services	**84,025**	**198,907**	**114,508**	**174,760**	**-**	**174,760**
		Non-Personnel Services						
243	150-6115-5002	CDBG-Graffiti Removal	72,406	52,711	52,711	48,114	-	48,114
243	150-6115-6212	CDBG-Compliance Consultant	22,660	6,093	-	40,040	-	40,040
243	150-6115-6216	Sidewalk Rehab Proj FY 21/22	1,760	-	-	-	-	-
243	150-6115-6217	Sidewalk Rehab Proj FY 22/23	3,212	-	-	-	-	-
243	150-6115-6221	Sidewalk Rehab Proj FY 23/24 - Consultant	3,916	-	21,142	-	-	-
243	150-6115-6223	Sidewalk Rehab Proj FY 24/25- Consultant	-	-	3,410	-	-	-
243	150-6115-6304	Park Improvement Consultant	-	-	2,112	-	-	-
243	150-6501-6212	Applications / Software - Code Enf	2,312	-	5,677	6,074	-	6,074
		Total Non-Personnel Services	**106,266**	**58,804**	**85,052**	**94,228**	**-**	**94,228**
		Capital Improvement Projects						
243	150-6370-6217	Sidewalk Rehab Project FY 22/23	20,222	-	-	-	-	-
243	150-6370-6221	Sidewalk Rehab Project FY 23/24	117,641	100,000	7,296	-	-	-
243	150-6370-6223	Sidewalk Rehab Project FY 24/25	-	97,654	10,822		86,832	86,832
243	150-6370-6223	Sidewalk Rehab Project FY 25/26				85,038	(36,092)	48,946
243	150-6370-6304	Park Improv Project FY 24/25 CDBG	-	200,000	12,378	187,622	40,000	227,622
		Total Capital Improvement Projects	**137,863**	**397,654**	**30,496**	**272,660**	**90,740**	**363,400**
		Total CDBG Expenditures	**328,154**	**655,365**	**230,056**	**541,648**	**90,740**	**632,388**
CDBG Fund 243		**Estimated Fund Balance at 6/30/2026**				-	-	-

City of Maywood
Revenues/ Expenditures Detail

Grants Attachment 8

Fund 261

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Begin Fund Balance at 7/1/2025	(674,368)		**(1,950,695)**	**(1,506,234)**	**-**	**(1,506,234)**
Revenues								
261	410-4841-6220	State of CA - Reimb Rev - ATP Cycle 5	120,726					
261	410-4841-6126	State of CA - Received SB1383 Organic Recycling	75,000	75,000	32,300	42,700	-	42,700
261	410-4841-8001	State of CA - Reimb Rev - Youth Workforce Prog	285,608					
261	410-4841-6303	State of CA - Reimb Rev - Outdoor Fitness	19,600					
261	410-4841-6125	State of CA - Received - SB2 Grant Housing Element	82,755	72,000	-	-	-	-
261	410-4841-6116	State of CA - Reimb Revenue - HSIP Cycle 11	13,961	1,418,490		1,608,572		1,608,572
261	410-4841-6219	State of CA - Reimb Rev - Local Road Safety Plan (LSRP)	18,544					-
261	410-4837-6201	LA County- Reimb Metro - Slauson Ave & Atlantic Blvd Congestion	134,953	7,082,500	438,382	6,413,551	3,080,531	9,494,082
261	410-4603-6127	State of CA - Reimb Rev - Cal Fire Grant	11,173	150,000	787	446,120		446,120
261	410-4825-9999	County Grants - Reimb Rev - Workforce Develp Aging Comm Svcs - Pixley Park Proj	44,078					-
261	410-4825-9999	County Grants - Reimb Rev - Riverfront Park Fitness Court Grant	7,032					-
261	410-4603-6117	State of CA - Riverfront Park Renovations	-	6,400,000		2,595,934		2,595,934
261	410-4603-6313	State of CA - Maywood Park Playground Improv	-	333,293		333,293		333,293
261	410-4750-9999	County Grant-Reimbursable Grant -Year 2 Activity 6 PLHA - Shelter Beds Salvation Army Bell ($61,475-1/2 was charged to 501)	30,097	-	-	-	-	-
261	410-4806-9999	State of CA - Received CA Beverage Container	6,498	7,000	6,445	-	-	-
261	410-4841-7101	State Grants - Clean California Grant			1,198,696	24,227		24,227
261	410-4841-6103	State Grants - Reimb State Park Grant - Teen/Resource Center		750,000		750,000		750,000
261	410-4841-6105	Fed Grant -EPA Reimb Grant - 52nd Place Sewer Replacement Proj & Point Repairs		1,000,000	-	1,000,000		1,000,000
261	502-4841-XXXX	Metro Grant - Bus Shelter Improvements				180,000		180,000
261	410-4841-6119	State Grants - Randolph Bike Facility Improv (From District Blvd to LA River) (ATP Cycle 6)		145,000		1,269,953		1,269,953
261	410-4841-6123	State Grants-Climate Action, Adaptation, & Resiliency Plan (CAARP)		177,060	-	177,060		177,060
261	410-4841-6124	State Grants- Reimbursable LEAP		150,000	150,000	-		-
261	410-4841-6306	FEMA Grants-Local Hazardous Mitigation Plan ($75,609+$121,198)		196,807		196,807		196,807
261	410-4841-6310	State Grants- State of CA Grant - Baseball Field Improvements		775,664		775,664		775,664
261	410-4841-9999	State Grants - CETF Tmo Local Govt Digital Equitty		-	15,000	-		-
261	410-4800-9999	Transfer In (to cover expenditures charged to the projects, but not reimbursable)	100,973	-	-	-		-
		Total Revenues	**950,998**	**18,732,814**	**1,841,610**	**15,813,881**	**3,080,531**	**18,894,412**
Expenditures								
261	120-6115-6123	Contractual Service - Climate Action, Adaptation, & Resiliency Plan (CAARP)	1,080	177,060	52,190			
261	120-6115-9999	Contractual Service - Youth Workforce Prog	115,688	-	-	-	-	-
261	501-6115-9999	Contractual Service - SB2 Grant Housing Element	44,253	72,000	-	-	-	-
261	502-6115-9999	Contractual Srvc - Pixley Park/SoS Playground	47,118					
261	502-6203-9999	CA Beverage Container Recyling Supplies	7,918	7,000	7,350	-	-	-
261	502-6115-6126	SB1383 Organic Recycling	36,178	75,000	32,300	42,700	-	42,700
		Total Non-Personnel Services	**252,235**	**331,060**	**91,840**	**42,700**	**-**	**42,700**

City of Maywood
Revenues/ Expenditures Detail

Grants Attachment 8

Fund 261

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
Capital Improvement Projects								
261	501-6370-6220	ATP Cycle 5	84,828	-	891	-	-	-
261	502-6370-6116	HSIP Cycle 11	17,790	1,418,490	14,133	1,608,572		1,608,572
261	502-6370-6117	Riverfront Park Renovations	103,271	6,400,000	795	2,595,934		2,595,934
261	502-6370-6201	Slauson Ave & Atlantic Blvd Congestion	423,262	7,082,500	521,562	6,413,550	3,080,531	9,494,081
261	502-6370-6219	Local Road Safety Plan (LSRP)	5,184	-	-	-		-
261	502-6370-6105	Fed Grant -EPA Reimb Grant - 52nd Place Sewer Replacement Proj & Point Repairs		1,000,000		1,000,000		1,000,000
261	502-6370-6124	State Grants- Reimbursable LEAP		150,000	150,000			
261	502-6370-6306	FEMA Grants-Local Hazardous Mitigation Plan ($75,609+$121,198)	-	196,807	47,022	74,176		74,176
261	502-6370-6310	Baseball Field Improvements	142,683	775,664	38,841	572,983		572,983
261	502-6370-6313	Maywood Park Playground Improv	3,052	333,293	299,387	15,958		15,958
261	502-6370-7101	Clean California Grant	1,164,964	-	20,281	-		-
261	502-6370-XXXX	Citywide Bus Shelter Improvements				180,000		180,000
261	502-6370-6103	Teen/Resource Center - State Park Grant	-	750,000	189,389	560,611		560,611
261	502-6115-6119	Randolph Bike Facility Improv (From District Blvd to LA River) (ATP Cycle 6)	-	145,000	4,201	1,269,953		1,269,953
261	502-6370-XXXX	Citywide Landscape Improvement (CalFire)	30,056	150,000	18,807	409,217		409,217
		Total Capital Improvement Projects	**1,975,090**	**18,401,754**	**1,305,309**	**14,700,954**	**3,080,531**	**17,781,485**
		Total Grants Expenditures	**2,227,325**	**18,732,814**	**1,397,149**	**14,743,654**	**3,080,531**	**17,824,185**
Grants Fund-261		**Estimated Fund Balance at 6/30/2026**	**(1,950,695)**		**(1,506,234)**	**(436,007)**		**(436,007)**

City of Maywood
Revenues/ Expenditures Detail

Street Light								Attachment 8
Fund 251						5-28-25	Adjustment	6-25-25
Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	FY 2025-26 Proposed	FY 2025-26 Proposed	FY 2025-26 Proposed
		Begin Fund Balance at 7/1/2025				**162,796**	**-**	**162,796**
Revenues								
251	4707	Landscape & Lighting Assessment	176,102	174,520	174,520	174,520	-	174,520
251	4803	Interest Income	34,368	-	34,000	30,000	-	30,000
		Total Revenues	**210,470**	**174,520**	**208,520**	**204,520**	**-**	**204,520**
Expenditures								
251	120	Admin Personnel Allocation-Salary	-	8,281	3,400	10,625	-	10,625
251	120	Admin Personnel Allocation-Beneft	-	2,977	300	4,364	-	4,364
251	502	Public Works Personnel Allocation-Salary	6,879	-	3,100	-	-	-
251	502	Public Works Personnel Allocation-Benefit	971	-	1,800	-	-	-
		Total Personnel Services	**7,850**	**11,258**	**8,600**	**14,989**	**-**	**14,989**
		Non-Personnel Services						
251	502-6112	Electricity Service	136,748	138,000	132,000	135,000	-	135,000
251	502-6115	Contractual Service	9,906	10,808	9,950	10,808	-	10,808
251	502-6702	Street Light Maintenance	32,181	55,000	30,000	35,000	-	35,000
		Total Non-Personnel Services	**178,835**	**203,808**	**171,950**	**180,808**	**-**	**180,808**
		Total Street Light Expenditures	**186,685**	**215,066**	**180,550**	**195,797**	**-**	**195,797**

Street Light Fund-25 Estimated Fund Balance at 6/30/2026				**171,519**	**-**	**171,519**

City of Maywood
Revenues/ Expenditures Detail

Measure A
Fund 272

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-26-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
	Estimated Begin Fund Balance at 7/1/2025		**(73,231)**		**(56,852)**	**-**		**-**
Revenues								
272	502-4800	Transfers-In (General Fund)	24,728					
272	4825	Outdoor Fitness Equipment	48,503	-	-	-	-	-
272	4825	Randolph Project-LA County Regional Park & Open Space District (RPOSD)	-	227,780	58,952	-	189,327	189,327
272	4825	Riverfront Park Renovations	-	445,419	-	445,419	-	445,419
		Total Revenues	**73,231**	**673,199**	**58,952**	**445,419**	**189,327**	**634,746**
Expenditures Non-Personnel Services								
272	630-6115	Contractual Services-Randolph	56,852		2,100			
		Total Non-Personnel	**56,852**	**-**	**2,100**	**-**	**-**	**-**
Capital Project								
272	502-6370	Contractual Services	-	-	-	-	-	-
272	502-6370	Randolph Project-LA County Regional Park & Open Space District (RPOSD)		227,780	-	-	189,327	189,327
272	502-6370	Riverfront Park Renovations				445,419	-	445,419
		Total Capital Project	-	**227,780**	**-**	445,419	189,327	634,746
		Total Measure A Expenditures	**56,852**	**900,979**	**2,100**	**445,419**	**189,327**	**634,746**
Measure A Fund 27		**Estimated Fund Balance at 6/30/2026**	**(56,852)**		**-**	**-**	**-**	**-**

City of Maywood
Revenues/ Expenditures Detail

Measure W
Fund 280

Attachment 8

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Begin Fund Balance at 7/1/2025			**3,530**	**74,006**	**-**	**74,006**
Revenues								
280	4332	Safe, Clean Water Program	174,728	198,061	180,000	175,000	-	175,000
280	4800	Transfers-In	23,938	-	-	-	-	-
		Total Revenues	**198,666**	**198,061**	**180,000**	**175,000**	**-**	**175,000**
Expenditures								
280	501-6115	Contractual Service	132,362	90,444	28,353	-	28,742	28,742
280	502-61XX	Street Sweeping	-	-	20,655	90,444	(90,444)	-
280	502-6115	MS4 Permit & Services	45,577	90,292	16,171	63,132	(21,633)	41,499
280	501-61XX	Audit Services	-	-	11,000	2,500	-	2,500
280	502-611X	Catch Basin Storm Drain Maint	-	-	16,020	21,360	(14,927)	6,433
280	502-6304	Dues and Memberships	7,500	17,325	17,325	17,325	-	17,325
		Total Non-Personnel Services	**185,439**	**198,061**	**109,524**	**194,761**	**(98,262)**	**96,499**
		Transfers-Out						
280	999-6390	Transfers-Out	357,686	-	-	-	-	-
		Total Transfers-Out	357,686	-	-	-	-	-
		Capital Project						
280	XXX-6370	Pavement Rehab Proj FY 25/26- Various Streets Citywide Storm Drain Catch Basin Improvements	357,686	-	-	-	81,000	81,000
		Total Transfers-Out	357,686	-	-	-	81,000	81,000
		Total Measure W Expenditures	**543,125**	**198,061**	**109,524**	**194,761**	**(17,262)**	**177,499**
Measure W Fund 280		**Estimated Fund Balance at 6/30/2026**			**74,006**	**54,245**		**71,507**

City of Bell Gardens
Revenues/ Expenditure Detail

Sewer Attachment 8

Fund 412

Fund	Account No.	Account Description	FY 2023-24 Actual	FY 2024-25 Adopted	FY 2024-25 Projected	5-28-25 FY 2025-26 Proposed	Adjustment FY 2025-26 Proposed	6-25-25 FY 2025-26 Proposed
		Begin Fund Balance at 7/1/2025				**1,164,898**	**-**	**1,164,898**
Revenues								
412	4706	Sewer District Assessment	372,949	325,000	321,806	-	-	-
412	4838	Fats, Oils, and Grease (FOG)	-	1,000	-	-	-	-
		Total Revenues	**372,949**	**326,000**	**321,806**	**-**	**-**	**-**
Expenditures								
412	120-6115	Contractual Service	(15,230)	-	-	-	-	-
412	502-6115	Contractual Service	96,392	47,242	25,000	-	-	-
412	502-6121	Public Noticing Services	-	-	1,040	-	-	-
412	502-6309	Fees and Fines Expense	-	-	77	-	-	-
		Total Non-Personnel Services	**81,162**	**47,242**	**25,000**	**-**	**-**	**-**
		Capital Improvement Projects						
412	502-6370-XXXX	Sewer System Management Plan (SSMP) Update	-	-	-	7,000	-	7,000
412	502-6370-6105	52nd Place Sewer Replacement Project and Point Repairs	6,127	100,000	12,000	422,172	-	422,172
		Total Capital Improvement Projects	**6,127**	**100,000**	**12,000**	**429,172**	**-**	**429,172**
		Total Sewer Expenditures	**87,289**	**147,242**	**37,000**	**429,172**	**-**	**429,172**
Sewer Fund-412		**Estimated Fund Balance at 6/30/2026**				**735,726**	**-**	**735,726**

City of Bell Gardens
Revenues/ Expenditures Detail

PLHA Attachment 8

Fund 501						**5-28-25**	**Adjustment**	**6-25-25**
Fund	**Account No.**	**Account Description**	**FY 2023-24 Actual**	**FY 2024-25 Adopted**	**FY 2024-25 Projected**	**FY 2025-26 Proposed**	**FY 2025-26 Proposed**	**FY 2025-26 Proposed**
	Estimated Begin Fund Balance at 7/1/2025					**-**	**-**	**-**
Revenues								
501	4750	Rental Assistance Prog Year 1 & 2	-	585,000	586,387	-	-	-
501	4750	Shelter Bed Program Year 2 Army Bell Shelter Prog)	-	70,794	7,969	62,825	-	(62,825)
501	4750	Rental Assistance Prog Year 3	-	-	-	330,613	-	330,613
501	4750	PLHA Program	31,379	-	-	-	-	-
		Total Revenues	**31,379**	**655,794**	**594,356**	**393,438**	**-**	**267,788**
Expenditures								
501	503-6115	Housing Personnel Salary	-	-	17,734	36,220	-	36,220
501	201-6115	Finance Personnel Salary	-	-	6,919	-	-	-
		Total Personnel Services	**-**	**-**	**24,653**	**36,220**	**-**	**36,220**
		Non-Personnel Services						
501	503-6115	Contractual Services	-	15,000	5,280	5,280	-	5,280
501	503-6115-6375	Rental Assistance Program	-	511,886	513,273	289,113	-	289,113
501	503-6115	HUB Cities-Rental Assistance	-	58,114	43,181	-	-	-
501	503-6115	HUB Cities-Shelter Beds		-	7,969	62,825	-	(62,825)
		Total Non-Personnel Services	**-**	**585,000**	**569,703**	**357,218**	**-**	**231,568**
PLHA Fund 501		Total PLHA Expenditures	**-**	**585,000**	**594,356**	**393,438**	**-**	**267,788**
Sewer Fund 412		Estimated Fund Balance at 6/30/2026				**-**	**-**	**-**

City of Maywood **Attachmer**

FY 2025-26: Capital Improvement Program

Type	Proj #	Project Name	Project Status	Previously Approved Project Funds	Proposed Additional Funds for FY25-26	Total Proposed Project Funds for FY25-26	Actual Expenditures as of 4/29/25	Projected Projects Bal at 7/1/2025	Funding Sources: General Fund 100	GAS Tax Fund 212	TDA Article III Fund 214	SB 1 Fund 216	PROP A Fund 221	PROP C Fund 222	AQMD Fund 223	Measure R Fund 224	Measure M Fund 225	LACMTA Fund 227	CDBG Fund 243	Grants Fund 261	Measure A Park Grant Fund 272	Measure W Fund 280	Sewer Fund 412	Total Allocation
Building	6103	Teen/Resource Center (4801 Slauson Avenue)-Rendon CA State Park Grant	Design	750,000	-	750,000	189,389	560,611												560,611				560,611
Sewers	6105	52nd Place Sewer Replacement Project	Planning	1,600,000	-	1,600,000	177,828	1,422,172												1,000,000			422,172	1,422,172
Streets	6116	Highway Safety Improvements Cycle 11	Design	1,576,100	224,522	1,800,622	93,952	1,706,670								98,098				1,608,572				1,706,670
Parks	6117	Riverfront Park Renovations (**see Note**)	Construction	6,845,419	(3,700,000)	3,145,419	104,066	3,041,353												2,595,934	445,419			3,041,353
Streets	6119	Randolph Bike Facility Improvement (From District Blvd to LA River) (ATP Cycle 6)	Planning/ Design	200,000	1,318,810	1,518,810	4,530	1,514,280									55,000			1,269,953	189,327			1,514,280
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design (carryover)	8,500,000	100,000	8,600,000	1,065,950	7,534,050					100,000				1,020,500			6,413,550				7,534,050
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design (carryover)	-	3,080,531	3,080,531	-	3,080,531												3,080,531				3,080,531
Streets	6214	Pavement Marking and Striping Program	Planning	225,077		225,077	45,077	180,000		180,000														180,000
Streets	6223	Sidewalk Rehabilitation Project FY 24/25	Construction	97,654		97,654	10,822	86,832											86,832					86,832
Street	XXXX	Sidewalk Rehabilitation Project FY 25/26	New	-	48,946	48,946	-	48,946											48,946					48,946
Streets	6224	Pavement Rehab Proj FY 24/25 -(Various Streets)	Construction	1,500,000	143,596	1,643,596	1,019,874	623,722				616,512				7,210								623,722
Parks	6304	Park Improv Project FY 24/25 CDBG	Planning	200,000	40,000	240,000	12,378	227,622											227,622					227,622
Parks	6310	Baseball Field Improvement	Construction	800,000		800,000	227,017	572,983												572,983				572,983
Parks	6313	Playground Improvements at Maywood Park	Construction	333,665		333,665	317,707	15,958												15,958				15,958
Streets	6225	LA County TSSP	New	-	200,000	200,000	-	200,000								100,000	100,000							200,000
Streets	TBA	Pavement Rehab Proj FY 25/26 -Various Streets Citywide Storm Drain Catch Basin Improvements	New	-	2,861,000	2,861,000	-	2,861,000	98,094		95,000	826,892		595,000		790,000	300,000	75,014				81,000		2,861,000
Streets	TBA	Citywide ADA Improvements	New	-	100,000	100,000	-	100,000	100,000															100,000
Facilities	TBA	City Hall Charging Station	New	130,000	-	130,000	-	130,000							130,000									130,000
Other	TBA	Citywide Landscape Improvement (Calfire)	New	150,000	308,080	458,080	48,863	409,217												409,217				409,217
Streets	TBA	Citywide Bus Shelter Improvements	New	880,000	-	880,000	-	880,000					700,000							180,000				880,000
		Total Capital Projects		**23,787,915**	**4,725,485**	**28,513,400**	**3,317,453**	**25,195,947**	**198,094**	**180,000**	**95,000**	**1,443,404**	**800,000**	**595,000**	**130,000**	**995,308**	**1,475,500**	**75,014**	**363,400**	**17,707,309**	**634,746**	**81,000**	**422,172**	**25,195,947**

Original Costs are estimates from various fiscal years due to projects carried over through fiscal years

Parks	6117	Riverfront Park Renovations

City-Managed Funds:

-RPOSD Competitive Funding: $655,364/ RPOSD Annual Allocation (Measure A):$445,419

-Speaker Rendon Allocation: $1,500,000/ State Parks (Other Funding) : $544,636

-Total City-Managed: $3,145,419

Los Angeles Neighborhood Land Trust-Managed Funds: $1,500,000

-Senate Gonzalez Allocations: $1,500,000/ RMC Funding: $0

Project Total: $4,645,419

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AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 3.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: ROXANNE DIAZ, CITY ATTORNEY

SUBJECT: CONSIDERATION OF THE ADOPTION OF A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN REAL PROPERTY INTERESTS FOR PUBLIC PURPOSES IN CONNECTION WITH THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS PROJECT (ASSESSOR PARCEL NUMBERS 6313-011-036 & 6313-011-028) (MAYWOOD CENTER PROPERTIES)

RECOMMENDATION:
It is recommended that the City Council take the following actions:

1. Open and conduct a hearing on the adoption of the proposed Resolution of Necessity, receive from City Staff the evidence stated and referred to in this Agenda Report ("Report"), take testimony from any person wishing to be heard on issues A, B, C, and D below, and consider all evidence to determine whether to adopt the proposed Resolution of Necessity, which requires the City Council's consideration and determination.
2. If the City Council finds, based on the evidence contained and referred to in this Report, the testimony and comments submitted to the City Council, that the evidence warrants the necessary findings with respect to the proposed Resolution of Necessity, then City Staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution No. 6424 (as set forth in paragraph 3) ("Resolution of Necessity"), which requires a 4/5ths vote of the entire City Council, authorizing the acquisition by eminent domain of the real property interests summarized below and described more particularly in the Exhibits to the Resolution of Necessity:

(i) Maywood Center Properties LLC, a California limited liability company — 5900 and 5906 Atlantic Boulevard (APNs 6313-011-036 & 6313-011-028 — Maywood Center Properties Parcel)

a. An approximate 93 square foot permanent easement described more particularly on EXHIBIT A-1 and depicted on EXHIBIT B-1 to Resolution No. 6424 for public street, sidewalk, public utility, drainage, related improvements, and all uses necessary or convenient thereto; and

b. An approximate 2,092 square foot temporary construction easement with a term of 12 months described more particularly on EXHIBIT A-2 and depicted on EXHIBIT B-2 to Resolution No. 6424 to facilitate the construction of the Project.

The above-described real property interests are referred to as the "MCP Property Interests" (formerly referred to as the Kim Property Interests prior to change in ownership).

3. If the City Council determines it will adopt the Resolution of Necessity, declaring certain real property interests necessary for public purposes and authorizing the acquisition thereof for public use in connection with the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project, then the City shall make a motion to "ADOPT RESOLUTION NO. 6424 (MAYWOOD CENTER PROPERTIES), A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF IN CONNECTION WITH THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS PROJECT (CERTAIN REAL PROPERTY INTERESTS ON APNS 6313-011-036 & 6313-011-028)."
4. If the City Council adopts the proposed Resolution of Necessity, authorize the City Attorney's Office to file and prosecute an eminent domain proceeding for the acquisition of the Subject Property Interests by eminent domain.
5. Authorize the City Manager to execute all necessary documents.
6. Authorize the City Clerk to certify the adoption of the Resolution of Necessity.

BACKGROUND:

Background

The City Council has before it a proposed Resolution of Necessity for the acquisition by eminent domain of the MCP Property Interests described above and in the attached Resolution of Necessity in connection with the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project ("Project"). The City seeks to acquire the MCP Property Interests for public use, namely for public street, roadway, utilities, drainage and all uses necessary or convenient thereto in connection with the Project. The Project requires the City to acquire certain real property interests (generally referred to as the subject property interests) from a total of four properties located at the intersection of Slauson Avenue and Atlantic Boulevard. The City negotiated, pursuant to a Purchase and Sale Agreement between J&MGC, LLC and the City, the City's purchase of the necessary subject property interests on the J&MGC Property described below. On September 24, 2024, the City Council adopted Resolution No. 6377 (detailed below under "Pollo Loco Property Interests") and Resolution No. 6378 (detailed below under "Maywood Village Property Interests"), finding that the public interest and necessity require the Project; the Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; the subject property interests described in the respective Resolution of Necessity are necessary for the Project; and the City has made an offer as required by Government Code Section 7267.2 to the owner or owners of record of the subject property interests the City seeks to acquire; and authorized the City Attorney's Office to prosecute eminent domain proceedings for the condemnation of said subject property interests. This Agenda Report relates to the recommended adoption of the proposed Resolution of Necessity for the MCP Property Interests

Description of Pollo Loco Property Interests, Maywood Village Property Interests and J&MGC Property Interests

and MCP Property Interests

Pollo Loco Property Interests

The subject property interests for Resolution No. 6377 consist of an approximate 100 square foot permanent easement and an approximate 636 square foot temporary construction easement with a term of twelve (12) months on the real property located at 4501 Slauson Avenue, in the City of Maywood, California, also identified as APNs 6313-010-001, 6313-010-002, 6313-010-003, & 6313-010-030 (collectively, "Pollo Loco Property Interests"). El Pollo Loco Inc., a Delaware corporation ("Pollo Loco") is the fee owner of the Pollo Loco Property Interests. The City and Pollo Loco entered into a Possession and Use Agreement on October 23, 2024.

Maywood Village Property Interests

The subject property interests for Resolution No. 6378 consist of an approximate 806 square foot permanent easement and an approximate 1,906 square foot temporary construction easement with a term of twelve (12)

months on the real property located at 4457 and 4487 Slauson Avenue, in the City of Maywood, California, also identified as APNs 6313-015-030, 6313-015-031, 6313-015-032, & 6313-015-033 (collectively, “Maywood Village Property Interests”). Maywood Village Center LLC, a Delaware limited liability company (“Maywood Village”) is the fee owner of the Maywood Village Property Interests. On behalf of the City, the City Attorney's office filed an eminent domain proceeding on October 14, 2024 for the City to acquire the Maywood Village Property Interests. The eminent domain proceeding, identified as Case No. 24NWCV03641, is currently underway. Pursuant to an Order for Possession entered by the Court and served on April 16, 2025, the City gained possession of the Maywood Village Property Interests on May 16, 2025.

J&MGC Property Interests

The City acquired, pursuant to a Purchase and Sale Agreement, an approximate 99 square foot area in fee and an approximate 177 square foot temporary construction easement with a term of twelve (12) months from the real property located at 5901 Atlantic Avenue, in the City of Maywood, California, and identified as APN 6313-013-030 (collectively, “J&MGC Property Interests”). J&MGC, LLC, a California limited liability company, is the fee owner of the remainder property located on APN 6313-013-030.

MCP Property Interests
As explained below, the City desires to acquire certain property interests from the real property located at 5900 and 5906 Atlantic Boulevard in the City of Maywood and identified as APNs 6313-011-036 and 6313-011-028. Specifically, the City seeks to acquire the following: (a) an approximate 93 square foot permanent easement for public street, sidewalk, public utility, drainage, related improvements, and all uses necessary or convenient thereto; and (b) an approximate 2,092 square foot temporary construction easement with a term of twelve (12) months to facilitate the construction of the Project ("MCP Property Interests"). Maywood Center Properties LLC, a California limited liability company is the fee owner of the MCP Property Interests.

Description of Project

The City seeks to construct the Project to alleviate congestion, increase capacity, and improve traffic flow operation within the Slauson Avenue Corridor in the City of Maywood. The level of service at the intersection of Slauson Avenue and Atlantic Boulevard (“Slauson/Atlantic Intersection”) is deficient due to heavy demand of eastbound left-turning vehicles traveling to the I-710 onramp on Atlantic Boulevard. This results in negative impacts to Slauson Avenue. The City seeks to improve circulation at Slauson/Atlantic Intersection by adding a second left turn lane on eastbound Slauson Avenue, a second left turn lane on northbound Atlantic Boulevard, and other improvements that upgrade traffic signals along Slauson Avenue to enhance pedestrian and traffic safety. The County of Los Angeles Department of Public Works will upgrade all signalized intersections along Slauson Avenue to synchronize the traffic signals and include protected left turn phases to improve operations.

As part of the Project, the City will close the mid-block median opening along Slauson Avenue to provide a longer eastbound dual left turn storage pocket and eliminate the conflicting left turn movements to and from the Food4Less commercial center. The City plans to reduce the width of the existing median islands along the east and west legs of Slauson Avenue and north leg of Atlantic Boulevard and remove the existing median along the south leg of Atlantic Boulevard of the intersection to accommodate the dual left turn lanes. The existing landscaping/trees, utilities and City entry monument signs within these median islands would be removed or relocated. In addition, the City plans to construct new curb returns at all four quadrants of the Slauson/Atlantic Intersection. Further, the City plans to restripe lanes and the crosswalks to accommodate the new intersection geometries and lane configurations at the Slauson/Atlantic Intersection.

Both Slauson Avenue and Atlantic Boulevard and the associated intersections will be accessible to motorists and pedestrians during the estimated 12-month construction period of the Project. During the morning and evening peak hours, however, there may be a need for temporary lane closures due to construction activities. The City contractor will prepare and implement a Traffic Control Plan to reduce the impacts and provide continuous and safe operation of the roadways and intersections and worker safety during Project construction. The City’s construction and operational-related activities would be focused on the Slauson/Atlantic Intersection.

The Project is consistent with the Circulation Element of the General Plan, which aims to accommodate the level of traffic generated by current and future development within the City and by present and future through traffic created by regional traffic growth. (Circulation Element, pg. 2). The Project furthers Goal 2 of the Circulation Element, which seeks to "provide a local street system that accommodates current and future traffic volumes" because the proposed roadway widening will better accommodate existing and projected traffic conditions. The existing conditions as of May 2022 indicate that the level of service (LOS) in the morning and evening are both at LOS "C". If the Project improvements are not constructed, it is expected that by 2035, the level of service will deteriorate to LOS "D" in the a.m. hours and to LOS "F" in the evening. The implementation of the planned improvements for the Project is expected to improve the level of service to LOS "B" in the morning and LOS "C" in the evening.

The Project aids the implementation of Policy 2.1 and Policy 2.2 of the Circulation Element because the widening improvements at the Slauson/Atlantic Intersection will reduce considerable traffic delays on the City's Major Highways during the morning and evening peak hours. The Project furthers Policy 2.7 of the Circulation Element by accommodating Caltrans Truck Turning Standards via roadway widening, including reconstruction of the curb returns at all four corners of the intersection.

To secure grant funding, City Staff presented a funding request to the Los Angeles County Transportation Authority (Metro) Interstate-710 Technical Advisory Committee (TAC) for the design and environmental phase of the Project in 2020. On September 1, 2020, the funding agreement between the City and Metro was executed and on July 19, 2021, the funding agreement was amended to extend the date of Project funds to June 30, 2024. City Council approved a professional services agreement with Stantec Consulting Services, Inc. to provide design, Project Approval and Environmental Documents (PA/ED), and right of way acquisition services for the Project on April 13, 2023. The PA/ED and design phase commenced in May 2022 and is substantially complete, and the Right of Way acquisition process has been initiated. The funding agreement was further amended to extend the date of Project funds to June 30, 2027.

On March 27, 2024, the City Council adopted Resolution No. 6342, A Resolution of the City Council of the City of Maywood, California, Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program Pursuant to the Environmental Quality Act for the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project. Prior to the adoption of Resolution No. 6342, the City met all requirements of California Environmental Quality Act (CEQA) including preparation of an Initial Study and preparation of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based on the findings of the Initial Study. The evidence considered by the City Council is discussed in the Environmental Analysis section below.

Authorization for Acquisition by Eminent Domain of the MCP Property Interests and Findings Required for Adoption of Resolution of Necessity

The City seeks to acquire the MCP Property Interests described above for public use, namely for the construction of public street, sidewalk, public utilities, drainage, related improvements, and all uses necessary or convenient thereto in connection with the Project pursuant to the authority conferred upon the City to acquire property by eminent domain by Section 19 of Article 1 of the California Constitution, California Government Code Sections 37350, 37350.5, 37351, and 40404 and California Code of Civil Procedure Section 1230.010 et seq. (Eminent Domain Law), including but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, 1240.510, 1240.610, 1240.650, and by other provisions of law.

To adopt the proposed Resolution of Necessity for the acquisition by eminent domain of the MCP Property Interests, the City Council must find and determine the Resolution of Necessity meets the following requirements:

1. **The public interest and necessity require the Project;**
2. **The Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;**
3. **The subject property interests described in the Resolution of Necessity are necessary for the Project; and**
4. **The City has made an offer as required by Government Code Section 7267.2 to the owner or owners of record of the subject property interests the City seeks to acquire.**

The amount of just compensation is not an issue before the City Council at this hearing. The hearing relates to issues A, B, C, and D above. The amount of just compensation would be determined in the eminent domain proceeding that would be filed if the City Council, in its sole discretion, adopts the proposed Resolution of Necessity.

Environmental Analysis

The environmental effects of the Project and the acquisition of the real property interests needed for the Project were studied and analyzed as an integral part of the Mitigated Negative Declaration ("MND") prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq., and the CEQA Guidelines, 14 Cal. Code Regs. Section 15000 et seq. ("CEQA Guidelines"). The City, as lead agency for the Project, prepared an initial study in accordance with the requirements of CEQA. Based on the findings of the IS, a MND, and a Mitigation Monitoring and Reporting Program ("MMRP"). The MND and MMRP concluded that the Project, with proposed mitigation measures, would not have a significant effect on the environment.

The IS, MND, and MMRP (collectively "Environmental Documents") were released for a 30-day public comment period from February 21, 2024, until March 21, 2024, in accordance with the requirements of CEQA. The Environmental Documents were also posted with the State Clearinghouse, Los Angeles County Clerk's Office, and on the City's website. The City received one comment letter on the Environmental Documents regarding the proposed Project from the California Department of Transportation (Caltrans). The City prepared and provided a response to the comment letter. No additional CEQA correspondence was received during the public review period. The response to the comment is incorporated into the Final MND.

At its meeting on March 27, 2024, the City adopted Resolution No. 6342, A Resolution of the City Council of the City of Maywood, California, Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program Pursuant to the Environmental Quality Act for the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project. In adopting Resolution No. 6342, the City Council found that all of the facts set forth in the Recitals to Resolution No. 6342 are true and correct, and incorporated said Recitals into the Resolution.

In adopting Resolution No. 6342, the City Council also found, in its independent judgment, after considering all the evidence in the record of proceedings for the Project, including without limitation the MND and testimony, if any, presented at the public meeting, that: (i) the MND was prepared in compliance with CEQA; (ii) the Project will not result in a significant effect on the environment because the mitigation measures described in the MMRP are incorporated as part of the Project; and (iii) there is no substantial evidence supporting a fair argument that the Project would result in any significant environmental impacts that cannot be mitigated to a less than significant level through implementation of those mitigation measures identified in the MND and included in the MMRP. Accordingly, the City Council found that the Project will not cause a significant unmitigated environmental effect. Further, in adopting Resolution No. 6342, the City Council also found that the MMRP was prepared pursuant to the requirements of CEQA and that such program is designed to ensure compliance with the mitigation measures during Project implementation.

On June 16, 2025, City Staff reviewed Resolution No. 6342 and the Environmental Documents in connection with the City's review of the proposed acquisition of the MCP Property Interests and determined that the Project and acquisition of the MCP Property Interest are consistent with the MND and MMRP. Pursuant to the criteria of Section 15162 of the CEQA Guidelines and Section 21166 of the Public Resources Code, City Staff concluded that no substantial changes have occurred in the Project, no substantial changes have occurred in the circumstances under with the Project is undertaken, and the City has not obtained any new information of substantial importance that would require further environmental analysis. These environmental findings are the appropriate findings with respect to the proposed acquisition of the MCP Property Interests for the Project.

City's Actions Pursuant to Government Code Section 7260 et seq.

Pursuant to Government Code Section 7260, et seq., the City of Maywood obtained a fair market value appraisal of the MCP Property Interests and the larger parcel of which they are a part. The City set just compensation for the MCP Property Interests in accordance with the fair market value. The City extended a written offer dated May 6, 2024, pursuant to Government Code Section 7267.2 to the former owners of the Property, Soon-Ai Kim, Tony Y.

Kim and Joung-Sun Kim (“Former Owners”), to purchase the MCP Property Interests. A copy of said offer letter was later provided to Maywood Center Properties. The offer letter contained an appraisal summary statement that described the zoning, highest and best use of the larger parcel, explained the appraiser’s valuation methodology, and included the comparable sales data relied on by the appraiser. The offer letter offered to pay the reasonable costs, up to $5,000, of an independent appraisal pursuant to Code of Civil Procedure Section 1263.025. Further, the offer letter included an eminent domain pamphlet explaining the eminent domain process and the rights of the record owners, and the form of a Possession and Use Agreement which would grant the City the ability to move forward with construction while allowing the owners more time to consider the offers, obtain appraisals, and negotiate the purchase price with the City for the MCP Property Interests.

Epic Land Solutions, Inc. (“Epic”), the City’s acquisition consultant, contacted the Former Owners and was informed by the Former Owners that they would obtain their own independent appraisal. The Former Owners also informed Epic that they would make vesting changes to their deed because one of the vested owners passed away. The Former Owners informed Epic that they were working on removing the deceased relative from the deed. On June 18, 2024, the Former Owners informed Epic that they expected their independent appraisal to be complete in several weeks. The City and the Former Owners entered into a Possession and Use Agreement with an effective date of October 4, 2024 (“MCP Possession and Use Agreement”). Consents to the MCP Possession and Use Agreement were executed by tenants of the parcel. The City did not consider the adoption of a Resolution of Necessity at the September 24, 2024, meeting because it received the Former Owners’ signatures to the Possession and Use Agreement prior to the City Council meeting and was informed by the Former Owners that they wished to continue negotiations with the City. Accordingly, the scheduled September 24, 2024, hearing for the adoption of the Resolution of Necessity for the MCP Property Interests was taken off the calendar.

Summary of Negotiations

The City and Former Owners negotiated in good faith for the City’s acquisition and use of the MCP Property Interests in connection with the Project and reached an agreement regarding the City’s purchase of the said real property interests, subject to ratification by the City Council. Before said Purchase and Sale Agreement was executed, the Former Owners sold the Property to Maywood Center Properties. Maywood Center Properties confirmed to Epic that the Former Owners informed Maywood Center Properties about the Project, the MCP Possession and Use Agreement, and the status of the draft Purchase and Sale Agreement negotiated between the City and the Former Owners. Maywood Center Properties requested that the City update the Purchase and Sale Agreement and related documents to reflect the change in ownership. After the updated documents were provided, Counsel for Maywood Center Properties informed the City’s counsel that Maywood Center Properties was not interested in finalizing the Purchase and Sale Agreement and requested that the City’s counsel proceed with the process to adopt a Resolution of Necessity and initiate an eminent domain proceeding for acquisition of the MCP Property Interests.

City’s Actions Pursuant to Code of Civil Procedure Section 1245.235

Pursuant to Code of Civil Procedure Section 1245.235, the City sent a letter and a notice by first-class mail dated June 6, 2025, to the owner of record, Maywood Center Properties, of the MCP Property Interests the City seeks to acquire. The letter and notice informed Maywood Center Properties of the City’s intent to consider at its June 25, 2025, meeting, the adoption of a Resolution of Necessity for the acquisition by eminent domain of the MCP Property Interests in connection with the Project. The notice advised Maywood Center Properties of its right to appear and be heard regarding the City’s proposed adoption of the Resolution of Necessity by filing a written request with the City to appear at the hearing within fifteen (15) days of the date the notice was mailed. The notice specifically informed Maywood Center Properties that the owners have an opportunity to appear before the City Council and raise questions about whether the public interest and necessity require the Project; whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and whether the MCP Property Interests the City seeks to acquire are necessary for the Project.

DISCUSSION:

REQUIRED FINDINGS FOR ADOPTION OF RESOLUTION OF NECESSITY

A. The Public Interest and Necessity Require the Project

The Project, as planned and designed, is in the public interest and necessity. The Project will alleviate congestion, increase capacity, improve traffic circulation and safety within the Slauson Avenue Corridor in the City of Maywood. The proposed street improvements, sidewalk, public utility, drainage and related improvements in connection with the Project are required to relieve congestion at the Slauson/Atlantic Intersection. The City of Maywood's circulation system bears a significant burden due to the City's dense development and its location to the nearby freeway system.

Alleviating congestion at the Slauson/Atlantic Intersection is in the public interest and necessity and will benefit the City and the public because Slauson Avenue and Atlantic Boulevard operate as the City's only major highways, which provide access to all parts of the City and link Maywood to the nearby freeway system, including I-710 and I-5. The Slauson/Atlantic Intersection is a primary intersection for local and through traffic. It currently experiences poor operating conditions due to heavy southbound through-traffic on Atlantic Boulevard, heavy volumes on both approaches of Slauson Avenue, and heavy truck conditions on these two corridors. In addition, due to limited freeway access for Maywood and adjacent cities, the interchange of I-710 at Atlantic Boulevard is severely congested during the morning and evening peak hours.

The level of service at the Slauson/Atlantic Intersection is deficient due to heavy demand of eastbound left-turning vehicles traveling to the I-710 onramp on Atlantic Boulevard. This results in negative impacts to Slauson Avenue. As planned and designed, the City seeks to improve circulation at the Slauson/Atlantic Intersection by adding a second left turn lane on eastbound Slauson Avenue, a second left turn lane on northbound Atlantic Boulevard, and other improvements that upgrade traffic signals along Slauson Avenue to enhance pedestrian and traffic safety. The improved circulation is also in the public interest and necessity because it will allow emergency vehicles to have better access. Further, the County of Los Angeles Department of Public Works will also upgrade all signalized intersections along Slauson Avenue to synchronize the traffic signals and include protected left turn phases to improve operations.

As part the Project, the City will close the mid-block median opening along Slauson Avenue to provide a longer eastbound dual left turn storage pocket and eliminate the conflicting left turn movements to and from the Food4Less commercial center. As planned and designed, the Project will reduce the width of the existing median islands along the east and west legs of Slauson Avenue and the north leg of Atlantic Boulevard and remove the existing median along the south leg of the Atlantic Boulevard intersection to accommodate the dual left turn lanes. The existing landscaping/trees, utilities and City entry monument signs within these median islands would be removed or relocated. In addition, the City plans to construct new curb returns at all four quadrants of the Slauson/Atlantic Intersection. Further, the City plans to restripe lanes and the crosswalks to accommodate the new intersection geometries and lane configurations at the Slauson/Atlantic Intersection.

The Project, as planned and designed, is consistent with the Circulation Element of the General Plan, which aims to accommodate the level of traffic generated by current and future development within the City and by present and future through traffic created by regional traffic growth. (Circulation Element, pg. 2). Goal 2 of the Circulation Element is to provide a local street system that accommodates current and future traffic volumes. Policy 2.1 of Goal 2 aims to update current roadway standards to reflect existing conditions and conform to County standards. Policy 2.2 of Goal 2 aims to implement all circulation improvements pursuant to the Master Circulation Plan (depicted in Figure C-2 of the Circulation Element). The Project will further the goals of the Circulation Element by improving the poor operating conditions at the Slauson/Atlantic Intersection and alleviating the significant burden that Maywood's circulation system currently bears. The widening of the Slauson/Atlantic Intersection and upgrading of traffic signals along Slauson Avenue to enhance traffic safety will enable the City to better support current and future traffic volumes.

The Project, as planned and designed, will require the relocation of certain utilities to accommodate the road widening and traffic signal improvements of the Project. Some existing Southern California Edison-owned conduits and handholes may require relocation, adjustment, and/or removal. The Project may impact domestic water pipes in the Project area owned by Tri-City Mutual Water and Maywood Mutual Water Company's Number 1 and Number 2. It may require the removal of three existing water services, meters, and backflow preventers serving the existing median landscaping; removal of existing and installation of one new water service and meter; removal and reconstruction of twelve existing water valve boxes and covers; removal of one existing water valve box and cover; and removal of existing and installation of two new fire hydrants. The sewer pipes in the Project area are owned by

the City of Maywood and the Los Angeles County Sanitation District. Six existing sewer manhole frames and covers may require adjustment to grade. The telecommunications utilities in the Project are owned by AT&T Distribution, Charter (Spectrum), Crown Castle, and MCI (Verizon). Some of these conduits may need to be relocated to accommodate the road widening and traffic signal improvements. The gas utilities in the Project area are owned by Southern California Gas Company (Distribution). Eight existing gas valve boxes and covers may require adjustment to grade and some of the gas lines may need to be relocated to accommodate the road widening and traffic signal improvements. Additional utility adjustments, relocations, and/or removals may be required at each curb return where traffic signal improvements are proposed.

To the extent that the Project will impact the interests of easement holders in the area of the subject property interests, the public use for which the City seeks to acquire the subject property interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the subject property interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the interests/facilities of easement holders located in the area of the subject property interests and impacted by the Project, the City's use of the subject property interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the subject property interests. Accordingly, the City is authorized to acquire the Subject Property Interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

B. <u>The Project is Planned and Located in the Manner that will be Most Compatible with the Greatest Public Good and the Least Private Injury</u>

The Project is planned and located in the manner that is most compatible with the greatest public good and the least private injury. The Project is planned and designed to construct necessary public street, sidewalk, public utility, drainage, and related improvements to alleviate congestion, improve safety and traffic circulation consistent with the Circulation Element of the General Plan. The Project is intended to improve the operation of the Slauson/Atlantic Intersection, relieve congestion during both a.m. and p.m. peak hours, and alleviate existing queuing conditions to accommodate projected traffic in the area. The location of the Project's road widening is at the intersection of the City's only major highways. As mentioned above, Atlantic Boulevard and Slauson Avenue provide access to all parts of the City and link Maywood to the nearby freeway system, including the I-710 and the I-5. The location of the Project, as planned and designed, is most compatible with the greatest public good because the proposed road widening is located at the intersection of the primary facilities in the City for local and through traffic. The City's major highways currently experience poor operating conditions due to heavy southbound through traffic on Atlantic Boulevard, heavy volumes on both approaches of Slauson Avenue, and heavy truck conditions on these two corridors.

The Project, as planned and located, is also planned and designed to minimize the impact on private parcels. The subject property interests required for the Project consist of minor acquisitions of permanent easements and temporary construction easements that are necessary to accommodate dual left turn lanes at the intersection in the eastbound Slauson Avenue and northbound Atlantic Boulevard direction, reconstruct the curb returns at all four corners of the intersection, and re-stripe the roadway and intersection to accommodate the new intersection geometries and lane configurations. Further, the subject property interests are required to construct new ADA-compliant curb ramps and to relocate certain utilities. The Project will not require the relocation of any businesses or people.

The Project, as planned and designed, will require the relocation of certain utilities to accommodate the road widening and traffic signal improvements of the Project. Some existing Southern California Edison-owned conduits and handholes may require relocation, adjustment, and/or removal. The Project may impact domestic water pipes in the Project area owned by Tri-City Mutual Water and Maywood Mutual Water Company's Number 1 and Number 2. It may require the removal of three existing water services, meters, and backflow preventers serving the existing median landscaping; removal of existing and installation of one new water service and meter; removal and reconstruction of twelve existing water valve boxes and covers; removal of one existing water valve box and cover; and removal of existing and installation of two new fire hydrants. The sewer pipes in the Project area are owned by the City of Maywood and the Los Angeles County Sanitation District. Six existing sewer manhole frames and covers may require adjustment to grade. The telecommunications utilities in the Project are owned by AT&T Distribution, Charter (Spectrum), Crown Castle, and MCI (Verizon). Some of these conduits may need to be relocated to accommodate the road widening and traffic signal improvements. The gas utilities in the Project area are owned by

Southern California Gas Company (Distribution). Eight existing gas valve boxes and covers may require adjustment to grade and some of the gas lines may need to be relocated to accommodate the road widening and traffic signal improvements. Additional utility adjustments, relocations, and/or removals may be required at each curb return where traffic signal improvements are proposed.

To the extent that the Project will impact the interests of easement holders in the area of the subject property interests, the public use for which the City seeks to acquire the subject property interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the subject property interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the interests/facilities of easement holders located in the area of the subject property interests and impacted by the Project, the City's use of the subject property interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the subject property interests. Accordingly, the City is authorized to acquire the subject property interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

C. The MCP Property Interests Described in the Resolution of Necessity are Necessary for the Project

The City cannot construct the Project, as planned and designed, without the acquisition of the MCP Property Interests. As discussed above, the MCP Property Interests consist of minor acquisitions of a permanent easement and temporary construction easement that are necessary for the construction of the public street, sidewalk, public utility, drainage, and related improvements in connection with the Project. The permanent easement from the Maywood Center Properties Parcel is required to construct the improvements proposed at the intersection of Slauson Avenue and Atlantic Boulevard. The temporary construction easement on the Maywood Center Properties Parcel is needed for a term of twelve months to facilitate the construction of the Project. The Project cannot be constructed without the acquisition of the MCP Property Interests.

The Project, as planned and designed, will require the relocation of certain utilities to accommodate the road widening and traffic signal improvements of the Project. Some existing Southern California Edison-owned conduits and handholes may require relocation, adjustment, and/or removal. The Project may impact domestic water pipes in the Project area owned by Tri-City Mutual Water and Maywood Mutual Water Company's Number 1 and Number 2. It may require the removal of three existing water services, meters, and backflow preventers serving the existing median landscaping; removal of existing and installation of one new water service and meter; removal and reconstruction of twelve existing water valve boxes and covers; removal of one existing water valve box and cover; and removal of existing and installation of two new fire hydrants. The sewer pipes in the Project area are owned by the City of Maywood and the Los Angeles County Sanitation District. Six existing sewer manhole frames and covers may require adjustment to grade. The telecommunications utilities in the Project are owned by AT&T Distribution, Charter (Spectrum), Crown Castle, and MCI (Verizon). Some of these conduits may need to be relocated to accommodate the road widening and traffic signal improvements. The gas utilities in the Project area are owned by Southern California Gas Company (Distribution). Eight existing gas valve boxes and covers may require adjustment to grade and some of the gas lines may need to be relocated to accommodate the road widening and traffic signal improvements. Additional utility adjustments, relocations, and/or removals may be required at each curb return where traffic signal improvements are proposed.

To the extent that the Project will impact interests of easement holders in the area of the subject property interests, the public use for which the City seeks to acquire the subject property interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the subject property interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the interests/facilities of easement holders located in the area of the subject property interests and impacted by the Project, the City's use of the subject property interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the subject property interests. Accordingly, the City is authorized to acquire the MCP Property Interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

D. The City has made an Offer as Required by Government Code Section 7267.2 to the Owner of

Record of the MCP Property Interests

The City's actions under Government Code Section 7260 et seq. in connection with the acquisition of the MCP Property Interests are detailed above and briefly below.

Government Code Section 7267.2 Offer — MCP Property Interests

The City extended a written offer dated May 6, 2024 pursuant to Government Code Section 7267.2 to the Former Owners of record, Tony Y. Kim and Joung-Sun Kim, husband and wife, a 1/2 interest to be held as community property and Yong-Tai Kim and Soon-Ai Kim, husband and wife, a 1/2 interest to be held as community property, the Former Owners of the MCP Property Interests the City seeks to acquire to purchase the MCP Property Interests. As detailed above, a copy of said offer letter was later provided to Maywood Center Properties. The offer letter contained an appraisal summary statement that described the zoning, highest and best use of the larger parcel, explained the appraiser's valuation methodology, and included the comparable sales data relied on by the appraiser. The offer letter offered to pay the reasonable costs, up to $5,000, of an independent appraisal pursuant to Code of Civil Procedure Section 1263.025. Further, the offer letter included an eminent domain pamphlet explaining the eminent domain process and the rights of the record owner.

The Former Owners informed Epic that they would obtain their own independent appraisal. The Former Owners also informed Epic that they would make vesting changes to their deed because one of the vested owners passed away. Specifically, the Former Owners stated that it was necessary to remove the deceased relative from the deed. On June 18, 2024, the Former Owners informed Epic that they expected their independent appraisal to be complete in several weeks. The City and the Former Owners later entered into a Possession and Use Agreement with an effective date of October 4, 2024 ("MCP Possession and Use Agreement"). Consents to the MCP Possession and Use Agreement were executed by tenants of the subject parcel. The Former Owners also confirmed that they were in escrow to sell the subject parcel to Maywood Center Properties. Maywood Center Properties confirmed that the Former Owners informed Maywood Center Properties about the Project, the MCP Possession and Use Agreement, and the status of the draft Purchase and Sale Agreement negotiated between the City and the Former Owners. Maywood Center Properties requested that the City update the Purchase and Sale Agreement and related documents to reflect the change in ownership. After the documents were updated, Counsel for Maywood Center Properties informed the City's counsel that Maywood Center Properties was not interested in finalizing the Purchase and Sale Agreement and requested that the City's counsel proceed with the process to adopt a Resolution of Necessity and initiate an eminent domain proceeding for acquisition of the MCP Property Interests.

INCORPORATION OF DOCUMENTS

The following documents referenced above are on file with City Clerk's Office and/or the Public Works Department and are incorporated herein by this reference:

- Resolution No. 6424, Resolution of Necessity with EXHIBIT A-1, EXHIBIT B-1, EXHIBIT A-2, AND EXHIBIT B-2 in connection with MCP Property Interests (attached hereto)
- Final Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Environmental Document)
- City of Maywood Circulation Element of the General Plan
- Offer Letters to the record owners of the subject property interests needed for the Project, including the offer for the MCP Property Interests
- Notices pursuant to Code of Civil Procedure Section 1245.235 to record owner of MCP Property Interests

LEGAL REVIEW:

The City Attorney has reviewed this report.

FISCAL IMPACT:

Upon Council approval, all costs related to this eminent domain acquisition will be fully reimbursed through grant fund, 261 from the Slauson/Atlantic Congestion Project.

ATTACHMENT(S)

1. Resolution No. 6424 - Necessity for Maywood Center Properties (Former Kim Parcel – Slauson & Atlantic)
2. Exhibits to Resolution No. 6424: Maywood Center Properties (Former Kim Parcel)

RESOLUTION NO. 6424 (MAYWOOD CENTER PROPERTIES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF IN CONNECTION WITH THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS PROJECT (CERTAIN REAL PROPERTY INTERESTS ON APNS 6313-011-036 & 6313-011-028)

WHEREAS, the City of Maywood, California ("City" or "Maywood") seeks to construct the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project ("Project") to alleviate congestion, increase capacity, improve traffic circulation and safety within the Slauson Avenue Corridor in the City of Maywood. The proposed roadway improvements, sidewalk, public utility, drainage, and related improvements in connection with the Project are required to relieve congestion at the Slauson Avenue and Atlantic Boulevard intersection ("Slauson/Atlantic Intersection"). The City of Maywood's circulation system bears a significant burden due to the City's dense development and its location to the nearby freeway system; and

WHEREAS, the construction of the Project will benefit the City and the public because Slauson Avenue and Atlantic Boulevard operate as the City's only major highways that provide access to all parts of the City and link Maywood to the nearby freeway system, including the Interstate 710 ("I-710") and the Interstate 5 ("I-5"). The Slauson/Atlantic Intersection is a primary intersection for local and through traffic. It currently experiences poor operating conditions due to heavy southbound through traffic on Atlantic Boulevard, heavy volumes on both approaches of Slauson Avenue, and heavy truck conditions on these two corridors. In addition, due to limited freeway access for Maywood and adjacent cities, the interchange of I-710 at Atlantic Boulevard is severely congested during the morning and evening peak hours; and

WHEREAS, as part of the Project, the City will construct a second left turn lane on eastbound Slauson Avenue, a second left turn lane on northbound Atlantic Boulevard, and other improvements to upgrade traffic signals along Slauson Avenue to enhance pedestrian and traffic safety. Further, the County of Los Angeles Department of Public Works will upgrade all signalized intersections along Slauson Avenue to synchronize the traffic signals and include protected left turn phases to improve signal operation; and

WHEREAS, the Project requires the acquisition of an approximate 93 square foot permanent easement and an approximate 2,092 square foot temporary construction easement with a term of twelve (12) months (collectively "Subject Property Interests") on the real property located at 5900 and 5906 Atlantic Boulevard, in the City of Maywood, California, and identified as Los Angeles County Assessor's Parcel Numbers 6313-011-036 & 6313-011-028 ("Property"), which are described more particularly in Section 3 below; and

WHEREAS, the City is authorized to acquire the real property interests described in Section 3 below for public use, namely for the construction of public street, roadway, sidewalk, public utilities, drainage, and all uses necessary or convenient thereto in connection with the Project pursuant to the authority conferred upon the City to acquire property by eminent domain by Section 19 of Article 1 of the California Constitution, California Government Code Sections 37350, 37350.5, 37351, and 40404 and California Code of Civil Procedure Section 1230.010 et seq. (Eminent Domain Law), including but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, 1240.510, 1240.610, 1240.650, and by other provisions of law; and

WHEREAS, pursuant to Code of Civil Procedure Section 1245.235, the City sent a letter and a notice by first-class mail dated June 5, 2025, to Maywood Center Properties LLC, a California limited liability company ("Maywood Center Properties"), the record owner of the Subject Property Interests the City seeks to acquire. The letter and notice informed the owner of the City's intent to consider at its June 25, 2025, meeting, the adoption of a Resolution of Necessity for the acquisition by eminent domain of the Subject Property Interests in connection with the Project. The notice advised the record owner of its right to appear and be heard regarding the City's proposed adoption of the Resolution of Necessity by filing a written request with the City to appear at the hearing within fifteen (15) days of the date the notice was mailed. The notice specifically informed the record owner of the Subject Property Interests that the owner has an opportunity to appear before the City Council and raise questions about whether the public interest and necessity require the Project; whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and whether the Subject Property Interests the City seeks to acquire from the owner of record are necessary for the Project; and

WHEREAS, the City Council held a hearing on June 25, 2025, at 5:30 p.m. at the Council Chambers of the City of Maywood City Hall located at 4319 East Slauson Avenue, Maywood, California 90270. The City Council provided to each person whose property is to be acquired by eminent domain an opportunity to be heard on those matters specified in the City's letter and notice pursuant to Code of Civil Procedure Section 1245.235.

NOW, THEREFORE, BE IT RESOLVED, by at least a two-thirds vote of the City Council under Code of Civil Procedure Sections 1240.030, 1240.040, 1245.220, 1245.230 and 1245.240, that the City does hereby find and determine as follows:

Section 1. Incorporation of Findings and Recitals. The City Council hereby specifically finds that all of the facts set forth in the above recitals of this Resolution are true and correct, are incorporated into this Resolution by this reference and constitute a material part of this Resolution.

Section 2. Adoption of a Resolution of Necessity. The City Council of the City of Maywood adopts Resolution No. 6424 (Maywood Center Properties), A Resolution of the City Council of the City of Maywood, California, California, Declaring Certain Real Property Interests Necessary for Public Purposes and Authorizing the Acquisition Thereof in Connection with the Slauson Avenue and Atlantic Boulevard Congestion Relief

Improvements Project (Certain Real Property Interests on APNs 6313-011-036 & 6313-011-028) ("Resolution of Necessity"). The City hereby adopts the Resolution of Necessity authorizing the acquisition by eminent domain of the Subject Property Interests, which consist of the approximate 93 square foot permanent easement and the approximate 2,092 square foot temporary construction easement with a term of twelve (12) months described more particularly in Section 3. below in connection with the proposed construction of the Project pursuant to the authority conferred upon the City of Maywood to acquire property by eminent domain by Section 19 of Article 1 of the California Constitution, California Government Code Sections 37350, 37350.5, 37351, and 40404 and California Code of Civil Procedure Section 1230.010 et seq. (Eminent Domain Law), including but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, 1240.510, 1240.610, 1240.650, and by other provisions of law.

Section 3. Subject Property Interests. The City hereby authorizes the acquisition by eminent domain of the following Subject Property Interests on the Property, which is located at 5900 and 5906 Atlantic Boulevard, in the City of Maywood, California, and identified as Los Angeles County Assessor's Parcel Numbers 6313-011-036 & 6313-011-028, for public use namely for the construction of public street, sidewalk, public utility, drainage, related improvements, and all uses necessary or convenient thereto in connection with the Project:

- An approximate 93 square foot permanent easement described more particularly on EXHIBIT A-1 and depicted on EXHIBIT B-1 attached hereto and incorporated herein by this reference for public street, sidewalk, public utility, drainage, related improvements, and all uses necessary or convenient thereto; and

- An approximate 2,092 square foot temporary construction easement with a term of 12 months described more particularly on EXHIBIT A-2 and depicted on EXHIBIT B-2 attached hereto and incorporated herein by this reference to facilitate the construction of the Project.

Section 4. Environmental Review.

A. The environmental effects of the Project and the acquisition of the Subject Property Interests needed for the Project were studied and analyzed as an integral part of the Mitigated Negative Declaration ("MND") prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq., and the CEQA Guidelines, 14 Cal. Code Regs. Section 15000 et seq. ("CEQA Guidelines"). The City, as lead agency for the Project, prepared an Initial Study ("IS") in accordance with the requirements of CEQA. Based on the findings of the IS, a MND, and a Mitigation Monitoring and Reporting Program ("MMRP") were prepared. The MND and MMRP concluded that the Project, with proposed mitigation measures, would not have a significant effect on the environment.

B. The IS, MND, and MMRP (collectively, "Environmental Documents") were released for a 30-day public comment period from February 21, 2024 until March

21, 2024, in accordance with the requirements of CEQA. The Environmental Documents were also posted with the State Clearinghouse, Los Angeles County Clerk's Office, and on the City's website. The City received one comment letter on the Environmental Documents regarding the Project from the California Department of Transportation. The City prepared and provided a response to the comment letter. No additional CEQA correspondence was received during the public review period. The response to the comment is incorporated into the Final MND.

C. At its meeting on March 27, 2024, the City adopted Resolution No. 6342, A Resolution of the City Council of the City of Maywood California, Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program Pursuant to the Environmental Quality Act for the Slauson Avenue and Atlantic Boulevard Congestion Relief Improvement Project. In adopting Resolution No. 6342, the City Council found that all of the facts set forth in the Recitals to Resolution No. 6342 are true and correct, and incorporated said Recitals into the Resolution.

D. In adopting Resolution No. 6342, the City Council also found, in its independent judgment after considering all the evidence in the record of proceedings for the Project, including without limitation the MND and testimony, if any, presented at the public meeting, that: (i) the MND was prepared in compliance with CEQA; (ii) the Project will not result in a significant effect on the environment because the mitigation measures described in the MMRP are incorporated as part of the Project; and (iii) there is no substantial evidence supporting a fair argument that the Project would result in any significant environmental impacts that cannot be mitigated to a less than significant level through implementation of those mitigation measures identified in the MND and included in the MMRP. Accordingly, the City Council found that the Project will not cause a significant unmitigated environmental effect. Further, in adopting Resolution No. 6342, the City Council also found that the MMRP was prepared pursuant to the requirements of CEQA and that such program is designed to ensure compliance with the mitigation measures during Project implementation.

E. On June 16, 2025, City Staff reviewed Resolution No. 6342 and the Environmental Documents in connection with the City's review of the proposed acquisition of the Subject Property Interests and determined that the Project and acquisition of the Subject Property Interest are consistent with the MND and MMRP. Pursuant to the criteria of Section 15162 of the CEQA Guidelines and Section 21166 of the Public Resources Code, City Staff concluded that no substantial changes have occurred in the Project, no substantial changes have occurred in the circumstances under with the Project is undertaken and the City has not obtained any new information of substantial importance that would require further environmental analysis. These environmental findings are the appropriate findings with respect to the proposed acquisition of the Subject Property Interests for the Project.

Section 5. The Public Interest and Necessity Require the Project. The Project, as planned and designed, is in the public interest and necessity. The Project will alleviate congestion, increase capacity, improve traffic circulation and safety within the Slauson Avenue Corridor in the City of Maywood. The proposed roadway improvements, utility

relocation and related improvements in connection with the Project are required to relieve congestion at the Slauson/Atlantic Intersection.

A. Alleviating congestion at the Slauson/Atlantic Intersection is in the public interest and necessity and will benefit the City and the public because Slauson Avenue and Atlantic Boulevard operate as the City's only major highways, which provide access to all parts of the City and link Maywood to the nearby freeway system, including the I-710 and I-5. The Slauson/Atlantic Intersection is a primary intersection for local and through traffic. It currently experiences poor operating conditions due to heavy southbound through traffic on Atlantic Boulevard, heavy volumes on both approaches of Slauson Avenue, and heavy truck conditions on these two corridors. In addition, due to limited freeway access for Maywood and adjacent cities, the interchange of I-710 at Atlantic Boulevard is severely congested during the morning and evening peak hours.

B. The level of service at the Slauson/Atlantic Intersection is deficient due to heavy demand of eastbound left-turning vehicles traveling to the I-710 onramp on Atlantic. This results in negative impacts to Slauson Avenue. As planned and designed, the City seeks to improve circulation at the Slauson/Atlantic Intersection by adding a second left turn lane on eastbound Slauson Avenue, a second left turn lane on northbound Atlantic Boulevard, and other improvements that upgrade traffic signals along Slauson Avenue to enhance pedestrian and traffic safety. The improved circulation is also in the public interest and necessity because it will allow emergency vehicles to have better access. Further, the County of Los Angeles Department of Public Works will also upgrade all signalized intersections along Slauson Avenue to synchronize the traffic signals and include protected left turn phases to improve operations.

C. As part the Project, the City will also close the mid-block median opening along Slauson Avenue to provide a longer eastbound dual left turn storage pocket and eliminate the conflicting left turn movements to and from the Food4Less commercial center. As planned and designed, the Project will reduce the width of the existing median islands along the east and west legs of Slauson Avenue and the north leg of Atlantic Boulevard and remove the existing median along the south leg of the Atlantic Boulevard intersection to accommodate the dual left turn lanes. The existing landscaping/trees, utilities and City entry monument signs within these median islands would be removed or relocated. In addition, the City plans to construct new curb returns at all four quadrants of the Slauson/Atlantic Intersection. Further, the City plans to re-stripe lanes and the crosswalks to accommodate the new intersection geometries and lane configurations at the Slauson/Atlantic Intersection.

D. The Project, as planned and designed, is consistent with the Circulation Element of the General Plan, which aims to accommodate the level of traffic generated by current and future development within the City and by present and future through traffic created by regional traffic growth. (Circulation Element, pg. 2). Goal 2 of the Circulation Element is to provide a local street system that accommodates current and future traffic volumes. Policy 2.1 of Goal 2 aims to update current roadway standards to reflect existing conditions and conform to County standards. Policy 2.2 of Goal 2 aims to implement all circulation improvements pursuant to the Master Circulation Plan

(depicted in Figure C-2 of the Circulation Element). The Project will further the goals of the Circulation Element by improving the poor operating conditions at the Slauson/Atlantic Intersection and alleviating the significant burden that Maywood's circulation system currently bears. The widening of the Slauson/Atlantic Intersection and upgrading of traffic signals along Slauson Avenue to enhance traffic safety will enable the City to better support current and future traffic volumes.

E. The Project, as planned and designed, will require the relocation of certain utilities to accommodate the road widening and traffic signal improvements of the Project. Some existing Southern California Edison-owned conduits and handholes may require relocation, adjustment, and/or removal. The Project may impact domestic water pipes in the Project area owned by Tri-City Mutual Water and Maywood Mutual Water Company's Number 1 and Number 2. It may require the removal of three existing water services, meters, and backflow preventers serving the existing median landscaping; removal of existing and installation of one new water service and meter; removal and reconstruction of twelve existing water valve boxes and covers; removal of one existing water valve box and cover; and removal of existing and installation of two new fire hydrants. The sewer pipes in the Project area are owned by the City of Maywood and the Los Angeles County Sanitation District. Six existing sewer manhole frames and covers may require adjustment to grade. The telecommunications utilities in the Project are owned by AT&T Distribution, Charter (Spectrum), Crown Castle, and MCI (Verizon). Some of these conduits may need to be relocated to accommodate the road widening and traffic signal improvements. The gas utilities in the Project area are owned by Southern California Gas Company (Distribution). Eight existing gas valve boxes and covers may require adjustment to grade and some of the gas lines may need to be relocated to accommodate the road widening and traffic signal improvements. Additional utility adjustments, relocations, and/or removals may be required at each curb return where traffic signal improvements are proposed.

F. To the extent that the Project will impact the interests of easement holders in the area of the Subject Property Interests, the public use for which the City seeks to acquire the Subject Property Interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the Subject Property Interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the interests/facilities of easement holders located in the area of the Subject Property Interests and impacted by the Project, the City's use of the Subject Property Interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the Subject Property Interests. Accordingly, the City is authorized to acquire the Subject Property Interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

Section 6. The Project is Planned and Located in the Manner that will be Most Compatible with the Greatest Public Good and the Least Private Injury.

A. The Project is planned and located in the manner that is most compatible with the greatest public good and the least private injury. The Project is planned and designed to construct necessary public street, sidewalk, public utility, drainage, and related improvements to alleviate congestion, improve safety and traffic circulation consistent with the Circulation Element of the General Plan. The Project is intended to improve the operation of the Slauson/Atlantic Intersection, relieve congestion during both a.m. and p.m. peak hours, and alleviate existing queuing conditions to accommodate projected traffic in the area. The location of the Project's road widening is at the intersection of the City's only major highways. As mentioned above, Atlantic Boulevard and Slauson Avenue provide access to all parts of the City and link Maywood to the nearby freeway system, including the I-710 and the I-5. The location of the Project, as planned and designed, is most compatible with the greatest public good because the proposed road widening is located at the intersection of the primary facilities in the City for local and through traffic. The City's major highways currently experience poor operating conditions due to heavy southbound through traffic on Atlantic Boulevard, heavy volumes on both approaches of Slauson Avenue, and heavy truck conditions on these two corridors.

B. The Project, as planned and located, is also planned and designed to minimize the impact on private parcels. The Subject Property Interests consist of minor acquisitions of permanent easements and temporary construction easements that are necessary to accommodate dual left turn lanes at the intersection in the eastbound Slauson Avenue and northbound Atlantic Boulevard direction, reconstruct the curb returns at all four corners of the intersection, and re-stripe the roadway and intersection to accommodate the new intersection geometries and lane configurations. Further, the Subject Property Interests are required to construct new ADA-compliant curb ramps and to relocate certain utilities. The Project will not require the relocation of any businesses or people.

C. The Project, as planned and designed, will require the relocation of certain utilities to accommodate the road widening and traffic signal improvements of the Project. Some existing Southern California Edison-owned conduits and handholes may require relocation, adjustment, and/or removal. The Project may impact domestic water pipes in the Project area owned by Tri-City Mutual Water and Maywood Mutual Water Company's Number 1 and Number 2. It may require the removal of three existing water services, meters, and backflow preventers serving the existing median landscaping; removal of existing and installation of one new water service and meter; removal and reconstruction of twelve existing water valve boxes and covers; removal of one existing water valve box and cover; and removal of existing and installation of two new fire hydrants. The sewer pipes in the Project area are owned by the City of Maywood and the Los Angeles County Sanitation District. Six existing sewer manhole frames and covers may require adjustment to grade. The telecommunications utilities in the Project are owned by AT&T Distribution, Charter (Spectrum), Crown Castle, and MCI (Verizon). Some of these conduits may need to be relocated to accommodate the road widening and traffic signal improvements. The gas utilities in the Project area are owned by Southern California Gas Company (Distribution). Eight existing gas valve boxes and covers may require adjustment to grade and some of the gas lines may need to be

relocated to accommodate the road widening and traffic signal improvements. Additional utility adjustments, relocations, and/or removals may be required at each curb return where traffic signal improvements are proposed.

D. To the extent that the Project will impact the interests of easement holders in the area of the Subject Property Interests, the public use for which the City seeks to acquire the Subject Property Interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the Subject Property Interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the interests/facilities of easement holders located in the area of the Subject Property Interests and impacted by the Project, the City's use of the Subject Property Interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the Subject Property Interests. Accordingly, the City is authorized to acquire the Subject Property Interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

Section 7. The Subject Property Interests Described in the Resolution of Necessity are Necessary for the Project. The City cannot construct the Project, as planned and designed, without the acquisition of the Subject Property Interests.

Section 8. Offer Pursuant to Government Code Section 7267.2. The City extended a written offer dated May 6, 2024, pursuant to Government Code Section 7267.2 to the former owners of record, Tony Y. Kim, Joung-Sun Kim, Yong-Tai Kim and Soon Ai Kim ("Former Owners"). The offer letter contained an appraisal summary statement that described the zoning, highest and best use of the larger parcel, explained the appraiser's valuation methodology, and included the comparable sales data relied on by the appraiser. The offer letter offered to pay the reasonable costs, up to $5,000, of an independent appraisal pursuant to Code of Civil Procedure Section 1263.025. Further, the offer letter included an eminent domain pamphlet explaining the eminent domain process and the rights of the record owners. The City and Former Owners entered into a Possession and Use Agreement on October 4, 2024. The tenants of the parcel signed consents in connection with the Possession and Use Agreement. Subsequently, the Former Owners sold the Property to Maywood Center Properties, LLC, a California limited liability company ("Maywood Center Properties"). Maywood Center Properties received a copy of the written offer dated May 6, 2024, and confirmed that the Former Owners informed Maywood Center Properties about the Possession and Use Agreement. The City negotiated in good faith with Maywood Center Properties to acquire the Subject Property Interests and updated, at the request of Maywood Center Properties, the Purchase and Sale Agreement it had negotiated with the Former Owners. Counsel for Maywood Center Properties informed the City Attorney's Office that Maywood Center Properties was not interested in pursuing a negotiated agreement at this time, and requested that the City proceed with the process to adopt a Resolution of Necessity and initiate an eminent domain proceeding for the City's acquisition of the Subject Property

Interests.

Section 9. Notice Pursuant to Code of Civil Procedure Section 1245.235. Pursuant to Code of Civil Procedure Section 1245.235, the City sent a letter and a notice by first-class mail dated June 5, 2025, to the owner of record, Maywood Center Properties LLC, the record owner of the Subject Property Interests the City seeks to acquire. The letter and notice informed the owner of the City's intent to consider at its June 25, 2025, meeting, the adoption of a Resolution of Necessity for the acquisition by eminent domain of the Subject Property Interests in connection with the Project. The notice advised the record owner of its right to appear and be heard regarding the City's proposed adoption of the Resolution of Necessity by filing a written request with the City to appear at the hearing within fifteen (15) days of the date the notice was mailed. The notice specifically informed the record owner of the Subject Property Interests that the owner has an opportunity to appear before the City Council and raise questions about whether the public interest and necessity require the Project; whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and whether the Subject Property Interests the City seeks to acquire from the owner of record are necessary for the Project. The City provided a courtesy copy of the letter and notice to counsel for the record owner.

Section 10. Findings. Based on the evidence presented at the hearing regarding the acquisition of the Subject Property Interests for the Project, including the Agenda Report, the documents referenced therein, and any oral or written testimony at the hearing, the City Council hereby finds and determines that:

A. The public interest and necessity require the Project;

B. The Project is planned and located in the manner that will be most compatible with the greatest public good and least private injury;

C. The Subject Property Interests, consisting of the 93 square foot permanent easement described more particularly in EXHIBIT A-1 and depicted on EXHIBIT B-1 hereto and the approximate 2,092 square foot temporary construction easement with a term of twelve (12) months described more particularly on EXHIBIT A-2 and depicted on EXHIBIT B-2 hereto, are necessary for the Project; and

D. The offer required by Government Code Section 7267.2 has been provided to the owner of record of the Subject Property Interests the City seeks to acquire.

Section 11. Existing Public Uses. To the extent that the Project will impact interests of easement holders in the area of the Subject Property Interests, the public use for which the City seeks to acquire the Subject Property Interests, namely for public street, public utilities, drainage improvements, and all uses necessary or convenient thereto in connection with the Project is a joint and compatible use and will not unreasonably interfere with or impair the continuance of the public use to which any easement holders may have appropriated the Subject Property Interests (Code of Civil Procedure Section 1240.510). To the extent that the Project will require the relocation of the

interests/facilities of easement holders located in the area of the Subject Property Interests and impacted by the Project, the City's use of the Subject Property Interests for the Project is for a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which said public utility easement holders have appropriated any easements located in the area of the Subject Property Interests. Accordingly, the City is authorized to acquire the Subject Property Interests pursuant to Code of Civil Procedure Sections 1240.510, 1240.610, and 1240.650.

Section 12. Incorporation of Agenda Report and Documents Referenced Therein. The findings and declarations contained in this Resolution are based upon the record before the City Council, including the Agenda Report, and all documents referenced therein, all of which are incorporated herein by this reference and testimony and/or comments submitted to the City by the record owner or the owner's representative(s). These documents include, but are not limited to the City of Maywood General Plan, Circulation Element, offer letter sent to the owner pursuant to Government Code Section 7267.2, notice pursuant to Code of Civil Procedure Section 1245.235, and Environmental Documents relating to the Project.

Section 13. Authorization to File Eminent Domain Proceeding. The City Attorney's Office is authorized to take all steps necessary to commence and prosecute legal proceedings in a court of competent jurisdiction to acquire the Subject Property Interests, consisting of the approximate 93 square foot permanent easement described more particularly in EXHIBIT A-1 and depicted on EXHIBIT B-1 hereto, and the approximate 2,092 square foot temporary construction easement with a term of twelve (12) months described more particularly on EXHIBIT A-2 and depicted on EXHIBIT B-2 hereto.

Section 14. City Manager Authority. The City Manager is authorized to execute all necessary documents in connection with the eminent domain proceeding.

Section 15. Certification. The Deputy City Clerk shall certify the adoption of this Resolution Adopted by the City on June 25, 2025, by the following votes:

AYES:

NOES:

ABSENT:

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF JUNE, 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

EXHIBIT A-1
Legal Description of Permanent Easement

EXHIBIT B-1
Depiction of Permanent Easement

EXHIBIT A-2
Legal Description of Temporary Construction Easement

EXHIBIT B-2
Depiction of Temporary Construction Easement

EXHIBIT A-1

LEGAL DESCRIPTION OF PERMANENT RIGHT-OF-WAY EASEMENT

EXHIBIT "A"
LEGAL DESCRIPTION

RIGHT-OF-WAY EASEMENT
LOT 1363, TRACT NO. 3648, M.B. 40/60-61

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1363 OF TRACT NO. 3648 AS SHOWN ON A MAP FILED IN BOOK 40, PAGES 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ATLANTIC BOULEVARD WITH THE CENTERLINE OF SLAUSON AVENUE AS SHOWN ON PARCEL MAP NO. 15932, FILED IN BOOK 174, PAGES 3 AND 4 OF PARCEL MAPS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG SAID CENTERLINE OF ATLANTIC BOULEVARD
SOUTH 07°25'58" WEST 88.24 FEET;

THENCE LEAVING SAID CENTERLINE, AT A RIGHT ANGLE, SOUTH 82°34'02" EAST 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AS DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 17, 1925 IN BOOK 5361, PAGE 102 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 82°33'46" WEST;

THENCE ALONG SAID CURVE NORTHEASTERLY 35.00 FEET THROUGH A CENTRAL ANGLE OF 28°38'54" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SLAUSON AVENUE AS DESCRIBED IN SAID DOCUMENT RECORDED SEPTEMBER 17, 1925 IN BOOK 5361, PAGE 102 OF OFFICIAL RECORDS;

THENCE NON-TANGENT FROM SAID CURVE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 82°54'32" WEST 8.57 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 07°25'58" WEST 33.51 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 93 SQUARE FEET, MORE OR LESS;

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD, IF ANY.

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

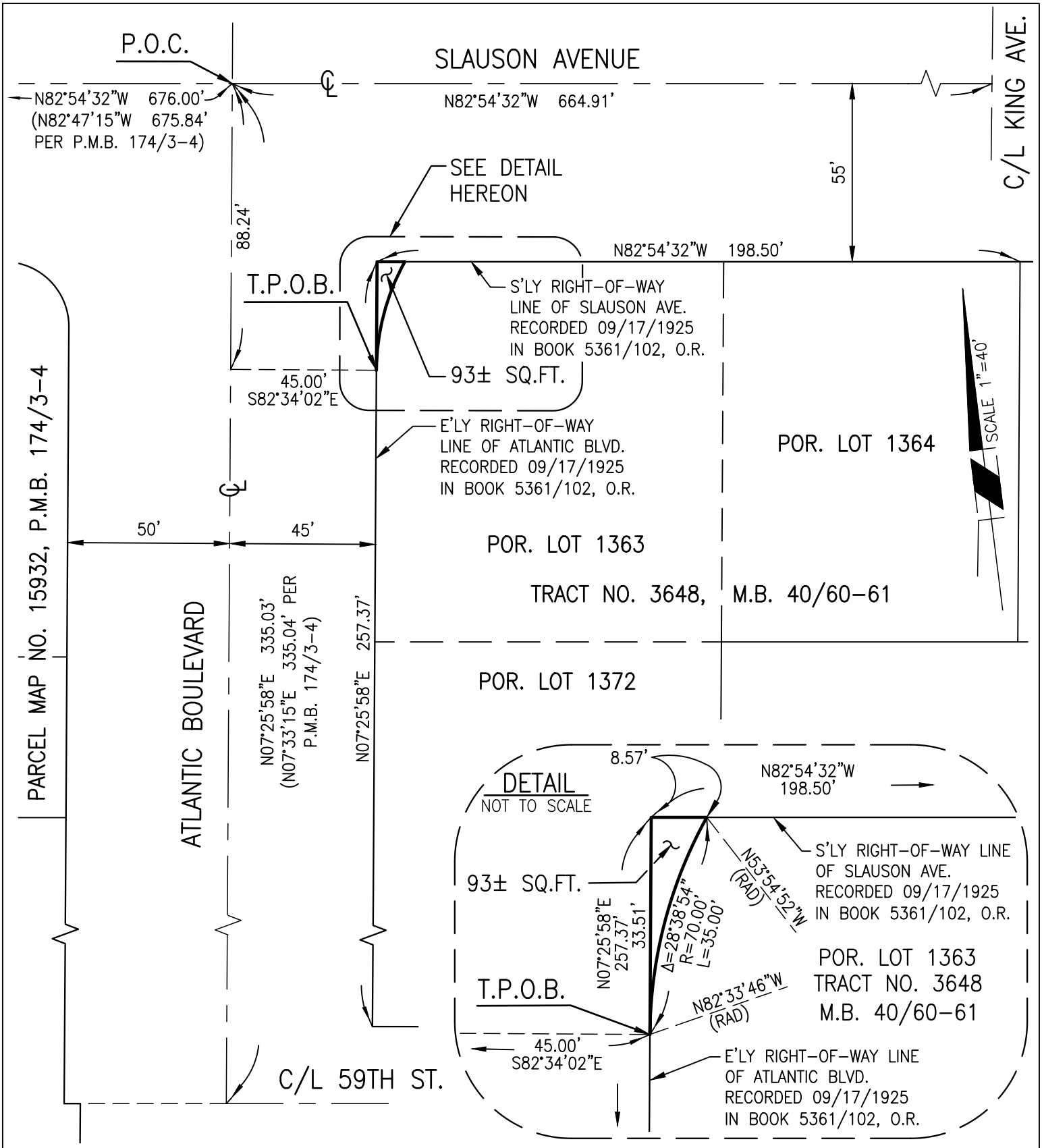
11/30/2023

GREGORY C. SEBOURN, P.L.S. 8395 DATE



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PN 2042639600

EXHIBIT B-1
DEPICTION OF PERMANENT RIGHT-OF-WAY EASEMENT



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Stantec Consulting Services Inc.
38 Technology Drive, Suite 200
Irvine, CA 92618-5312
(949) 923-6000
www.stantec.com

PROFESSIONAL LAND SURVEYOR
GREGORY C. SEBOURN
LS 8395
STATE OF CALIFORNIA

PN 2042639600

Right-of-Way Easement
Lot 1363, Tract No. 3648,
M.B. 40/60-61

CONTAINING: 93 SQ. FT. ±

EXHIBIT "B"

PLAT

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

Date: 11/30/2023 Sheet 1 of 1

EXHIBIT A-2

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"
LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT
LOTS 1363 & 1372, TRACT NO. 3648, M.B. 40/60-61

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOT 1363 AND LOT 1372 OF TRACT NO. 3648 AS SHOWN ON A MAP FILED IN BOOK 40, PAGES 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ATLANTIC BOULEVARD WITH THE CENTERLINE OF SLAUSON AVENUE AS SHOWN ON PARCEL MAP NO. 15932, FILED IN BOOK 174, PAGES 3 AND 4 OF PARCEL MAPS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG SAID CENTERLINE OF ATLANTIC BOULEVARD
SOUTH 07°25'58" WEST 88.24 FEET;

THENCE LEAVING SAID CENTERLINE, AT A RIGHT ANGLE, SOUTH 82°34'02" EAST 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AS DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 17, 1925 IN BOOK 5361, PAGE 102 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 82°33'46" WEST;

THENCE ALONG SAID CURVE NORTHEASTERLY 35.00 FEET THROUGH A CENTRAL ANGLE OF 28°38'54" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SLAUSON AVENUE AS DESCRIBED IN SAID DOCUMENT RECORDED SEPTEMBER 17, 1925 IN BOOK 5361, PAGE 102 OF OFFICIAL RECORDS;

THENCE NON-TANGENT FROM SAID CURVE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 82°54'32" EAST 13.94 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 07°05'28" WEST 5.00 FEET;

THENCE NORTH 82°54'32" WEST 4.00 FEET;

THENCE SOUTH 07°05'28" WEST 10.00 FEET;

THENCE NORTH 82°54'32" WEST 10.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 65°58'36" WEST, SAID

CURVE BEING CONCENTRIC WITH AND 5.00 FEET SOUTHEASTERLY FROM FIRST SAID CURVE HAVING A RADIUS OF 70.00 FEET, THE SOUTHERLY TERMINUS OF SAID CONCENTRIC CURVE BEING TANGENT TO A LINE PARALLEL WITH AND 5.00 FEET EASTERLY FROM SAID EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD;

THENCE ALONG SAID CONCENTRIC CURVE SOUTHWESTERLY 18.82 FEET THROUGH A CENTRAL ANGLE OF 16°35'26" TO A POINT OF TANGENCY WITH SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 07°05'28" WEST 44.22 FEET;

THENCE SOUTH 82°34'02" EAST 7.91 FEET;

THENCE SOUTH 07°05'28" WEST 4.50 FEET;

THENCE NORTH 82°34'02" WEST 2.00 FEET;

THENCE SOUTH 07°05'28" WEST 1.00 FEET;

THENCE SOUTH 82°34'02" EAST 19.09 FEET;

THENCE SOUTH 07°05'28" WEST 30.50 FEET;

THENCE NORTH 82°34'02" WEST 20.00 FEET;

THENCE SOUTH 07°05'28" WEST 34.00 FEET;

THENCE NORTH 82°34'02" WEST 14.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 07°25'58" EAST 112.22 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2092 SQUARE FEET, MORE OR LESS;

EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD, IF ANY.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

1/24/2028

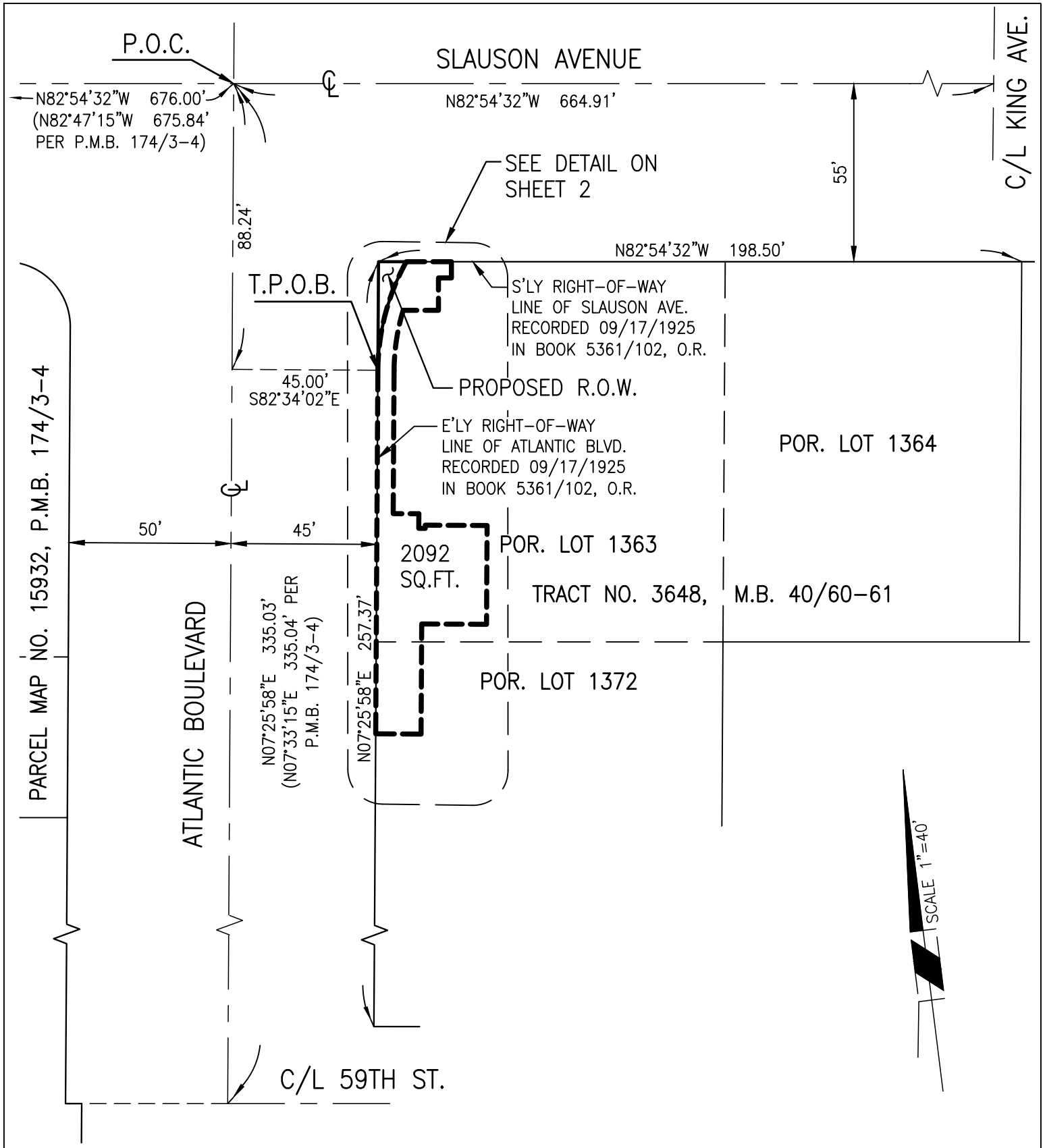
GREGORY C. SEBOURN, P.L.S. 8395 DATE



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PN 2042639600

EXHIBIT B-2

DEPICTION OF TEMPORARY CONSTRUCTION EASEMENT



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Temporary Construction
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Lots 1363 & 1372,
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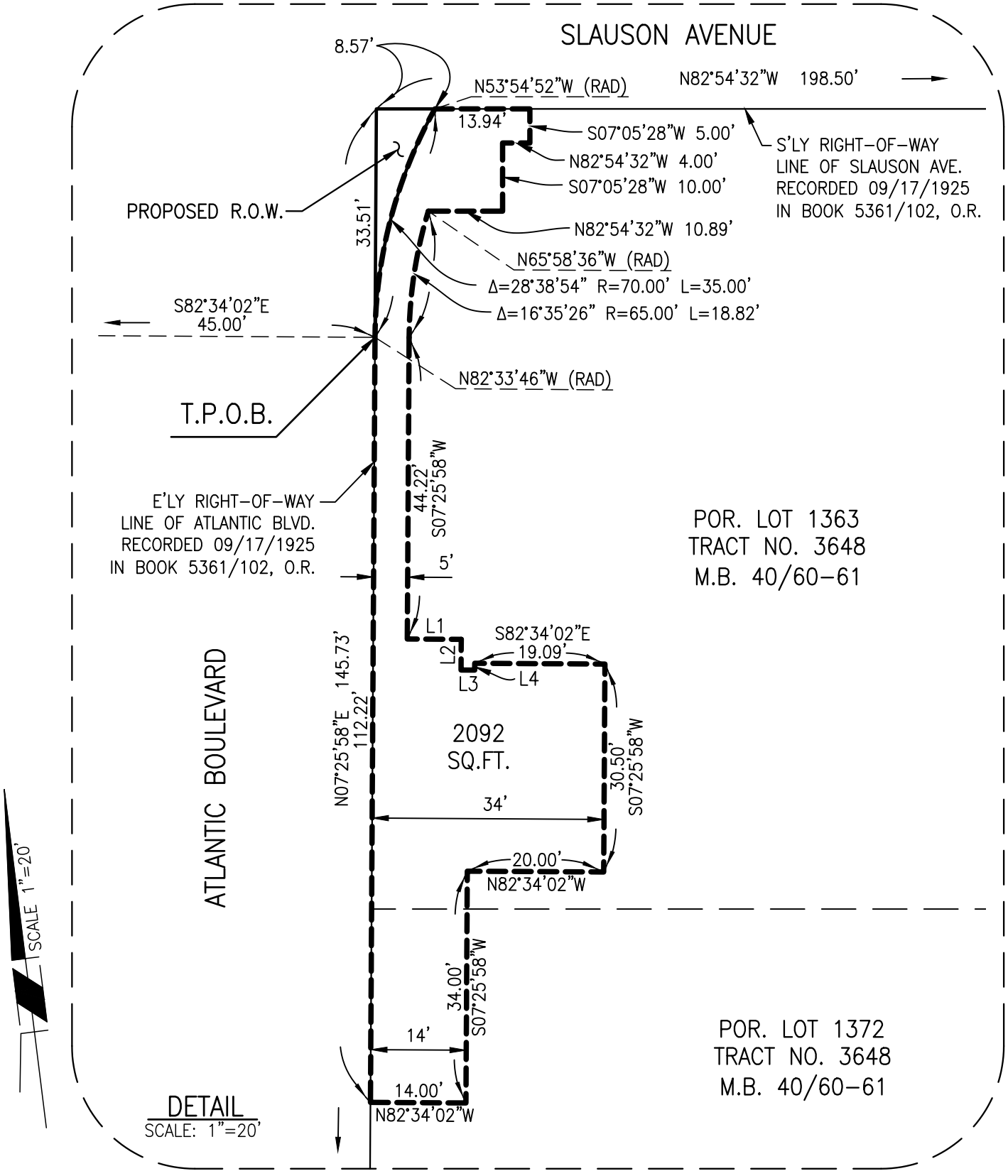
CONTAINING: 2092 SQ. FT. ±

EXHIBIT "B"

PLAT

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

Date: 01/23/2024 Sheet 1 of 2



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38 Technology Drive, Suite 200
Irvine, CA 92618-5312
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PROFESSIONAL LAND SURVEYOR
GREGORY C. SEBOURN
LS 8395
STATE OF CALIFORNIA

PN 2042639600

Temporary Construction Easement
Lots 1363 & 1372,
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M.B. 40/60-61

CONTAINING: 2092 SQ. FT. ±

EXHIBIT "B"

PLAT

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

Date: 01/23/2024 Sheet 2 of 2

MEETING MINUTES

STUDY SESSION OF THE MAYWOOD CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

WEDNESDAY, MAY 28, 2025 AT 5:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.com

I. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Marquez called the meeting to order at 5:09 PM. Deputy City Clerk Miguel Leon conducted the roll call. Present were Mayor Pro Tem Marquez, Council Member De La Riva, Council Member Flores, and Council Member Garcia. Mayor Aguiluz arrived late at 5:12 P.M.

II. CITY OFFICIALS

MAYOR
Mayra Aguiluz (Present/Late)

MAYOR PRO TEM
Heber Marquez (Present)

COUNCIL MEMBERS
Eddie De La Riva (Present)
Frank Garcia (Present)
Jaime Flores (Present)

CITY CLERK
Jennifer E. Vasquez (Present)

CITY TREASURER
Jennifer E. Vasquez (Present)

CITY MANAGER
Jennifer E. Vasquez (Present)

CITY ATTORNEY
Roxanne Diaz (Present)

III. MEETING PROCEDURES

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

https://us02web.zoom.us/j/84415655053 AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person**: Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA

2. **Before the Meeting**: Public comment will be accepted for the record in advance by 3:30 p.m. the day of the meeting by email to miguel.leon@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

IV. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS

The Mayor announced that public participation on agenda items was now open, with a 3-minute time limit per speaker. Deputy City Clerk Miguel Leon confirmed there were no public comments on agenda items. The Mayor then closed public participation on agenda items.

V. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section III. MEETING PROCEDURES beginning on page 1 of this agenda.

No public participation.

VI. DISCUSSION/ACTION ITEMS

1. PRESENTATION OF THE PROPOSED FISCAL YEAR 2025-2026 BUDGET AND CAPITAL IMPROVEMENT PROGRAM LIST

   Mayor Pro Tem Marquez asked City Manager Vasquez and Finance Director Rimo Hanson to provide a presentation and report on the proposed Fiscal year 2025-2026 budget, highlight projected expenditures against revenues, and expected surplus to City's budget.

VII. ADJOURNMENT - **Mayor Aguiluz adjourned the meeting at approximately 5:48p.m.** The next Regular Meeting of the Maywood City Council is May 28, 2025, at 5:30 p.m., in the City Council Chambers.

Attest by: _____ Approved by: _____

Deputy City Clerk, Miguel Leon Mayor, Mayra Aguiluz

MEETING MINUTES

REGULAR MEETING OF THE MAYWOOD CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

WEDNESDAY, MAY 28, 2025 AT 5:30 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.com

I. CALL TO ORDER/ROLL CALL

Mayor Aguiluz called the meeting to order at 5:49 PM. Deputy City Clerk Miguel Leon conducted the roll call. Present were Mayor Aguiluz, Mayor Pro Tem Marquez, Council Member De La Riva, Council Member Flores, and Council Member Garcia.

II. CITY OFFICIALS

MAYOR
Mayra Aguiluz (Present)

MAYOR PRO TEM
Heber Marquez (Present)

COUNCIL MEMBERS
Eddie De La Riva (Present)
Frank Garcia (Present)
Jaime Flores (Present)

CITY CLERK
Jennifer E. Vasquez (Present)

CITY TREASURER
Jennifer E. Vasquez (Present)

CITY MANAGER
Jennifer E. Vasquez (Present)

CITY ATTORNEY
Roxanne Diaz (Present)

III. MEETING PROCEDURES

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Public Participation Options:

1. **In-Person**: Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

IV. CLOSED SESSION

CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.96 - CONFERENCE INVOLVING JOINT POWERS AGENCY HUB CITIES CONSORTIUM DISCUSSION WILL CONCERN: CLOSED SESSION PURSUANT TO GOVERNMENT CODE §§ 54956.9(D)(2) AND 54956.9(E)(1) – ANTICIPATED LITIGATION – CONFERENCE WITH LEGAL COUNSEL – "FACTS AND CIRCUMSTANCES THAT MIGHT RESULT IN LITIGATION AGAINST THE LOCAL AGENCY BUT WHICH THE LOCAL AGENCY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL PLAINTIFF OR PLAINTIFFS, WHICH FACTS AND CIRCUMSTANCES NEED NOT BE DISCLOSED." ONE (1) MATTER. NAME OF LOCAL AGENCY REPRESENTATIVE ON JOINT POWERS AGENCY BOARD: CITY OF MAYWOOD, COUNCIL MEMBER EDDIE DE LA RIVA.

The Council went into closed session with special counsel under Government Code Section 54956.96 to discuss one matter involving anticipated litigation related to the Joint Powers Agency, Hub Cities Consortium. The agency representative was Maywood Council Member Eddie De La Riva. The city's special counsel reported no reportable action.

V. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS

The City Council provided their comments.

VI. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section III. MEETING PROCEDURES beginning on page 1 of this agenda.

The following individuals participated in public comments:

1. **David Perez**
2. **Dina Ortega**
3. **Jamila Cerrantes**
4. **Roberto Bustillo**

5. Laura Cortez

6. Cindy Donis

VII. PRESENTATIONS

RECOGNITION OF ALFREDO MORALES FOR HIS DEDICATED SERVICE ON THE PLANNING COMMISSION

The Council recognized Alfredo Morales for his dedicated service on the Planning Commission. Mayor Aguiluz presented him with a plaque honoring his visionary leadership and commitment. Mayor Aguiluz expressed appreciation and extended best wishes for his continued success.

MAYWOOD ACADEMY HIGH SCHOOL NIGHTHAWKS PRESENT TRIP PHOTO TO CITY COUNCIL IN RECOGNITION OF THEIR CONTINUED SUPPORT

Reggie Smith, Band Director at Maywood Academy High School, presented a photo to the Council from the band's recent trip to San Francisco. He shared the program's growth since its start in November 2018 with 10 members to over 60 today. Mr. Smith thanked the Council for its support, which helped the band perform in the televised Chinese New Year's Parade. He highlighted the positive impact of such experiences on students. Council members expressed appreciation for his dedication and the program's success.

RECOGNITION OF AMELIA MONTES FOR 37 YEARS OF SERVICE AS ADMINISTRATIVE ASSISTANT AT FISHBURN ELEMENTARY SCHOOL

The Council recognized Amelia Montes for 37 years of service at Fishburn Avenue Elementary. Mayor Aguiluz presented a certificate of appreciation. Ms. Montes thanked the Council. Council members congratulated her on her dedication.

RECOGNITION OF ADRIANA HUERTA YMCA TEEN PROGRAM DIRECTOR FOR HER DEDICATED SERVICE

The Council acknowledged Adriana Huerta, YMCA Teen Program Director, for her leadership and impact on Maywood's youth. Mayor Aguiluz presented a certificate of recognition. Ms. Huerta thanked the Council for its support, and members praised her dedication to youth development and leadership.

GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT (GLACVCD) PRESENTATION ON SERVICES AND COMMUNITY OUTREACH

Caroline Gongora from GLACVCD presented on mosquito and vector control services, including outreach efforts and a new pilot program. She noted over 630 inspections in Maywood in 2024. Council members raised local concerns, and Ms. Gongora encouraged continued collaboration.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT: CITY UPDATE

Special Assignment Deputy Peña provided a brief monthly presentation on the City's crime statistic and updates.

SPEAKER ANTHONY RENDON RIVERFRONT PARK RENOVATION PROJECT UPDATE PRESENTATION BY THE LOS ANGELES NEIGHBORHOOD LAND TRUST

Tori Kjer, Executive Director of the Los Angeles Neighborhood Land Trust, gave an update on the Maywood Riverfront Park renovation. The $11 million project is in final design and set to begin construction in fall 2025. Planned amenities include play areas, sports courts, and native landscaping. The Sleepy Lagoon Memorial will be included. Council discussed funding and community impact.

VIII. PUBLIC HEARING

1. PUBLIC HEARING TO COMPLY WITH REQUIREMENTS OF ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3) REGARDING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

   City Manager Vasquez presented a report on the city's compliance with AB 2561 regarding vacancies and recruitment. The average vacancy rate from January to May 2025 was 14%, below the threshold for concern. The report was shared with city's union with no comments. No public comments were received, and no Council action was taken.

IX. CONSENT CALENDAR – Council Member De la Riva Motioned to approve consent calendar items 2 through 11 and Seconded Council Member Garcia. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

2. MINUTES FOR THE APRIL 23, 2025, STUDY SESSION CITY COUNCIL MEETING

3. MINUTES FOR THE APRIL 23, 2025, REGULAR COUNCIL MEETING

4. REVENUE REPORT APRIL 2025

5. MONTHLY CASH AND INVESTMENT REPORT APRIL 2025

6. CONSIDERATION OF ADOPTING RESOLUTION NO. 6411 OF THE CITY COUNCIL OF THE CITY OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT

7. CONSIDERATION OF ADOPTING RESOLUTION NO. 6412 INITIATING FISCAL YEAR 2025-2026 PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT FOR

FISCAL YEAR 2025-2026, RESOLUTION NO. 6413 APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-2026 AND, RESOLUTION NO. 6414 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE CITY OF MAYWOOD STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-2026 AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING

8. CONSIDERATION OF ADOPTING RESOLUTION NO. 6415 APPROVING FISCAL YEAR 2025-2026 STREET REHABILITATION PROJECT LIST UNDER THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB1)

9. APPROVAL FOR THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR MUNICIPAL ENGINEERING AND TRAFFIC ENGINEERING SERVICES

10. APPROVE THE AMENDED AND RESTATED JOINT EXERCISE OF POWERS AUTHORITY AGREEMENT FOR THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT AUTHORITY

11. CONSIDERATION TO APPROVE THE ISSUANCE OF A FIREWORKS STAND PERMIT TO THE FIRST BAPTIST CHURCH OF MAYWOOD FOR A STAND AT 4402 SLAUSON AVENUE

X. DISCUSSION/ACTION ITEMS

12. CITY COUNCIL APPOINTMENT OF A MEMBER TO THE MAYWOOD PLANNING COMMISSION

The council considered the appointment of Jean Olmedo to the Maywood Planning Commission. Mr. Olmedo, a Maywood resident, expressed interest in learning about city operations and contributing to the community. Council members asked about his vision and commitment to the role. Council Member Garcia motioned to approve item #12 Maywood Planning Commission for a term from May 12, 2025, through May 12, 2029, Seconded by Mayor Pro Tem Marquez. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

13. DISCUSS AND PROVIDE DIRECTION REGARDING THE IMPLEMENTATION OF A FIREWORKS REWARDS PROGRAM

The City Manager presented a proposal for a fireworks rewards program, modeled after the City of Paramount, to encourage residents to report illegal firework activity. The proposed rewards include $500 for information on use or possession, and $1,000 for information on sales of illegal fireworks. The current fine in Maywood is $1,000, with an additional $500 for repeat violations within 12 months. Council members supported the program, citing safety concerns and the impact on the community and pets. Council Member Marquez motioned to approve item #13, seconded by Mayor

Aguiluz. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

14. CONSIDERATION OF ADOPTING RESOLUTION NO. 6416 TO APPROVE THE CITY'S MEMBERSHIP IN THE CALIFORNIA INTERGOVERNMENTAL RISK AUTHORITY (CIRA) AND PARTICIPATION IN THE CIRA GENERAL LIABILITY PROGRAM AND APPROVE THE ENTERING INTO AND EXECUTION OF THE CIRA AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME

City Manager Vasquez presented a proposal for the city to join the California Intergovernmental Risk Authority (CIRA) for general liability coverage. Benefits include increased coverage limits from $5 million to $40 million, reduced self-insured retention from $750,000 to $250,000, and estimated savings of $155,000. Council Member Marquez motioned item #14 to adopt Resolution No. 6416 approving membership in CIRA and authorizing the city manager to execute the agreement. Seconded by Council Member Flores. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

15. CONSIDERATION OF A PROPOSAL TO DEVELOP A QUALIFIED CLIMATE ACTION, ADAPTATION, AND RESILIENCE PLAN (CAARP) AS A QUALIFIED GHG REDUCTION STRATEGY AND PROVIDE DIRECTION TO STAFF

City Manager Vasquez and Jeff Caton, President of Environmental Science Associates (ESA), presented a proposal to develop a qualified Climate Action, Adaptation, and Resilience Plan (CAARP). The proposal includes a programmatic initial study mitigated negative declaration, a CEQA streamlining checklist, and a greenhouse gas tracking tool, with a cost not to exceed $162,000 and a completion timeline of December 2025. Council discussed the pros and cons of a qualified plan and expressed support for moving forward. The City Manager will bring a final proposal for approval at the next council meeting in June 2025.

16. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS MICROBUSINESS LICENSE FOR MAYWOOD L'CHAIM DBA COOKIES

Deputy Director of Building and Planning, Daisy Guerrero presented the renewal application for Maywood L'Chaim dba Cookies' cannabis microbusiness license. The business is in compliance, with all background checks cleared and taxes current. Mayor Aguiluz motioned to approve item #16, seconded by Mayor Pro Tem Marquez, for a one-year renewal through May 12, 2026. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

17. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS RETAIL LICENSE FOR FIREHOUSE HEALTHCARE INDUSTRIES, INCORPORATED DBA FIREHOUSE 365

Deputy Director of Building and Planning, Daisy Guerrero presented the renewal application for Firehouse Healthcare Industries, Inc. dba Firehouse 365's cannabis retail license. The business is in full compliance, with all background checks cleared and taxes current. Mayor Aguiluz motioned to approve item #17, seconded by Council Member Flores, for a one-year renewal through May 12, 2026. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

18. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS RETAIL LICENSE FOR MAYWOOD GREEN SOLUTION, LLC DBA HAVEN

Deputy Director of Building and Planning Daisy Guerrero presented the renewal application for Maywood Green Solution, LLC dba Haven's cannabis retail license. The business, licensed since 2018, operates as a brick-and-mortar dispensary and was found in compliance with a minor corrective action on merchandise labeling. Background checks, audits, and taxes are all current. Council Member Flores motioned to approve item #18, seconded by Mayor Aguiluz, for a one-year renewal through May 12, 2026. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

19. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS MICROBUSINESS LICENSE FOR SINSEMILLA INDO GROUP, INCORPORATED DBA OG NATION

Deputy Director of Building and Planning Daisy Guerrero presented the renewal application for Sinsemilla Indo Group, Inc. dba OG Nation's commercial cannabis microbusiness license. The business operates as a Type 12 microbusiness with retail, cultivation, packaging, and distribution components, and is in full compliance. All background checks, audits, and tax payments are current. Council Member Garcia motioned to approve item #19, seconded by Mayor Aguiluz, for a one-year renewal through May 12, 2026. AYES: Aguiluz, Marquez, De La Riva, Garcia, Flores. Motion was approved 5-0.

XI. PUBLIC PARTICIPATION (Non-Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on a non- agenda item you may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

The following individuals participated in public comments:

1. David Perez
2. Guillermo Merin

XII. ADJOURNMENT – **Mayor Aguiluz adjourned the meeting at approximately 8:26 p.m.** The next Regular Meeting of the Maywood City Council is June 25, 2025, at 6:00 p.m. in the City Council Chambers.

Attest by: _____ Approved by: _____
Deputy City Clerk, Miguel Leon Mayor, Mayra Aguiluz

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 6.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: REVENUE REPORT MAY 2025

RECOMMENDATION:
Staff recommends that the City Council receive and file the Revenue Report for the months of July 2024–May 2025.

BACKGROUND:
In an effort to maintain transparency, the City's Finance Department prepares a monthly Revenue Report for the City's Council's review.

DISCUSSION:
General Fund revenues are not received evenly throughout the fiscal year. During the first half of the fiscal year, there is always an issue of timing difference whereby cash receipts do not align with the projected budget forecast, but during the second half of the year the cash receipts gradually begin to align with the projected budget. See attachment 1 and 2 for revenue details comparison between July 2023-May 2024 and July 2024-May 2025 and explanations in the **"Comments"** column.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact with this action.

ATTACHMENT(S)
1. July 2024 - May 2025 City of Maywood FY 2024 - 2025 General Fund
2. July 2024 - May 2025 City of Maywood FY 2024 - 2025 Special Revenue Fund

Year-To-Date Revenue Report-General Fund
FY 2024-2025
As of May 31, 2025

Acct #	Account Description	Adopted Budget FY 2024-25	July 2023 - May 2024	July 2024 - May 2025	Variance	% YTD Revenue Received to Adopted Budget	Comments
		A	B	C	=(C-B)	=(C/A)	
Taxes:							
Various	Property Taxes	$ 814,022	$ 475,450	$ 523,369	$ 47,919	64.29%	Major payments receive in December and March. Variance is due to normal increases and higher property tax valuations.
4203/ 4302	Franchise & Collectors Fee	570,000	526,749	507,022	(19,727)	88.95%	Received Quarterly.
4211	Utility Users Tax	1,400,000	1,236,590	1,338,431	101,841	95.60%	Received in the following month. Variance is based on normal annual increases and usage by the consummers.
4206	Property Transfer Tax	16,000	13,715	21,422	7,707	133.89%	Based on activities.
4202	Transient Occupancy Tax (TOT)	105,000	78,642	74,224	(4,418)	70.69%	Received Quarterly.
4212	Cannabis Sales Tax	1,750,000	1,248,496	899,335	(349,161)	51.39%	Received Quarterly. The variance is due to some quarterly tax payments were received late and there are some installment payments catching up.
4201	Sales and Use Tax (Retail Sales Tax)	2,335,201	1,829,530	1,580,376	(249,154)	67.68%	Received in the following month. Overall, Sales and Use Tax is lower than prior year. Bases on the analyst from HDL, City's Sales Tax consultant, the decrease in Sales and Use Tax is happening statewide. Sales and Use Tax for the City is expected to decrease by $178,901 in FY 24-25.
Taxes Total		**6,176,201**	**5,409,172**	**4,944,179**	**(512,912)**	**80.05%**	
Licenses & Permits:							
4301	Compliance Program Fee	45,000	45,000	47,813	2,813	106.25%	Payment is generally received in March.
Various	Plumbing, Electrical & Conditional/Land Used Permits	13,600	14,333	15,660	1,327	115.15%	Permits fluctuate based on activities.
4305	Public Works Permit Fees	150,000	104,685	165,449	60,764	110.30%	Fees fluctuate based on activities. Higher activities in the current year.
Various	Other Fees & Permits	24,154	26,499	26,884	385	111.30%	Fees fluctuate based on activities.
4320	Occupancy Permits	600	1,195	1,166	(29)	194.33%	Fees fluctuate based on activities.
4313	Building Permits	50,000	53,467	76,088	22,621	152.18%	Fees fluctuate based on activities. Higher activities in the current year.

Year-To-Date Revenue Report-General Fund
FY 2024-2025
As of May 31, 2025

Acct #	Account Description	Adopted Budget FY 2024-25	July 2023 - May 2024	July 2024 - May 2025	Variance	% YTD Revenue Received to Adopted Budget	Comments
		A	B	C	=(C-B)	=(C/A)	
4751	Rental Registry Program Fees	-	-	60,424	60,424	0.00%	This is the first year of collection. The City started collecting the fees in January 2025.
4307	Commercial Cannabis Renewal Fees	74,250	74,250	74,250	-	100.00%	Five business licenses: one due in December and four due in April.
4322	Parking Permits	63,000	59,660	59,092	(568)	93.80%	Parking Permits issued during Sept.
4311	Apartment License	20,000	19,594	24,516	4,922	122.58%	Majority of payments are received in January-March. Variance is due to timing difference of the receipts.
4205	Business License Tax	240,000	241,626	274,040	32,414	114.18%	Majority of payments are received in January-March. More business licenses issued than prior year.
4110	Vehicle License Fees Excess	31,000	31,047	39,619	8,572	127.80%	State Allocation.
4107	Motor Vehicle License Fee (VLF) in lieu	3,639,513	3,540,038	3,667,577	127,539	100.77%	City receives two payments per year: January and May. The increase is due to higher activities, normal increases and new vehicle registrations increased by 4.8% statewide in fourth quarter 2024.
Licenses and Permits Total		**4,351,117**	**4,211,394**	**4,532,578**	**321,184**	**104.17%**	
Charges for Services:							
4701	Waste Management Assessment	-	-	748	-	-	
4704	Plan Check Fees	58,000	76,036	49,639	(26,397)	85.58%	Fees fluctuate based on activities.
4702	Rents & Concessions	23,800	23,815	22,333	(1,482)	93.84%	Monthly payments. Variance is due to prior year City received March payment in February 2024.
Charges for Services Total		**81,800**	**99,851**	**72,720**	**(27,879)**	**88.90%**	
Fines and Forfeitures:							
4401	Penalties: Apartment & Business Lic	9,000	12,768	18,412	5,644	204.58%	Penalties generally occur after February. Variance fluctuates based on the number of penalties.
4404	Southeast Municipal Court (SEMC)/ Court Collections	220,000	227,258	190,954	(36,304)	86.80%	Monthly Payments from the Los Angeles County. Amount received fluctuates.
4403	Citations: Administrative	5,000	2,700	5,600	2,900	112.00%	Code Enforcement Citations fluctuate based on activities.
4402	Citations: Parking	412,000	355,442	352,559	(2,883)	85.57%	are received two months after the citations are paid to third party.

Year-To-Date Revenue Report-General Fund
FY 2024-2025
As of May 31, 2025

Acct #	Account Description	Adopted Budget FY 2024-25	July 2023 - May 2024	July 2024 - May 2025	Variance	% YTD Revenue Received to Adopted Budget	Comments
		A	B	C	=(C-B)	=(C/A)	
Fines and Forfeitures Total		**646,000**	**598,168**	**567,525**	**(30,643)**	**87.85%**	
Leases and Concessions:							
4501	Leased Property Rental Income	61,400	54,088	54,898	810	89.41%	Payments received monthly.
Leases and Concessions Total		**61,400**	**54,088**	**54,898**	**810**	**89.41%**	
Miscellaneous:							
4817	Good Corporate Citizen Program	20,000	20,000	20,938.00	938	104.69%	Payment is generally received in March.
4803	Interest Income	475,000	370,570	459,043	88,473	96.64%	This account mainly included City's LAIF investment earned quarterly and other miscellaneous interest earning. The increase is primarily due to investment earning in current year is higher at (4.62%-4.71%) compared to prior year ranging from 3.59% to a low 4%-4.55% at year end.
4809	Miscellaneous Revenue	10,000	11,162	10,656	(506)	106.56%	Amount received varies from year to year.
4814	Refunds & Overpayments-Reimb	10,000	92,564	48,854	(43,710)	488.54%	Amount received varies from year to year.
4816	Rebates & Insurance Claims Pymts	400	301	1,671	1,370	417.75%	Amount received varies from year to year.
4819	Donations	50,000	43,479	78,102	34,623	156.20%	Donations for centennial celebration.
Various	County/State/Federal Grants	-	153,403	1,259	(152,144)	0.00%	Reimbursement based on actual expenditures.
4850	Parks & Rec Revenues	2,500	718	1,557	839	62.28%	Baseball field rental for March-May. Fees collection at the end of May.
4800	Transfer In -General	495,705	-	2,559,621	2,559,621	516.36%	The variance is due to one time transfer to General Fund from the Local Fiscal Recovery Fund, 273 (ARPA) to comply with Treasury regulation.
Miscellaneous Revenue Total		**1,063,605**	**692,197**	**3,181,701**	**2,489,504**	299.14%	
Pension/Retirement Fund:							
4830	Retiree Pension Levy	1,300,000	791,098	806,954	15,856	62.07%	Majority of payments are received in January & June.
Retiree Pension Levy Total		**1,300,000**	**791,098**	**806,954**	**15,856**	**62.07%**	
General Fund Revenue Total		**$ 13,680,123**	**$ 11,855,968**	**$14,160,555**	**$ 2,255,921**	**103.51%**	

Year-To-Date Revenue Report-Special Revenue Funds
FY 2024-2025
As of May 31, 2025

Fund #	Fund Description	Adopted Budget FY 2024-25	July 2023 - May 2024	July 2024 - May 2025	Variance	% YTD Revenue Received to Adopted Budget	Comments
		A	B	C	=(C-B)	=(A/C)	
212	Gas Tax Fund	$ 721,127	$ 584,319	$ 601,758	$ 17,439	83.45%	Received montly. Variance is due to normal increases annually.
214	Transportation Development Act (TDA) Bikeway	25,213	-	-	-	0.00%	Reimbursement based on actual expenditures.
216	SB-1 Road Maintenance Rehabilitation Act Fund	643,264	476,868	506,151	29,283	78.68%	Received monthly.
221	Proposition A Transit Fund	690,396	606,350	592,711	(13,639)	85.85%	Received monthly.
222	Proposition C Transit Fund	582,762	515,501	504,659	(10,842)	86.60%	Received monthly.
223	Air Quality Management District (AQMD) Fund	35,300	16,571	16,459	(112)	46.63%	Received quarterly.
224	Measure R Transit Fund	429,999	393,017	347,053	(45,964)	80.71%	Received monthly.
225	Measure M Transit Fund	498,766	441,175	390,261	(50,914)	78.25%	Received monthly.
232	Supplemental Law Enforcement Services Fund (SLESF) Grant	100,000	186,159	194,663	8,504	194.66%	Received monthly.
243	Community Development Block Grant (CDBG)	625,365	302,196	301,314	(882)	48.18%	Reimbursement based on actual expenditures.
251	Street Lighting Fund	174,520	195,707	197,970	2,263	113.44%	Payments start in November.
261	Federal / State / County Grants	18,732,814	555,412	1,809,311	1,253,899	9.66%	Reimbursement based on actual expenditures.
272	Measure A Park Fund	784,903	48,503	-	(48,503)	0.00%	Reimbursement based on actual expenditures.
280	Measure W Safe Clean Water Program Fund	198,061	174,728	-	(174,728)	0.00%	Payment received normally by December. Staff is monitoring.
412	Sewer Enterprise Fund	326,000	366,887	365,405	(1,482)	112.09%	Payment starts in November.
501	PLHA Fund (Permanent Local Housing Allocation)	655,794	-	537,434	537,434	81.95%	Reimbursement based on actual expenditures.
611	Redevelopment Successor Agency Fund	-	294,145	273,738	(20,407)	0.00%	
Special Revenue Funds Total		**$ 25,224,284**	**$ 5,157,537**	**$ 6,638,887**	**$ 1,501,756**	**26.32%**	

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 7.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: MONTHLY CASH AND INVESTMENT REPORT MAY 2025

RECOMMENDATION:
Staff recommends that the City Council receive and file the attached cash and investment report for May 2025.

BACKGROUND:
In accordance with the City of Maywood's Adopted Investment Policy and to provide information to the City Council, the City's Finance Department prepares a Monthly Cash and Investment Report for the City Council's review.

DISCUSSION:
The cash and investment balances are across all funds of the City. The purpose of this report is to show the cash and investment balances at the end of the month. The investments are in compliance with California State code 503600 and the City of Maywood Investment Policy.

The City maintains cash in a General Account, Investments in the Local Agency Investment Fund (LAIF), investments in the California Employers' Retiree Benefit Trust (CERBT), a Section 115 trust fund dedicated to prefunding other Post-Employment Benefits (OPEB), and investments in the California Employers' Pension Prefunding Trust (CEPPT). The attached report shows the cash and investments balances as of May 31, 2025.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact involved with approving this report.

ATTACHMENT(S)
1. Cash and Investments Report - May 2025

City of Maywood, California
Cash and Investments Report
As of May 31, 2025

Description	Type	Ending Balance as of 5/31/2025
A - Non-Investment Cash Accounts		
US Bank - Corporate Checking	Cash	$ 5,547,216.83
Total Cash Accounts		**$ 5,547,216.83**
B - Investment Accounts		
Local Agency Investment Fund (LAIF)	Pooled Money Investment Account (PMIA)	$ 16,359,954.86
California Public Employees' Retirement System (CalPERS) California Employers' Retiree Benefit Trust (CERBT)	Title 26 - U.S.C. 115 - Income of States, Municipalities, etc., Trusts	$ 1,131,547.03
California Public Employees' Retirement System (CalPERS) California Employers' Pension Prefunding Trust (CEPPT)	Title 26 - U.S.C. 115 - Income of States, Municipalities, etc., Trusts	$ 1,053,452.03
Total Investment Accounts		**$ 18,544,953.92**
Total Cash and Investments		**$ 24,092,170.75**

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 8.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: CONSIDERATION OF ADOPTING RESOLUTION NO. 6419 OF THE CITY COUNCIL OF THE CITY OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT

RECOMMENDATION:
Staff recommends that the City Council receive, approve, and file the warrant ACH registers and payroll wire transfers dated 5/14/2025 through 6/16/2025 and adopt Resolution N/o. 6419 approving the Warrants for Payment.

BACKGROUND:
Staff provides warrant registers and wire transfers to City Council as part of Management Controls. The City utilizes resolutions for approving warrants for payment to comply with Section 3-2.06 of the Municipal Code regarding Warrants for Payments. Exhibit A entitled Summary of Warrants and Wire Transfers/ Automated Clearing House (ACH) Transactions serves as a Management Control for complying with Section 3-2.06. Exhibit B entitled Detail of Warrants serves as evidence of Internal Controls utilized by City Finance staff that support these Management Controls for payments made by the City. These controls are carried out through the submission of all required documents supporting the invoices submitted for payment. Prior to payment, the Finance staff reviews all disbursement documents to ensure that they meet the approval requirements and adequate support documentation.

DISCUSSION:
A - PAYMENT APPROVAL - Pursuant to paragraph 37202 of the California Government Code, demands (called Warrant Demand) against the City for payment shall be audited and thereafter submitted to the City Council for approval or rejection prior to payment, either separately or in a register of audited demands and shall have attached thereto affirmation of the City Treasurer and City Finance Director certifying the accuracy of the demands and the availability of funds for payment. This is accomplished using:

A1 - Warrants Registers or checks certified or approved by the City Treasurer and Finance Director as conforming to authorized expenditures set forth in the City Council's adopted City Budget.

A1.1 Prepayment - pre-paying allows the City to take advantage of allowable prompt payment discounts and make payments on due dates of invoices. This involves the issuance of checks prior to final warrant approval. Automated Clearing House (ACH) transactions are made using a network that electronically moves money between the City's bank accounts to a payee's bank account. This is reflected in the Summary Warrants for

Payment and Wire Transfers/AcH Transactions as Accounts Payable prepaid warrants for payment. Wire Transfer is a method of electronic funds transfer from the City of Maywood to one person or organization (payrolls and fees for electronic transfers).

A1.2 Regular Payment- To avoid late fees for payments made beyond due dates of invoices, checks are prepared prior to final warrant approval by the City Council. This is reflected in the Summary Warrants for Payment and Wire Transfers/AcH Transactions as Accounts Payable regular warrants for payment. After City Council approval, the checks are signed and distributed.

B - DOCUMENTATION - The City uses a Management Control by producing a summary document (Exhibit A-Summary Warrants for Payment and Wire Transfers/ACH transactions) that represents the cash disbursements required and the City uses an Internal Control by producing a detailed document (Exhibit B-Detail Warrants for Payment) that details information about each check issued for Prepaid and or to-be-paid for Regular Payments. These "disbursements" are accounted for in the FY 2024-25 budget.

B1- SUMMARY WARRANTS FOR PAYMENT and WIRE TRANSFERS/ACH TRANSACTIONS provide an accounting of the Accounts Payable Registers, wire transfers (method of electronic funds transfer from the City of Maywood to one person or organization), and Automated Clearing House (ACH) transactions.

B2 - DETAIL WARRANTS FOR PAYMENTS provides the detailed information of approved payments made to the City's vendors and contractors by check number, identification of prepaid, date of warrant, vendor name, check amount, transaction description, and fund source. Wire transfers also enable the City to send electronic funds to the bank accounts of the City's vendors and contractors. The warrant registers, wire transfers, and net payrolls reflect the financial obligations of the City for the above-referenced dates.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The total disbursements for Warrant Registers are $996,950.73 for the period from 5/14/22025 to 6/16/2025. This amount consists of Warrant Registers of $813,670.97, ACH registers of $53,928.80 and Payroll Wire Transfers of $129,350.96.

ATTACHMENT(S)
1. Resolution No.6419 Approving the Warrants for Register 6.25.25
2. Exhibit A Summary Warrant Demand 6.25.25
3. Exhibit B Warrant Register Detail 6.25.2025

RESOLUTION NO. 6419

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT

WHEREAS, the following listed demands have been reviewed by the Director of Finance, and

WHEREAS , the Director of Finance has certified to the accuracy and availability of funds for payment thereof, and

WHEREAS, the register of audited demands is hereby submitted to the City Council of the City of Maywood and Successor Agency to the Maywood Community Redevelopment Agency for approval.

NOW, THEREFORE, BE IT RESOLVED, that the listed Warrants and Wire Transfers/Automated Clearing House (ACH) Transactions for $996,950.73 are hereby ratified:

- Exhibit A – Summary of Warrants and Wire Transfers/ACH Transactions
- Exhibit B – Detail of Warrants

PASSED, APPROVED AND ADOPTED THIS 25th day of June 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MAYWOOD

I, Miguel Leon, Deputy City Clerk of the City of Maywood, County of Los Angeles, State of California, do hereby certify that the foregoing Resolution, being Resolution No.6419, was duly passed, approved by not less than three members of the City Council of the City of Maywood, signed by the Mayor of said City, and attested by the Deputy City Clerk, all at a regular meeting of the City Council held on the 25th day of June, 2025, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____
Miguel Leon, Deputy City Clerk

City of Maywood
Summary Warrants for Payment and Wire Transfers/ACH Transactions
Council Meeting Date
Wednesday, June 25, 2025

			Amount
Accounts Payable			
Accounts Payable void warrants for payment:		$	-
Accounts Payable prepaid warrants for payment: Checks No. 093426 - 093479			813,670.97
Accounts Payable regular warrants for payment: ACH No. 334 - 351			53,928.80
	Sub-total	$	867,599.77
Payroll /Wire Transfer			
05/22/25 Payroll Pay Period 5/4/2025 - 5/17/2025		$	63,525.03
06/05/25 Payroll Pay Period 5/18/2025 - 5/31/2025			65,825.93
	Sub-total	$	129,350.96
	Total Demands	**$**	**996,950.73**

City of Maywood
Check/Voucher Register - Warrant Register
From 5/14/2025 Through 6/16/2025

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
093426	P	5/28/2025	Graffiti Protective Coatings Inc.	$ 8,000.00	Citywide Graffiti Removal Mar 2025	General Fund	100
		5/28/2025	Graffiti Protective Coatings Inc.	10,000.00	Citywide Graffiti Removal Mar 2025	Gas Tax Fund	212
093427	P	5/28/2025	Nationwide Environmental Services	7,537.00	Street Sweeping Svcs Apr 2025	Measure W Fund	280
093428	P	5/28/2025	Phoenix Group Information Systems	7,426.61	Citations Processing Fees Mar 2025	General Fund	100
		5/28/2025	Phoenix Group Information Systems	11,978.00	Custom Permit Stock 4/30/25	General Fund	100
		5/28/2025	Phoenix Group Information Systems	1,947.08	Parking Permit Processing Fees Mar 2025	General Fund	100
093429	P	5/30/2025	ACC Business	829.96	Internet Svcs 4/11/25 - 5/10/25	General Fund	100
093430	P	5/30/2025	AT&T	31.65	Emergency Elevator Phone Svcs 4/10/25-5/9/25	General Fund	100
093431	P	5/30/2025	AT&T U-verse	116.99	CY Internet Svcs 5/19/25-6/18/25	General Fund	100
093432	P	5/30/2025	Brent Talmo	1,005.00	Retiree Medical Reimb Jun 2025	General Fund	100
093433	P	5/30/2025	Bruce Leflar	887.86	Retiree Medical Reimb Jun 2025	General Fund	100
093434	P	5/30/2025	Christine M. Locher	426.70	Retiree Medical Reimb Jun 2025	General Fund	100
093435	P	5/30/2025	Laura Ahrens	6,184.94	Retiree Medical Reim Dec 2024-Jun 2025	General Fund	100
093436	P	5/30/2025	Metro Transit Services	39,427.56	Express Shuttle & Dial-A-Ride Transit Svcs Apr 2025	Prop A Fund	221
093437	P	5/30/2025	QDoxs	49.39	Xerox Copier 5/5/25-6/4/25	General Fund	100
093438	P	5/30/2025	Robert Leach	1,005.00	Retiree Medical Reimb Jun 2025	General Fund	100
093439	P	5/30/2025	Ronald Lindsey	1,690.43	Retiree Medical Reimb Jun 2025	General Fund	100
093440	P	5/30/2025	Quadient Finance USA Inc.	250.00	Postage Usage 4/11/25-5/9/25	General Fund	100
093441	P	6/3/2025	World Private Security Inc.	13,484.80	Crossing Guard Svcs Apr 2025	Gas Tax Fund	212
093442	P	6/6/2025	Moshe Mike Israel Hasson	640.00	Family Fun Night Balloon Artist	General Fund	100
093443	P	6/6/2025	AFSCME District Council 36	618.98	AFSCME Dues - April 2025	General Fund	100
093444	P	6/6/2025	Amazon Capital Services	70.61	CH-Various Supplies 5/20/25	General Fund	100
		6/6/2025	Amazon Capital Services	1,930.40	CS Dept- Nimitz Middle Sch Supplies 5/22/25	General Fund	100
		6/6/2025	Amazon Capital Services	67.24	CS Dept- Rec on the Go Supplies 5/22/25	General Fund	100
		6/6/2025	Amazon Capital Services	39.39	HR Dept- Various Supplies 5/9/25	General Fund	100
		6/6/2025	Amazon Capital Services	53.10	HR Dept-Various Supplies 5/14/25	General Fund	100
093445	P	6/6/2025	Base Hill Inc.	6,172.97	CH Janitorial Svcs May 2025	General Fund	100
093446	P	6/6/2025	Bordin Semmer LLP	4,239.09	Legal Svcs May 2024- Jun 2024	General Fund	100

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
		6/6/2025	Bordin Semmer LLP	3,325.00	Legal Svcs Oct 2024- Jan 2025	General Fund	100
		6/6/2025	Bordin Semmer LLP	3,671.82	Legal Svcs Apr 2024- May 2024	General Fund	100
		6/6/2025	Bordin Semmer LLP	350.00	Legal Svcs Aug 2024-Sept 2024	General Fund	100
		6/6/2025	Bordin Semmer LLP	2,732.85	Legal Svcs Feb 2025	General Fund	100
		6/6/2025	Bordin Semmer LLP	875.00	Legal Svcs Jul 2024	General Fund	100
		6/6/2025	Bordin Semmer LLP	1,610.10	Legal Svcs Nov2024-Apr2025	General Fund	100
093447	P	6/6/2025	BPR Consulting Group LLC	17,177.96	Professional Svcs Apr 2025	General Fund	100
		6/6/2025	BPR Consulting Group LLC	16,466.30	Professional Svcs Feb 2025	General Fund	100
093448	P	6/6/2025	Brinks Inc.	327.05	Armored Truck Svcs June 2025	General Fund	100
		6/6/2025	Brinks Inc.	149.66	Cash Handling Svcs May 2025	General Fund	100
093449	P	6/6/2025	Arturo Sanchez dba Calmex Graphics	297.67	City Clerk - Plate 12/23/24	General Fund	100
093450	P	6/6/2025	Occupational Health Centers of CA	118.00	Pre-Employment Physical 3/2/25	General Fund	100
093451	P	6/6/2025	CONTROLLER:STATE OF CALIFORNIA	651.03	State Controller's 2024 Offsets Program	General Fund	100
093452	P	6/6/2025	Crosstown Electrical & Data Inc.	302.00	Slauson Ave & Maywood Ave 4/4/25	General Fund	100
		6/6/2025	Crosstown Electrical & Data Inc.	327.24	3614 58th 4/3/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	362.58	Atlantic Blvd & 58th St 4/22/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	454.45	Atlantic Blvd & 60th St 4/23/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	182.67	Atlantic Blvd & Fishburn Ave 4/11/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	461.03	Slauson Ave & Carmelita Ave 4/21/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	729.87	Slauson Ave & Loma Vista Ave 4/21/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	528.50	Slauson Ave & Pine to Everett 4/8/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	421.90	Slauson Ave & Randolph St 4/10/25	Gas Tax Fund	212
		6/6/2025	Crosstown Electrical & Data Inc.	1,420.84	City's Street Preventive Maintenance Apr 2025	Street Lighting Fund	251
093453	P	6/6/2025	Daisy Guerrero	588.65	Mileage Reimb Conference 5/1/25-5/18/25	General Fund	100
093454	P	6/6/2025	DocuSign, Inc.	2,760.00	Electronic Sign.Software 4/15/25-4/26/26	General Fund	100
093455	P	6/6/2025	Graffiti Protective Coatings Inc.	6,099.60	Citywide Graffiti Removal Apr 2025	General Fund	100
		6/6/2025	Graffiti Protective Coatings Inc.	11,900.40	Citywide Graffiti Removal Apr 2025	Gas Tax Fund	212
093456	P	6/6/2025	HdL Software LLC	2,773.07	Business License Processing Svcs Apr 2025	General Fund	100
093457	P	6/6/2025	Hinderliter de Llamas & Assoc.	7,500.00	Cannabis Management Prog Jan 2025	General Fund	100
093458	P	6/6/2025	HM Security Inc.	470.00	CH- Alarm System Svcs 5/29/25	General Fund	100
093459	P	6/6/2025	Irene C Villapania	880.00	Family Fun Night Face Painting	General Fund	100

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
093460	P	6/6/2025	JMG Security System	377.50	CH Access Control Cards 4/30/25	General Fund	100
		6/6/2025	JMG Security System	261.00	CY-Burglar Alarm Monitoring Jul-Sept 2025	General Fund	100
093461	P	6/6/2025	Gregory Kiley dba Kiley & Associates LLC	3,900.00	Federal Legislative Advocacy Srvs 4/15/25-5/14/25	General Fund	100
093462	P	6/6/2025	Regional TAP Service Center	921.60	Metro TAP Cards May 2025	Prop C Fund	222
093463	P	6/6/2025	Maywood Car Wash	315.03	City Vehicles Fuel & Car Wash Apr 2025	General Fund	100
		6/6/2025	Maywood Car Wash	124.19	City Vehicles Fuel & Car Wash Mar 2025	General Fund	100
093464	P	6/6/2025	Susan Contreras dba Municipal Waste Solutions	285.00	Solid Waste Consulting Apr 2025	General Fund	100
		6/6/2025	Susan Contreras dba Municipal Waste Solutions	9,357.10	Solid Waste Consulting Apr 2025	Grants Fund	261
093465	P	6/6/2025	Olivarez Madruga Law Organization, LLP	6,600.00	Legal & Professional Svcs Apr2025	General Fund	100
093466	P	6/6/2025	Perez Plumbing	175.00	PW Dept-Building Maint 4/25/25	General Fund	100
		6/6/2025	Perez Plumbing	350.00	PW Dept-Building Repair Svcs 4/25/25	General Fund	100
093467	P	6/6/2025	Phoenix Group Information Systems	5,778.29	Citations Processing Fees Apr 2025	General Fund	100
		6/6/2025	Phoenix Group Information Systems	1,525.28	Parking Permit Processing Fees Apr 2025	General Fund	100
093468	P	6/6/2025	QDoxs	149.01	Copier Base Charge Jun 2025	General Fund	100
093469	P	6/6/2025	Revueltas Landscape Inc	4,500.00	Dodger Dream Field Maint Svsc Apr 2025	General Fund	100
093470	P	6/6/2025	Roadline Products Inc.	1,791.73	PW Dept- Various Supplies 5/22/25	Gas Tax Fund	212
093471	P	6/6/2025	SHERIFF'S DEPT COUNTY OF LOS ANGELES	490,860.55	Municipal Law Enforcement Svcs Apr 2025	General Fund	100
093472	P	6/6/2025	Stantec Planning & Landscape Architecture	6,435.75	Local Hazardous Mitigation Plan Mar-Apr 2025	Grants Fund	261
093473	P	6/6/2025	Staples Business Advantage	40.60	Fin Dept- Earpods Remote & Mic 5/31/25	General Fund	100
		6/6/2025	Staples Business Advantage	93.75	Various Office Supplies 5/24/25	General Fund	100
093474	P	6/6/2025	Transtech Engineers Inc	24,426.50	Engineering Svcs Mar 2025	General Fund	100
		6/6/2025	Transtech Engineers Inc	10,277.50	Engineering Svcs Mar 2025	Gas Tax Fund	212
		6/6/2025	Transtech Engineers Inc	1,784.00	CIP Management Svcs Mar 2025	Measure R Fund	224
		6/6/2025	Transtech Engineers Inc	4,761.00	CIP Management Svcs Mar 2025	CDBG	243

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
		6/6/2025	Transtech Engineers Inc	12,275.50	CIP Management Svcs Mar 2025	Grants Fund	261
		6/6/2025	Transtech Engineers Inc	5,043.00	CIP Management Svcs Mar 2025	Local Fiscal Recovery Fund	273
		6/6/2025	Transtech Engineers Inc	3,368.25	CIP Management Svcs Mar 2025	Sewer Enterprise Fund	412
		6/6/2025	Transtech Engineers Inc	855.00	City Engineering Svcs Mar 2025	Sewer Enterprise Fund	412
093475	P	6/6/2025	U.S. Bank Corporate Payment System	3,392.56	Credit Card- 5/15/25 stmt	General Fund	100
093476	P	6/6/2025	UniFirst Corporation	81.40	Building Mat Svcs 3/14/25	General Fund	100
		6/6/2025	UniFirst Corporation	85.74	Building Mat Svcs 3/7/25	General Fund	100
		6/6/2025	UniFirst Corporation	81.40	Building Mat Svcs 4/25/25	General Fund	100
		6/6/2025	UniFirst Corporation	83.91	Building Mat Svcs 5/2/25	General Fund	100
		6/6/2025	UniFirst Corporation	81.40	Building Mat Svcs 5/23/25	General Fund	100
		6/6/2025	UniFirst Corporation	81.40	Building Mat Svcs 5/30/25	General Fund	100
		6/6/2025	UniFirst Corporation	81.40	Building Mat Svcs 5/9/25	General Fund	100
093477	P	6/6/2025	Vernon City of	33.30	Slauson/Downey 03/17/25-04/15/25	General Fund	100
093478	P	6/12/2025	4imprint, Inc.	426.59	CS Dept- Notebook Set 6/3/25	General Fund	100
093479	P	6/12/2025	T-MOBILE	583.75	Cell Phone Svcs 4/21/25-5/20/25	General Fund	100
ACH-334		5/14/2025	Southern California Edison	8,212.62	Everett Ave 4/1/2025-4/30/2025	Gas Tax Fund	212
ACH-335		5/14/2025	Southern California Edison	2,157.18	Various Locations April 2025	General Fund	100
		5/14/2025	Southern California Edison	2,049.73	Various Locations April 2025	Gas Tax Fund	212
		5/14/2025	Southern California Edison	10,762.50	Various Locations April 2025	Street Lighting Fund	251
ACH-336		5/14/2025	US Bank Fees	120.00	Analysis Svc Charges May 2025	General Fund	100
ACH-337		5/15/2025	California Public Employees' Retirement System	8,562.05	Contribution 4/20/2025-5/3/2025	General Fund	100
		5/15/2025	California Public Employees' Retirement System	924.59	Contribution 4/20/2025-5/3/2025	Gas Tax Fund	212
		5/15/2025	California Public Employees' Retirement System	90.44	Contribution 4/20/2025-5/3/2025	Prop A Fund	221
		5/15/2025	California Public Employees' Retirement System	333.38	Contribution 4/20/2025-5/3/2025	Prop C Fund	222
		5/15/2025	California Public Employees' Retirement System	77.09	Contribution 4/20/2025-5/3/2025	Measure R Fund	224
		5/15/2025	California Public Employees' Retirement System	301.20	Contribution 4/20/2025-5/3/2025	Measure M Fund	225

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
		5/15/2025	California Public Employees' Retirement System	678.28	Contribution 4/20/2025-5/3/2025	CDBG	243
		5/15/2025	California Public Employees' Retirement System	24.07	Contribution 4/20/2025-5/3/2025	Street Lighting Fund	251
		5/15/2025	California Public Employees' Retirement System	237.19	Contribution 4/20/2025-5/3/2025	Successor Agency Fund	611
ACH-338		5/19/2025	American Family Life Assurance Company of Columbus (AFLAC)	438.38	Aflac payment April 2025	General Fund	100
ACH-339		5/21/2025	Southern California Edison	65.08	4805 E 58th St 4/9/2025-5/8/2025	General Fund	100
ACH-340		5/21/2025	Southern California Edison	223.29	5916 King Ave/5913 Mayflower Ave 4/7/2025-5/6/2025	Gas Tax Fund	212
ACH-341		5/23/2025	Automatic Data Processing	541.92	Payroll Fees May 2025	General Fund	100
ACH-342		5/27/2025	The Gas Company	174.42	4323 Slauson Ave 4/08/25-5/06/25	General Fund	100
ACH-343		5/27/2025	The Gas Company	29.21	4319 Slauson Ave 4/8/25-5/7/25	General Fund	100
ACH-344		5/27/2025	The Gas Company	33.53	4317 Slauson Ave 4/8/25-5/7/25	General Fund	100
ACH-345		5/29/2025	State Compensation Insurance Fund	5,437.16	Workers Comp Insurance - May 2025	General Fund	100
ACH-346		5/29/2025	Colonial Life	90.12	Colonial Life May 2025	General Fund	100
ACH-347		5/29/2025	Southern California Edison	51.00	5317 Atlantic Ave PED 4/15/2025-5/14/2025	Gas Tax Fund	212
ACH-348		6/2/2025	California Public Employees' Retirement System	8,630.95	Contribution 5/4/2025-5/17/2025	General Fund	100
		6/2/2025	California Public Employees' Retirement System	845.39	Contribution 5/4/2025-5/17/2025	Gas Tax Fund	212
		6/2/2025	California Public Employees' Retirement System	67.64	Contribution 5/4/2025-5/17/2025	Prop A Fund	221
		6/2/2025	California Public Employees' Retirement System	335.91	Contribution 5/4/2025-5/17/2025	Prop C Fund	222
		6/2/2025	California Public Employees' Retirement System	77.09	Contribution 5/4/2025-5/17/2025	Measure R Fund	224
		6/2/2025	California Public Employees' Retirement System	310.89	Contribution 5/4/2025-5/17/2025	Measure M Fund	225
		6/2/2025	California Public Employees' Retirement System	679.55	Contribution 5/4/2025-5/17/2025	CDBG	243
		6/2/2025	California Public Employees' Retirement System	24.07	Contribution 5/4/2025-5/17/2025	Street Lighting Fund	251

Check NO.	Prepaid (P)	Date	Name	Check Amount	Transaction Description	Fund Title	Fund #
		6/2/2025	California Public Employees' Retirement System	239.71	Contribution 5/4/2025-5/17/2025	Successor Agency Fund	611
ACH-349		6/2/2025	US Bank Fees	25.00	Bank Merchant Fees May 2025	General Fund	100
ACH-350		6/2/2025	US Bank Fees	35.00	Bank Merchant Fees May 2025	General Fund	100
ACH-351		6/2/2025	US Bank Fees	1,043.17	Bank Merchant Fees May 2025	General Fund	100
			Total ACH and Warrant Registers	**867,599.77**			
		5/22/2025	Payroll Transfer	63,525.03	Payroll Pay Period 5/4/2025 - 5/17/2025		
		6/5/2025	Payroll Transfer	65,825.93	Payroll Pay Period 5/18/2025 - 5/31/2025		
			Total ACH, Warrant Registers and Payroll Transfer	**$ 996,950.73**			

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 9.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: KAREN INIGUEZ, ADMINISTRATIVE ANALYST

SUBJECT: CONSIDERATION OF APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA CONSULTING INC. FOR GRANT WRITING AND REPORTING SERVICES FOR A THREE-YEAR TERM AT AN AMOUNT NOT TO EXCEED $146,700

RECOMMENDATION:
Staff recommends that the City Council approve a professional services agreement with California Consulting Service, Inc. for Grant Writing and Reporting Services for a three-year term, in an amount not to exceed $146,700.

BACKGROUND:
The City of Maywood has contracted grant writing and reporting services from California Consulting, Inc. since 2016. During the contract period, California Consulting, Inc. provided grant writing services and grant reporting assistance. The City has been awarded funding from several governmental grant sources. During this time period, the city, with the assistance of California Consulting, Inc. has secured approximately $8.44 million in grant funding.

The California Consulting, Inc. contract for services is scheduled to expire on June 30, 2025.

DISCUSSION:
Staff work directly with a specific grant writer assigned to the City, David Marquez, who has been very accessible and knowledgeable about the City and the surrounding area. Mr. Marquez and his team at California Consulting assist city staff and its consultants to complete grant applications, navigate the award process and reporting.

The first allocated increase for grant-writing services was in 2022, from $3,250 to $3,500. The second allocated increase was in 2024, from $3,500 to $3,725. This year, California Consulting Inc. is requesting an annual increase of $175 to its monthly retainer over the next three years. If approved, the monthly retainer rates will be as follows:

- $3,900 for the period July 1, 2025 – June 30, 2026
- $4,075 for the period July 1, 2026 – June 30, 2027
- $4,250 for the period July 1, 2027 – June 30, 2028

Because of California Consulting's ongoing success, and with the City and the staff's capacity to continue pursuing outside funding on behalf of the City, staff is recommending that the City Council approve the professional services agreement.

LEGAL REVIEW:

The City Attorney has reviewed this report.

FISCAL IMPACT:

The total financial impact of the General Fund for FY 25-26 is $46,800, FY 26-27 is $48,900, and FY 27-28 is $51,000. For Fiscal Year FY2025-26, the City proposes a budget allocation of $44,700 for Grant Writing- $4,200 less than the projected need. This shortfall will be covered through cost savings in other areas of the General Fund.

ATTACHMENT(S)

1. Professional Service Agreement - California Consulting
2. By The Numbers - City of Maywood

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated July 1, 2025 ("Effective Date") and is between the City of Maywood, a California municipal corporation ("City") and California Consulting Inc. ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

A. City desires to utilize the services of Consultant as an independent Consultant to perform grant writing services.

B. Consultant represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Consultant and Consultant desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

The Parties therefore agree as follows:

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services"), attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes mutually agreed upon by the Parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Dan Rodriguez (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through June 30, 2028, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Scope of Services satisfactorily rendered, City agrees to compensate Consultant, and Consultant agrees to accept in full satisfaction for the services required by this Agreement, One Hundred Forty-Six Thousand Seven Hundred, as more particularly described in **Exhibit B** ("Compensation"). Said Compensation shall constitute reimbursement of Consultant's fee for the services as well as the actual cost of any staff time, other direct or indirect costs or fees, including the work of employees, consultants and subcontractors, equipment, materials, and supplies necessary to provide the service (including all labor, materials, delivery, tax, assembly, and installation, as applicable). In no event shall the Consultant be paid more than $146,700.00 ($46,800.00 (FY 25-26), $48,900.00 (FY 26-27), and is $51,000.00 (FY 27-28)), which includes expenses and additional services (if any) during the term of this Agreement ("Maximum Compensation").

B. Expenses. The City will not reimburse Consultant for any expenses, unless expenses are agreed upon in advance in writing by both parties and/or set forth in **Exhibit B**.

C. Unauthorized Services and Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services or expenses authorized by the City Council or the City Representative shall be compensated at the rates set forth in **Exhibit B**, or, if not specified, at a rate mutually agreed to by the Parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement or within such other reasonable time dependent on the City's warrant run procedures. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. Independent Consultant. Consultant is, and shall at all times remain as to City, a wholly independent Consultant. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subconsultants shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subconsultants 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 work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. Conflicts of Interest. Consultant and its officers, employees, associates and subconsultants, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq*.) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subconsultants shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. Indemnification, Hold Harmless, and Duty to Defend.

A. Indemnities.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent Consultants in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses,

liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subconsultants, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent Consultant relationship created by this Agreement. Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

3) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subconsultant or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subconsultant, its officers, agents, servants, employees, subconsultants, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subconsultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be

limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $1,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $1,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $1,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall provide insurance in the amount required by California law.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide or such other rating as approved by the City Manager. Self insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The general liability policy shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subconsultants from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager or such other official designed by the City Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified

copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. SubConsultant Insurance Requirements. Consultant shall require each of its subconsultants that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least ten calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

14. Default.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, 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.

15. Notices. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:
Attn: City Manager
City of Maywood
4319 East Slauson Avenue
Maywood, California 90270

If to Consultant:
Attn: Steven N. Samuelian
California Consulting, Inc.
214 Main Street, Suite 102
El Segundo, CA 90245

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subConsultant 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. Consultant will take affirmative action to ensure that subconsultants 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.

17. Prohibition of Assignment and Delegation. Consultant shall not 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 an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "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.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. 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 a 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.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subconsultants and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subconsultants and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibits. Exhibits A and B constitute a part of this Agreement and are 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, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except

those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. 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.

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

27. Time of the 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 shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days Maywood City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, 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 a superior court with geographic jurisdiction over the City of Maywood.

30. Attorneys' Fees. In any litigation or other proceeding by which a 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 entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf

of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Maywood,
a California municipal corporation

By: _____
Mayra Aguiluz
Mayor of the City of Maywood

Consultant:

California Consulting Inc.

By: _____
Name: Steven N. Samuelian
Title: CEO

ATTEST:

By: _____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
Roxanne Diaz, City Attorney

EXHIBIT A

SCOPE OF SERVICES

A Proposal for the City of Maywood

History

Founded in 2004, California Consulting has an excellent reputation for hard work and a commitment to success for our clients. California Consulting is the largest grant writing firm in California. With offices in Southern California, Northern California and Central California, we have almost 135 clients statewide. We have 55 members of our team from Chico in the North, to San Diego in the South. California Consulting has developed an expertise in representing public agencies, and non-profit organizations. We have secured over $1.6 billion for our clients since inception. The California Consulting team boasts approximately 30 grant writers. Through years of experience our grant writers have a proven track record of success and have mastered their skills of identifying, researching, and obtaining funding for significant projects at every level of government. California Consulting grant writers have written over 1,650 competitive grant applications that have been funded. Our aggressive, hard-working, and results-oriented style has translated into success for our clients. Our professional grant writers are diligent and stay current on every Federal and State grant available on a myriad of different topics and public policy areas. Whether it is recreation, education, parks money, or public safety our grants team knows where to locate grant funds and how to successfully write the applications.

Grant Funding Services

California Consulting is a full service grant writing firm. We are experts in the fields of grant research and identification. We prepare comprehensive and concise grant application packages. We submit grants in a timely fashion and follow through after the grant has been submitted to determine the status of the grant. We also conduct post award compliance and administration. California Consulting has a fundamental business philosophy founded on open communication and tailoring the grants we pursue to fit our client's needs.

1. **Needs Assessment (Meetings with Department Heads to review priorities and funding needs):** We learn about the client at the outset of the contract by conducting an in-depth Needs Assessment. Each client is assigned a lead Project Manager. The Project Manager communicates regularly with the client and on an ongoing basis. This relationship building is the key to keeping the grants pursued on target with the client's overall goals.

   Sample questions asked during the Needs Assessment:

   a) List and describe any program initiatives or priority projects.
   b) What needs, projects, or content areas would you like to target for funding? You can list specific projects or general areas in which you have funding needs.
   c) List any grants for which you are considering applying or have decided to apply. In addition, please list what kind of grant-writing support would be helpful for each grant.
   d) List past grants that your agency has received.
   e) List past grant applications you would like to revise and submit again.
2. **Facilitation of Department Decision Making Processes:** Our Project Managers are experts on grant identification. With years of experience, your Project Manager will be

able to assist your Staff in deciding which grants make the most sense to meet the funding needs identified.

3. **Grant Research and Identification:** Our Project Manager's conduct thorough research on an ongoing basis. We track current and upcoming grants in order to let our client's know what is available and what we recommend would fit their situation. By regularly tracking grant announcements we are able to present these grant opportunities to our clients as soon as they are released. California Consulting will provide you with a Grant Activity Report monthly detailing the grants available, grants in progress and grants submitted. You will also be provided with available grant opportunities on an ongoing basis.
4. **Client Commitment:** When identifying grants that meet your needs and funding priorities, your Project Manager will advise you of the estimated time commitment required from your staff.
5. **Grant Preparation Process:** When your staff and California Consulting agree to pursue a grant, we will develop a checklist and schedule. The checklist and schedule will include what things you will be responsible for and when we will need them submitted. We need your staff involved in the grant preparation process to provide required information we don't have access to. The Project Manager will provide you with grant portions along the way to review for content accuracy. The more engaged you are able to be in this process, the higher quality the application will be. California Consulting retains copies of all grants we've submitted. If the application was successful, we use it as a guide for future grants. Below is a list of general tasks for our grant process:
    a. Create a task timeline with due dates
    b. Ensure the proposed project meets the grant agency's requirements
    c. Review similar successful grant applications and apply where possible
    d. Collect information on the project
    e. Meet with staff to create an accurate scope of work, budget, timeline, narratives, and cost analysis
    f. Obtain letters of support when necessary
    g. Draft proposals and send to staff for review
    h. Incorporate staff edits in final drafts
    i. Submit completed application timely
    j. Monitor funding agency until grant awards are announced.
6. **Quality Assurance:** California Consulting takes pride in our impeccable grant applications. We are successful in this area due to our thorough quality assurance measures. Our Grant Mangers conduct group meetings with all Project Managers regularly. In addition, our Grant Managers meet individually with each Project Manager to review each client. These meetings thoroughly discuss each client's needs, what grants are being worked on and what additional grants may be a good fit. We ensure the best quality product before the grant application is submitted.
7. **Facilitation of Partnership Meetings:** Our Project Managers will arrange and schedule meetings with key personnel to review all grants prior to submission to ensure application accuracy.
8. **Timely Submission:** We create a precise timeline to ensure the grant is submitted on time. This timeline not only captures the submission deadline, but we create other deadlines in order to obtain the information needed for a quality submission. We believe if everyone is on the same page and is aware of what needs to be done, we can limit scrambling at the last minute.
9. **Funding Agency Monitoring:** California Consulting will monitor the Funding Agency until grant awards are announced.

10. **Grant Administration**: Some grants require post award compliance, reporting and administration. California Consulting will prepare required agency reports and submit them by the required due date. We propose that to the extent legally allowed, the Client hire California Consulting as grant administrators when dollars are available from within the grant (at no additional cost to you). When grant dollars from the grant are not available for administration, reporting and evaluation purposes we will provide these services to the Client for a monthly fee, or a one-time fee based on the Client's preference. If the Client chooses the monthly retainer option, grant administration services are included.
11. **Monthly Progress Reporting:** California Consulting will prepare a monthly report reflecting grants in progress, grants submitted and grants awarded. This will provide you and your Council with a clear report on our work.

References

California Consulting references include key leaders from around the State. All of our current clients are references. California Consulting currently has contracts with over 60 cities across California, almost 40 School Districts, Non-Profits and others. A full client list can be obtained at www.californiaconsulting.org.

Pricing

Pricing: Monthly Retainer

California Consulting's monthly retainer services include all grant research, grant identification, grant writing, and post award administration as needed. Items 1 – 11 under Grant Writing is included in the Monthly Retainer Services. Below is a more detailed scope of work:

Task	Included in Price
Meet with Client Staff to ascertain needs and goals	√
Conduct background research as requested by Client	√
Provide advice on best grants for Client to pursue based on project and grant requirements and guidelines	√
Attend meetings in person or by teleconference as necessary	√
Develop schedule for grants chosen by Client	√
Preparing and writing all grant applications chosen by Client	√
Develop evaluation strategies in accordance with funding agency's instructions	√
Adhere to decisions made by Client relating to grants	√
Write all sections of grant applications and proposals	√
Draft and finalize grant language with direction of Client	√
Ensure timelines for grant submittal are met	√
Monthly reports to include grants in progress, grants submitted, and grants awarded	√
Regular communication via email and/or phone regarding upcoming grant opportunities	√
Grant administration and post award compliance as needed	√

We propose a flat monthly rate of **$3,900**, plus reimbursement of out-of-pocket expenses for services mutually agreed on.

EXHIBIT B

COMPENSATION

June 18, 2025

California Consulting, Inc.

214 Main Street, Suite 102

El Segundo, CA 90245

City of Maywood

4319 East Slauson Avenue

Maywood, CA 90270

RE: COMPENSATION

To Whom it May Concern:

This year, California Consulting Inc. has requested that the monthly retainer rate be increased by $175.00 per year for the next three years. If approved, the retainer rate will be:

$3,900.00 from July 1, 2025 – June 30, 2026

$4,075 from July 1, 2026 – June 30, 2027

$4,250 from July 1, 2027 – June 30, 2028

We look forward to the continued partnership.

Sincerely,

Dan Rodriguez

Dan Rodriguez,

Director of Operations

CALIFORNIA CONSULTING INC
The State's Premier Grant Writing Firm

and

City of Maywood

By the Numbers

Total Grant Awards	**$8,444,460**
Total Paid to CC	**$335,786.60**
Return on Investment	**2,414.26%**
Total Earned for City	**$8,108,673.40**
Number of Contract Years	**8 Years 8 Months**

Grant Awards

California Office of Traffic Safety	$56,000
Gateway Cities COG - Local Agency Technical Assistance Grant (LATA)	$500,000
Caltrans - Sustainable Transportation Planning Grant Program-Climate Adaptation	$177,060
California Energy Commission - CalAPP/SolarApp	$40,000
Congressional Request, Congresswoman Lucille Royal – Congresswoman Lucille Royal, Community Project Find	$500,000
CalTrans - Highway Safety Improvement Program (HSIP) 11	$1,418,490
U.S. EPA - Community Projects: Sewer System Repair/Infrastructure Project	$1,200,000
CalOES - California -Local Hazard Mitigation Planning Grant	$121,890
CalFire Urban and Community Forestry Grants Program – Urban Forestry Management Plan	$458,080
House Committee on Appropriations (Army Corps of Engineer) – Community Project Grant Program (wastewater)	$1,200,000
San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC)	$30,000
State of California, Office of the Governor - 2021 Californians for All: Youth Workforce Development Program	$292,218
California Strategic Growth Council - Second Round of BOOST Program	$50,000
Caltrans - Clean California Local Grant Program	$1,388,940
Los Angeles County Department of Arts and Culture: Summer Concert Grant	$20,000
BJA, Edward Byrne Local Allocation Grant	$16,758

Local Early Action Program	$150,000
Active Transportation Program Grant	$263,000
SB2 Planning Grant	$160,000
Caltrans Local Roadway Safety Plan (LRSP)	$82,000
CalFire Urban Forest Improvement and Expansion Grant	$220,000
LA County Parks Recreation Prop Competitive Grant Fund Open Space	$223,373
MSRC Local Government Allocation Grant	$7,059
CalRecycle Tire Derived Product Grant (Chip Seal)	$9,592

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 10.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: DAISY GUERRERO, DEPUTY DIRECTORY OF BUILDING AND PLANNING

SUBJECT: CONSIDERATION OF APPROVAL FOR ISSUANCE OF A SPECIAL EVENT PERMIT TO FRIENDS OF THE LA RIVER TO HOST A LITTER CLEAN UP EVENT AT SPEAKER ANTHONY RENDON RIVERFRONT PARK LOCATION AT 5000 SLAUSON AVENUE

RECOMMENDATION:
Staff recommends that the City Council approve the Special Event Permit submitted by Friends of the Los Angeles River (FoLAR) to host a community cleanup event at Riverfront Park on Friday, June 27, 2025, subject to all required conditions of approval.

BACKGROUND:
Per the Maywood Municipal Code Chapter 15, a Special Event Permit is required for any organized activity involving 75 or more individuals on public property. Section 5-15.02 specifically mandates City Council approval for such gatherings.

The Friends of the Los Angeles River (FoLAR), a nonprofit organization dedicated to environmental stewardship and community education, has submitted a Special Event Permit Application to conduct a litter cleanup event in the City of Maywood. The event will take place at Speaker Anthony Rendon Riverfront Park (5000 Slauson Avenue).

DISCUSSION:
FoLAR's proposed event supports the City's goals of enhancing environmental quality and encouraging civic engagement. The applicant has submitted the completed application, insurance documentation, and a site map. The event is not anticipated to significantly disrupt traffic or City services.

Staff will coordinate internally to ensure appropriate conditions are applied, such as traffic safety measures, public right-of-way clearance, and sanitation requirements. Final approval will be contingent upon full compliance with permit conditions and receipt of the applicable permit fee.

As previously stated, FoLAR is proposing to host a community cleanup event on Friday, June 27, 2025, at Speaker Anthony Rendon Riverfront Park, and will include setup from 11:30 a.m. to 1:00 p.m., followed by the cleanup activities from 1:00 p.m. to 3:00 p.m., and concluding with take-down from 3:00 p.m. to 4:00 p.m. Approximately 200 to 250 participants are expected to attend. The event will include the use of 3 to 4 tables and 3 to 4 pop-up tents (10'x10') to support volunteer coordination and material distribution. A small portable speaker will be used briefly for introductory remarks. The applicant has arranged for four portable restrooms (including two ADA-accessible units), a handwashing station, and a two-yard dumpster to be placed within the traffic circle between 59th Place and Walker Avenue. The dumpster will be positioned to avoid obstruction of

traffic and will be dropped off and picked up on the same day. A Certificate of Insurance naming the City of Maywood as an additional insured has been submitted.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The standard Special Event Permit fee of $192 will be collected as part of the application process. There is no additional fiscal impact to the City, as the applicant will provide all necessary logistics and cleanup.

ATTACHMENT(S)
1. Special Events Permit Application: FoLAR Cleanup (June 27, 2025)
2. Certificate of Insurance: FoLAR – City of Maywood
3. Site Map: FoLAR Litter Cleanup (June 27, 2025)

Maywood Building & Planning Department
4319 E. Slauson Avenue
Maywood, CA 90270
(323) 562-5722
(323) 773-2806 Fax
www.cityofmaywood.com

Permit No. _____
Permit Fee: _____

SPECIAL EVENT PERMIT APPLICATION

Applications shall be filed not less than sixty (60) calendar days, nor more than one (1) year before the time it is proposed to conduct the special event except that applications for block party permits shall be filed at least ten (10) working days prior to the event, and except that applications for expressive activities shall be filed:

Permitted Activity Involves Use of	Must be Filed Within Specified Number of Working Days Prior to the Event
Streets, highways and thoroughfares	7
Rights-of-way other than sidewalks	5
Sidewalks	3
Parks	3
All other areas	3

If the event is being held on behalf of any organization, the event organizer shall file a letter from said organization authorizing the organizer to apply for the permit on its behalf and certifying that the event organizer and its principal shall be held financially responsible for any City fees, departmental services charges or costs that may lawfully be imposed for the event.

EVENT ORGANIZER:

Full Name: Ryan Mayeda

Mailing Address: 570 W Avenue 26, Suite 250, Los Angeles, CA 90065

Business Name: Friends of the Los Angeles River

Location of Event: Riverfront Park – 5000 Slauson Ave, Maywood, CA 90270

Phone: 323-223-0585 Email: ryan@folar.org

ORGANIZATION (IF ANY):

Name: Friends of the Los Angeles River

Mailing Address: 570 W Avenue 26, Suite 250, Los Angeles, CA 90065

Phone: 323-223-0585 Website: https://folar.org/

STATEMENT OF PURPOSE: (Please describe the event and the purpose for holding the event. If more space is needed please attach a separate sheet of paper).

Friends of the Los Angeles River (FoLAR) is planning a litter cleanup event with one of our partner organizations to remove litter and debris around Riverfront Park, local streets, and neighborhood. The goal is to engage people from this organization to connect with and preserve areas surrounding the LA River.

DIAGRAM OF LOCATION OR ROUTE MAP FOR PARADE OR SIMILAR EVENT: (Please show a layout of the event location depicting structures, facilities, spectator or assembly areas, staging areas, etc. If a parade or similar event, the specific route with a map and narrative of the route. Attach a separate sheet).

DATE(S) OF EVENT: June 27, 2025

TIME(S) OF EVENT: (set-up time and take-down) Set up 11:30am–1:00pm; Cleanup 1:00–3:00pm; Take-down 3:00–4:0pm

NUMBER OF PERSONS EXPECTED TO ATTEND PROPOSED EVENT? 200–250

WILL A FEE BE CHARGED TO ATTEND/PATICIPATE IN PROPOSED EVENT? No

STATEMENT OF FEES (IF ANY):

SPECIAL DETAILS: (List number and types of vehicles, live music, amplified sound, animals, etc.)

Estimated 100 personal vehicles. Estimated 3–4 tables and 3–4 10x10’ pop up tents. Small portable speaker for welcome talk and introduction at 1:00–1:15pm.

The City will refer the application to such appropriate City departments as deemed necessary from the nature of the application for review, evaluation, investigation and recommendations by the departments regarding approval or disapproval of the application.

CERTIFICATION: I understand and agree to abide by all of the Special Event Permit regulations of the City of Maywood and any other conditions imposed for the event requested. I certify that all statements made on this application are true and complete. I understand that any false statement may result in denial of the requested permit or revocation of any issued permit. I understand that I/we shall be financially responsible for any City fees, departmental service charges or costs that may lawfully imposed for the event.

I shall procure and maintain in full force and effect during the term of the permit a policy of insurance from a reliable insurance company authorized to do business in the State, which policy includes the City, its boards, officers, agents and employees as named insureds or additional named insureds and which provides the coverage that the City determines to be necessary, reasonable and adequate under the circumstances.

I also agree to defend, protect, indemnify and hold the City, its officers, employees and agents free and harmless from and against any and all claims, damages, expenses, loss or liability of any kind or nature whatsoever arising out of, or resulting from, the alleged acts or omissions of permittee, its officers, agents or employees in connection with the permitted event or activity; and the permit shall expressly provide that the

permittee shall, at permittee's own cost, risk and expense, defend any and all claims or legal actions that may be commenced or filed against the City, its officers, agents or employees, and that permittee shall pay any settlement entered into and shall satisfy any judgment that may be rendered against the City, its officers, agents or employees as a result of the alleged acts or omissions of permittee or permittee's officers, agents or employees in connection with the uses, events or activities under the permit.

Ryan Mayeda _____ 5/30/2025

Applicant's Signature Date

FOR STAFF USE ONLY

Conditions of Approval: _____

_____

_____

Proof of Insurance: _____

☐ Approved _____

Building and Planning Date Comments

☐ Approved _____

Date Comments

☐ Approved _____

Date Comments

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/29/2025

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 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

McDaniel Insurance Services LLC
P.O. Box 1294
Ojai, CA 93024-1294

CA DOI #0K28791

CONTACT NAME: Patricia (Patt) McDaniel
PHONE (A/C, No, Ext): 805-646-9948, 800-400-7288 FAX (A/C, No): 805-646-9976
E-MAIL ADDRESS: agent@mcd-ins.com
PRODUCER CUSTOMER ID #:

INSURED

Friends of the Los Angeles River
570 W. Avenue 26, Ste. 250
Los Angeles, CA 90065

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nonprofits' Insurance Alliance of California	
INSURER B : QBE Insurance Corporation	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC	X		CP-0032286	2/10/2025	2/10/2026	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 $ 500,000 $ 20,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			CP-0032286	2/10/2025	2/10/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DEDUCTIBLE [ ] RETENTION $			CP-0032286	2/10/2025	2/10/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	N / A					WC STATU-TORY LIMITS / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A B	LIQUOR LIABILITY IMPROPER SEXUAL CONDUCT			CP-0032286 CP-0032286	2/10/2025 2/10/2025	2/10/2026 2/10/2026	COMMON CAUSE / AGGREGATE $1,000,000 OCC/$3,000,000 AGG	1,000,000/1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The City of Maywood is additional insured in regards to work done under the Park Permit per CG 20 12.

CERTIFICATE HOLDER

City of Maywood
4319 E. Slauson Ave
Maywood, CA 90270

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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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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
Any person or organization that you are required to include on this policy, under written contract or agreement currently in effect or becoming effective during the term of this policy, applicable under the terms and conditions of this endorsement, and consistent with the description below that the parties intend. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

 © Insurance Services Office, Inc., 2018


FoLAR Litter Cleanup
Site Map 6/27/25
E Slauson Ave
Riverfront Park
Fitness Court at Riverfront Park
Riverfront Basketball Court
FRIENDS OF THE LA RIVER
E 59th Pl
E 59th Pl
E 59th Pl
Walker Ave
Key
Check-In & Info
Park Restrooms
Portable Restrooms
Bike Path Access
Parking
2 Yard Dumpster

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 11.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MIGUEL LEON, DEPUTY CITY CLERK/ASSISTANT TO THE CITY MANAGER

SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) FOR THE DEVELOPMENT OF A QUALIFIED CLIMATE ACTION, ADAPTATION, AND RESILIENCE PLAN (CAARP)

RECOMMENDATION:
It is recommended that the City Council approve the attached Professional Services Agreement (PSA) with Environmental Science Associates (ESA), in an amount not-to-exceed $162,000, and authorize the City Manager to execute the agreement for the development of a Qualified Climate Action, Adaptation, and Resilience Plan (CAARP), in accordance with CEQA Guidelines Section 15183.5.

BACKGROUND:
In March 2025, the City Council directed staff to pursue a formal proposal for the development of a Qualified Climate Action, Adaptation, and Resilience Plan (CAARP) and return with a recommendation for next steps. In April 2025, the City received a proposal from Environmental Science Associates (ESA), the City's current consultant, outlining the scope of work and cost to develop the CAARP as a Qualified Greenhouse Gas (GHG) Reduction Strategy in accordance with CEQA Guidelines Section 15183.5.

In May 2025, the proposal was presented and discussed at the May 25 City Council meeting. At that time, the Council directed staff to bring forward a Professional Services Agreement (PSA) for formal consideration and placement on the Consent Calendar, unless otherwise requested. In June 25, 2025, the item returns for Council consideration and action on the proposed Professional Services Agreement with ESA to initiate development of the Qualified CAARP.

DISCUSSION:
A Qualified CAARP would enable the City to streamline future CEQA reviews for applicable development projects, improve regulatory compliance, and support implementation of consistent greenhouse gas reduction strategies aligned with SB 32 and AB 1279.

Key services outlined in ESA's proposal include:

- Preparation of a programmatic Initial Study/Mitigated Negative Declaration (IS/MND)
- Development of a CEQA streamlining checklist
- Creation of a GHG monitoring and implementation tracking tool
- Public hearing support and project documentation

The Qualified CAARP will be integrated into the City's ongoing CAARP planning effort currently funded by Caltrans. The proposed timeline anticipates project completion by December 2025, ensuring consistency with existing grant requirements and project milestones.

The scope of work and not-to-exceed cost are based on general assumptions outlined in ESA's proposal, including the anticipated level of CEQA review, consolidated staff feedback, and no requirement for specialized technical studies or tribal consultation. Any significant variance may require a future contract amendment. Upon approval of the Professional Services Agreement, staff will initiate project coordination with ESA and begin implementation of the approved scope of work in accordance with the project timeline and deliverables.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The not-to-exceed cost of the Professional Services Agreement is $162,000. This amount will be allocated from the General Fund's estimated available balance in FY 25-26 as shown below, and no grant funds will be used for this agreement. Any future costs associated with the CAARP will be assessed at a later date and presented to the City Council for further consideration, if necessary.

FY 25-26 Estimated Available Balance: $365,961
Current Approved Item: $162,000
FY 25-26 Estimated Remaining Available Balance: $203,961

ATTACHMENT(S)
1. Professional Services Agreement with ESA
2. ESA Proposal: Qualified CAARP (April 17, 2025)
3. Staff Report (March 26, 2025): Qualified vs. Non-Qualified CAARP
4. Revised CAARP Project Timeline
5. Staff Report (May 28, 2025): Consideration of Proposal to Develop Qualified CAARP

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated June 25, 2025 ("Effective Date") and is between the City of Maywood, a California municipal corporation ("City") and Environmental Science Associates (ESA) ("Contractor"). City and Contractor are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

A. City desires to utilize the services of Contractor as an independent Contractor to develop the City of Maywood Climate Action Adaptation and Resilience Plan (CAARP) as a Qualified GHG Reduction Strategy.

B. Contractor represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Contractor and Contractor desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

The Parties therefore agree as follows:

1. Contractor's Services.

A. Scope of Services. Contractor shall perform the services described in the Scope of Services (the "Services"), attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes mutually agreed upon by the Parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Contractor Representative shall be Jeff Caton, Vice President (the "Contractor Representative"). The Contractor Representative shall directly manage Contractor's Services under this Agreement. Contractor shall not change the Contractor Representative without City's prior written consent.

C. Time for Performance. Contractor shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Contractor shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like

professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Contractor has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Contractor shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Contractor shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through June 25, 2025, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Scope of Services satisfactorily rendered, City agrees to compensate Contractor, and Contractor agrees to accept in full satisfaction for the services required by this Agreement, $162,000, as more particularly described in **Exhibit B** ("Compensation"). Said Compensation shall constitute reimbursement of Contractor's fee for the services as well as the actual cost of any staff time, other direct or indirect costs or fees, including the work of employees, Contractors and subcontractors, equipment, materials, and supplies necessary to provide the service (including all labor, materials, delivery, tax, assembly, and installation, as applicable). In no event shall the Contractor be paid more than $162,000, which includes expenses and additional services (if any) during the term of this Agreement ("Maximum Compensation").

B. Expenses. The City will not reimburse Contractor for any expenses, unless expenses are agreed upon in advance in writing by both parties and/or set forth in **Exhibit B**.

C. Unauthorized Services and Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Contractor Representative authorize such services in writing prior to Contractor's performance of those services or incurrence of additional expenses. Any additional services or expenses authorized by the City Council or the City Representative shall be compensated at the rates set forth in **Exhibit B**, or, if not specified, at a rate mutually agreed to by the Parties. City shall

make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Contractor shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Contractor in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement or within such other reasonable time dependent on the City's warrant run procedures. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Contractor. Notwithstanding the preceding sentence, if Contractor is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Contractor shall make all records, invoices, timecards, cost control sheets and other records maintained by Contractor in connection with this Agreement available during Contractor's regular working hours to City for review and audit by City.

5. Independent Contractor. Contractor is, and shall at all times remain as to City, a wholly independent Contractor. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, 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, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Contractor covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Contractor or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Contractor without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Contractor, its officers, employees, agents, or Subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order

shall not be considered "voluntary," provided 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 work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to 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 the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Contractor as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Contractor's permission. Contractor may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Contractor.

D. Contractor's covenants under this Section shall survive the expiration or termination of this Agreement.

7. Conflicts of Interest. Contractor and its officers, employees, associates and Subcontractors, if any, shall comply with all conflict-of-interest statutes of the State of California applicable to Contractor's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Contractor may perform similar Services for other clients, but Contractor and its officers, employees, associates and Subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Contractor shall incorporate a clause substantially similar to this Section into any subcontract that Contractor executes in connection with the performance of this Agreement.

8. Indemnification, Hold Harmless, and Duty to Defend.

A. Indemnities.

1) To the fullest extent permitted by law, Contractor shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent Contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor, its officers, agents, servants, employees, Subcontractors, materialmen, Contractors or their officers, agents, servants or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Contractor shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Contractor shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Contractor shall pay all required taxes on amounts paid to Contractor under this Agreement and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent Contractor relationship created by this Agreement. Contractor shall fully comply with the workers' compensation law regarding Contractor and Contractor's employees. Contractor shall indemnify and hold City harmless from any failure of Contractor to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

3) Contractor shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every Subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. If Contractor fails to obtain such indemnity obligations, Contractor shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual,

alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor's Subcontractor, its officers, agents, servants, employees, Subcontractors, materialmen, Contractors or their officers, agents, servants or employees (or any entity or individual that Contractor's Subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Contractor's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Contractor because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Contractor's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Contractor shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $1,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $1,000,000.00 per project or location. If Contractor is a limited liability company, the commercial general liability coverage shall be amended so that Contractor and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $1,000,000.00 per accident for bodily injury and property damage. If Contractor does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Contractor shall provide insurance in the amount required by California law.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Contractor has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Contractor shall execute a declaration that it has no employees.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide or such other rating as approved by the City Manager. Self insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The general liability policy shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Contractor's insurance and shall not contribute with it.

E. Contractor's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Contractor and Contractor's employees, agents or subContractors from waiving the right of subrogation prior to a loss. Contractor hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Contractor shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Contractor shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Contractor shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Contractor shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Contractor does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Contractor's policies do not comply with the

requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Contractor's expense, the premium thereon. Contractor shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Contractor.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Contractor shall furnish City's Risk Manager or such other official designed by the City Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Contractor may provide complete, certified copies of all required insurance policies to City. Contractor shall maintain current endorsements on file with City's Risk Manager. Contractor shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Contractor shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Contractor shall not be construed as a limitation of Contractor's liability or as full performance of Contractor's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Contractor shall require each of its Subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Contractor with all pertinent Data, documents and other requested information as is reasonably available for Contractor's proper performance of the Services required under this Agreement.

B. Contractor's Cooperation. In the event any claim or action is brought against City relating to Contractor's performance of Services rendered under this Agreement, Contractor shall render any reasonable assistance that City requires.

11. Records and Inspections. Contractor shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the 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 City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Contractor at least ten calendar days before the termination is to be effective. Contractor may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

B. Obligations upon Termination. Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Contractor, City shall pay Contractor based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the Services required by this Agreement. Contractor shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Contractor shall not be liable for any failure to perform its obligations under this Agreement if Contractor presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Contractor's reasonable control and not due to any act by Contractor.

14. Default.

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 shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Contractor with written notice of the default. Contractor shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Contractor fails to cure its default within such period of time, 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.

15. Notices. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Contractor's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:
Attn: City Manager
City of Maywood
4319 East Slauson Avenue
Maywood, California 90270

If to Contractor:
Jeff Caton
Environmental Science - Associates (ESA)
2600 Capital Avenue Suite 200
Sacramento, CA, 95816

16. 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 will 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.

17. Prohibition of Assignment and Delegation. Contractor shall not 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 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 assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "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.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. 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 a 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.

20. Final Payment Acceptance Constitutes Release. The acceptance by Contractor of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Contractor for anything done, furnished or relating to Contractor's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Contractor, its employees, subContractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Contractor, its employees, subContractors and agents.

21. Corrections. In addition to the above indemnification obligations, Contractor shall correct, at its expense, all errors in the work which may be disclosed during City's review of Contractor's report or plans. Should Contractor fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Contractor. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Contractor under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Contractor by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Contractor's services beyond the current fiscal year, this Agreement shall cover payment for Contractor's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibits. Exhibits A and **B** constitute a part of this Agreement and are 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, or between a provision of this Agreement and a provision of Contractor's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject

matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. 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.

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

27. Time of the 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 shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days Maywood City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, 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 a superior court with geographic jurisdiction over the City of Maywood.

30. Attorneys' Fees. In any litigation or other proceeding by which a 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 entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Maywood,
a California municipal corporation

By: _____
Mayra Aguiluz
Mayor of the City of Maywood

Contractor:

_____

By: _____
Name: Jeff Caton
Title: Vice President

ATTEST:

By: _____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
Roxanne Diaz, City Attorney

EXHIBIT A

SCOPE OF SERVICES

ESA's current contract to develop the CAARP can accommodate the first three requirements, but it should be noted that meeting the reduction targets will require relatively aggressive measures and performance goals for the energy, transportation and solid waste sectors, in particular. Our approach to developing a qualified CAARP will include advising the City on the best way to achieve state-aligned reduction targets based on community input, alignment with state and regional efforts, and feasibility considerations including staff time and implementation barriers (e.g., costs and funding availability).

Since 2022, ESA has been helping the City develop its CAARP. Based on this experience, ESA has developed a sound understanding of the community of Maywood and an understanding of the City's and community's priorities for the CAARP. Our approach and scope of work assume that implementation of the CAARP would generally provide beneficial changes and that the CAARP would not result in substantive changes to land uses, such as intensification in areas, or changes to infrastructure, such as transit or trails, that would warrant substantial analyses. Based on our current understanding of the policies, strategies and actions that are likely to be included in the CAARP, we anticipate that all potentially significant effects associated with the adoption of the CAARP can be reduced to less-than-significant levels with implementation of mitigation measures. Therefore, we believe that an Initial Study/Mitigated Negative Declaration (IS/MND) will be the appropriate CEQA document for the CAARP. In addition, ESA assumes that public comment on the ND/MND will not be extensive given the beneficial nature of the CAARP. In the event significant impacts are identified through the course of the Initial Study that cannot be reduced with mitigation, and an Environmental Impact Report is required, ESA can prepare a separate scope of work and cost estimate for such work.

Scope of Work

Task 1: CEQA IS/MND

Task 1.1 – Initiation and Kickoff Meeting

Within one week of receiving the Notice to Proceed (NTP), ESA's Management Team will schedule and conduct a virtual online project kickoff meeting with City staff. ESA will prepare an agenda before the meeting and will distribute meeting minutes within a week after the project kickoff meeting. The purposes of the project kickoff meeting will be as follows:

- Review the scope of work, establish team roles and clear lines of communication
- Establish procedures for product review and task completion.
- Obtain any additional technical reports, ordinances, and studies.
- Establish a mutual understanding of the key IS/(M)ND issues and delve into project-related issues.
- Discuss the project description.
- Identify a preliminary project schedule and key milestones, including delivery of and review of technical studies.

Deliverables

- Project kickoff meeting agenda.
- A virtual online initial project kickoff meeting with City staff.
- Project kickoff meeting minutes.

Assumptions:

- ESA assumes that the City of Maywood will be the CEQA lead agency. In this role as lead agency under CEQA, the City will have primary review of the CEQA document and approval of the Project.
- Project site visit is not required since the project includes the entire City within its scope of analysis.

Task 1.2 – Prepare Project Description

ESA will prepare a draft and final Project description to provide the level of detail needed to support the CEQA impact analysis. ESA will coordinate with City staff and will utilize the knowledge and expertise of the ESA staff who prepared the draft CAARP (the Project). ESA assumes City staff will provide ESA with all relevant historical information applicable to the Project. After receipt of relevant technical reports, ESA will provide a list of data needs to City staff. Following receipt of the data needs, ESA will prepare a project description that will clearly describe the components of the project, as well as the timing of each of the project phases. It is important that the project description effectively identify project components that may not be fully defined. Effectively disclosing these parameters is important to the public's confidence in the analysis, the legal adequacy of the environmental document, and the City's flexibility in implementing the CAARP over time.

Deliverables: Draft (for City review and comment) and Final Project Description (electronic copies – MS Word)

Task 1.3 – Prepare the Administrative Draft Initial Study and proposed Mitigated Negative Declaration

Under Task 3, ESA will prepare an administrative draft of the Initial Study (IS). The IS will present a basic description of the existing environmental setting, adequate to inform the Project's analysis and provide an evaluation of impacts based on the CEQA Appendix G Guidelines. ESA will evaluate changes from the existing conditions and analyze potential Project impacts that could result from implementation of the CAARP. The IS narrative will include brief explanations for all effects (i.e., Potentially Significant, Potentially Significant without Mitigation Incorporated, Less Than Significant, and No Impact) that could impact the environment at or near the Project area. As necessary, ESA will develop Project-specific mitigation measures to avoid and/or minimize environmental impacts. ESA will include appropriate text demonstrating consistency with existing local and regional planning documents and zoning, as well as the Mandatory Findings of Significance section for the City of Maywood to review and input.

The IS will include all of the information required by Section 15063(d) of the State CEQA Guidelines, including:

- A description of the Project and its environmental setting
- A map showing the location of the Project
- The probable environmental effects of the Project
- A discussion of ways to mitigate the significant effects
- A discussion of whether the project would be consistent with existing zoning, plans, and other applicable land use controls
- Required entitlements and Project approvals

Based on our understanding of the Project and existing conditions, ESA anticipates that several resource topics may not result in significant impacts associated with implementation of the Project. For the resource areas

of Agricultural/Forestry Resources, Geology/Soils and Mineral Resources, Land Use, Population and Housing, Recreation, Public Services, Utilities and Service Systems, and Wildfire, simplified and brief discussions are proposed. Qualitative evaluations will be provided for the remainder of the environmental issues including Aesthetics, Biological Resources, Cultural Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Tribal Cultural Resources. No technical reports are proposed to be prepared.

ESA will submit an electronic version (MS Word) of the complete Administrative Draft IS/MND to the City for review and comment in track-changes mode. Graphics and figures will also be submitted as a single pdf. ESA assumes that one consolidated round of review and comments on the Admin Draft IS/MND will be adequate for this task as provided from the City.

Deliverables: Administrative Draft IS/MND (electronic copy – MS Word); graphics and figures (electronic copies – pdf)

Task 1.4 – Prepare Screencheck Draft IS/MND

ESA will incorporate the City's comments on the Administrative Draft IS/MND and prepare a Screencheck Draft IS/MND for final City approval. All internal City comments on the Administrative Draft IS/MND will be provided to ESA in one consolidated MS Word file. ESA will incorporate City comments on the Administrative Draft IS/MND and submit one electronic version of the Screencheck Draft IS/MND. To further streamline the review process, any mitigation measures developed to address potential impacts will be organized in a Mitigation Monitoring and Reporting Program (MMRP) and included as a chapter in the IS/MND. In the MMRP, ESA will define details on the implementation procedures for mitigation measures listed in the Draft IS/MND. ESA anticipates that the comments on the Screencheck Draft IS/MND will direct revisions to the Administrative Draft IS/MND and assumes that no additional or new technical analysis will be needed or requested and that Administrative Draft IS/MND technical analyses will not need to be revised based on changes to the Project description. As indicated in the cost estimate, we have allocated a modest level of effort to this task based on our past experience that the level of effort decreases from the administrative draft stage to the screencheck stage. This scope of work assumes one round of review of the Administrative Draft IS/MND.

Deliverables: Screencheck Draft IS/MND (electronic copies – MS Word and PDF including graphics and appendices)

Task 1.5 – Prepare IS/MND for Public Review

This task includes publication of the Draft IS/MND. On behalf of the City, ESA will provide a Notice of Intent to Adopt (NOI) and the Public Review Draft IS/MND to 25 local entities. Two paper copies of the Draft IS/MND can be made available for public review at the City's Planning Department counter and/or local library, if requested. We anticipate that, at minimum, the CEQA document will be posted electronically on the City's website and posted to the CEQAnet website through the Governor's Office of Land Use & Climate Innovation. ESA will also submit the NOI, Summary Form, and Notice of Completion to the CEQAnet portal.

ESA will attend one public meeting or virtual meeting to receive comments on the draft IS/MND during the public review period. We assume that the City will coordinate the public hearing and provide materials describing or illustrating the Project. We recommend commenters submit written comments on the draft IS/MND for public review. To the extent

practical, ESA will take notes on issues raised by commenting individuals that could be addressed in the Response to Comments Memorandum. ESA can be available to provide an overview of the CEQA process and answer questions raised by the public regarding the CEQA process.

Deliverables:

- Public Review IS/MND; Notice of Completion and Notice of Intent to Adopt (electronic copies – MS Word and PDF) to be provided to City staff.
- Public Review Draft IS/MND and NOI, submitted electronically to the State Office of Land Use & Climate Innovation's CEQAnet portal; up to 25 paper copies of the NOI to agencies and interested persons to be distributed by overnight FedEx mail.
- Up to two paper copies of the Public Review Draft IS/MND with the appendices on a USB flash drive on the back inside cover of the document, submitted by ESA to City staff for display at the Planning Department counter and/or local library.
- The NOI, to be placed in the local newspaper for at least one day by City staff.

Task 1.6 – Response to Comments Memorandum

After the close of the public review period, ESA will virtually meet with City staff to review comment letters from agencies and the public on the MND, as deemed necessary. We understand this Project is not likely to be contentious, however, public and agency comment letters are expected. For budgeting purposes, we assume up to 36 hours of technical staff and 8 hours of production staff to prepare a Responses to Comments memorandum. If comments require more time to prepare responses, ESA will inform the City of a need for a contract amendment. This document will be available for consideration by the Planning Commission and City Council while they are considering adoption of the proposed MND. The combination of the Public Review Draft IS/MND and Response to Comments constitute the Final IS/MND.

Deliverables: Responses to Comment Memorandum (electronic copies – MS Word and PDF)

Task 1.7 – Project Approval with Presentation at Planning Commission and City Council Approval Meeting and Public Meeting

ESA will use Project information and analysis from the Initial Study and proposed MND as foundational information to prepare for public hearings where the Planning Commission and City Council will consider Project approval and adoption of the MND. If necessary, the Project Manager and/or Deputy Project Manager can be on hand to participate or answer questions about the CEQA process or results. ESA will prepare a Notice of Determination (NOD) for the City's signature and submittal to the Los Angeles County Recorder/Clerk Office. This task assumes attendance at one Planning Commission hearing and one City Council hearing and assumes up to 20 hours for meeting attendance and preparation of the NOD. If additional, time is required for this task, ESA will inform City staff and request a contract amendment.

Deliverables: Provide Notice of Determination to City staff; Attend one Planning Commission and one City Council hearings.

Assumption: In-person attendance will be required at two public hearings.

Task 2. CAARP Consistency Checklist for CEQA Streamlining of New Development Projects

To support the use of the CAARP's IS/MND to streamline CEQA review for future projects, ESA will develop a CAARP Consistency Checklist for individual development projects to demonstrate that they are consistent with CAARP's GHG reduction measures and related performance standards. Use of the CAARP Consistency Checklist will ensure that new development projects incorporate applicable CAARP measures and actions in their projects and help the City achieve incremental reductions toward its 2030 and 2045 GHG reduction targets.

The intent of the checklist is to assist in determining a discretionary project's consistency with the CAARP, to be used by City planning staff for CEQA streamlining purposes. Additionally, the checklist will facilitate City monitoring of CAARP efficacy as required by State CEQA Guidelines Section 15183.5. Discretionary projects that can utilize the checklist to demonstrate consistency with all applicable mandatory local or regional measures in the CAARP can conclude that their impacts related to GHG emissions would be less than significant under CEQA because the project would be consistent with a qualified GHG reduction plan under State CEQA Guidelines Section 15183.5.

Under this task, ESA will identify which GHG reduction measures in the CAARP apply to new development, including measures that apply solely to new development (e.g., natural gas restrictions for new construction) and GHG reduction measures that apply to both the built environment and new development (such as expanding public transit). ESA will identify the specific requirements of each GHG reduction measure that applies to new development to inform the CAARP

ESA will design the checklist to provide clear direction to project proponents and stakeholders as to what is required and what is optional in terms of achieving project consistency with the CAARP for each future target/forecast year. ESA will prepare a draft checklist for City review and a final checklist for project applicants to use in an interactive format (i.e., web-based form or fillable PDF file). The checklist will also be provided as an appendix to the CAARP.

Deliverables: CAAP Consistency Checklist (draft and final).

Task 3. CAARP Tracking and Monitoring Tool

To maintain the qualified status on the Maywood CAARP, ESA recommends developing a tool that enables the City to track the GHG reductions that are being accomplished through its implementation to ensure annual reductions stay on track towards targets. ESA will develop a custom tool that tracks CAARP implementation and performance indicators and measures progress of individual measures in reducing GHG emissions. The tool will allow City staff to enter activity data and participation rate information and calculate GHG emission reductions consistent with the methods, protocols, and emission factors used for the inventories, BAU forecasts, and GHG reduction calculations in the CAARP.

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Deliverables: Prepare project coordination meeting materials and meeting summaries; Prepare and submit monthly progress reports with monthly invoices.

ESA Project Staff

Our team includes CAARP Project Director **Jeff Caton** and CAARP Project Manager **Elizabeth Felter**, as well as **David Crook** as CEQA Project Manager., and senior analysis **Brian Schuster** and **Alan Sako** for their technical expertise regarding CEQA and GHG emissions modeling. In addition, we have selected several technical experts to efficiently execute the scope of work. ESA is supported by more than 300 environmental professionals throughout California, who may be called upon when specialty knowledge or services are needed.

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EXHIBIT B

COMPENSATION

Cost Estimate

ESA will provide these services under a contract task order on a time and materials basis, in accordance with the current ESA Time and Materials Compensation Schedule. As requested, our estimated level of effort and cost for each task is summarized below and presented in more detail in Exhibit A - Table 1 with consideration for the general assumptions listed below. We estimate that the cost to complete this scope of work presented herein is not-to-exceed **$162,000** inclusive of direct costs outlined in the scope of work. A more detailed cost estimate broken down by subtask can be provided upon request. Our cost proposal will remain valid for 90 days.

Task	Description	Estimated Cost
1	CEQA IS/MND	$ 120,000
2	CAARP Consistency Checklist for CEQA Streamlining	13,000
3	CAARP Tracking and Monitoring Tool	18,000
4	Project Coordination, Meetings, Budget Controls and Management Duties	7,000
	IS/MND Direct Costs (printing, mileage and mailings/Fedex)	4,000
	Total	**$ 162,000**

General Assumptions

ESA has made the following assumptions while developing the scope of work and the cost estimate. Changes in these assumptions may require adjustments in ESA's effort and cost for services.

1. The impacts of the proposed Project would remain within the scope of the analysis anticipated for the proposed IS/MND. In the unlikely event that during the course of investigating environmental impacts, one or more

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1. The impacts of the proposed Project would remain within the scope of the analysis anticipated for the proposed IS/MND. In the unlikely event that during the course of investigating environmental impacts, one or more

potentially significant and unavoidable impacts are identified that cannot be avoided or reduced to a less-than-significant level through design modifications or mitigation measures, then an EIR may need to be prepared. In this event, it may be necessary to develop a separate scope of work for an EIR.

2. The Project description will not change substantially once environmental impact evaluation is underway.
3. The City will provide one set of consolidated comments in a timely manner for each review cycle.
4. The scope of work does not include collection of field data for a traffic impact or noise study.
5. This scope of work does not include support for AB 52 consultation (tribal consultation).
6. The City would be responsible for paying any and all applicable filing fees.
7. No subsurface exploratory surveys will be required for the assessment of archaeological resources.
8. ESA anticipates that no more than two hard copies of the IS/MND will be necessary. If requested, ESA can print and bind additional hard copies. These will be billed on a time and materials basis and are not included in our current budget.

ESA

2600 Capitol Avenue
Suite 200
Sacramento, CA 95816
916.564.4500 phone
916.564.4501 fax

esassoc.com

April 17, 2025

City of Maywood
attn. Miguel Leon, Administrative Analyst
4319 E. Slauson Ave.
Maywood, CA 90270

Subject: Proposal to Develop the City of Maywood Climate Action Adaptation and Resilience Plan (CAARP) as a Qualified GHG Reduction Strategy

Dear Mr. Leon:

Environmental Science Associates (ESA) is pleased to submit this scope of work and cost estimate to support the City of Maywood with California Environmental Quality Act (CEQA) review and other tasks needed to make the City of Maywood Climate Action Adaptation and Resilience Plan (CAARP) a Qualified GHG Reduction Strategy under CEQA Guidelines 15183.5b, which provides a framework for programmatic greenhouse gas emissions reduction plans. The scope of work presented herein includes ESA's understanding of the Project, our proposed approach for achieving CEQA compliance, an outline and brief description of proposed tasks, and a draft schedule timeline with milestones that coordinates with the ongoing development of your CAARP.

Regarding CEQA, ESA's proposed scope of work assumes that, based on our current understanding of the policies, strategies and actions that are likely to be included in the CAARP, all potentially significant effects associated with the adoption of the CAARP can be reduced to less-than-significant levels with implementation of mitigation measures. Therefore, we believe that an Initial Study/Mitigated Negative Declaration (IS/MND) will be the appropriate CEQA document for the CAARP. Details on our proposed scope of work and fee estimate for CEQA compliance are provided within this letter proposal. In the event significant impacts are identified through the course of the Initial Study that cannot be reduced with mitigation, and an Environmental Impact Report is required, ESA can prepare a separate scope of work and cost estimate for such work.

ESA appreciates the opportunity to serve the City of Maywood. If you have any questions about this scope of work, please contact Jeff Caton.

Respectfully,



Jeff Caton
Vice President

Developing the CAARP as a "Qualified GHG Reduction Plan"

Understanding and Approach

ESA understands that the City of Maywood may desire its CAARP (the Project) to be a Qualified GHG Reduction Plan, as defined by the CEQA Guidelines, which enables CEQA streamlining of future development projects to demonstrate a less-than-significant impact with respect to GHG emissions impacts by demonstrating consistency with policies, measures and performance standards in the CAARP. Technically, the CAARP must therefore be a "qualified" GHG reduction plan as outlined in Section 15183.5(b) of the State CEQA Guidelines (see inset).

The key benefit of a qualified CAARP is that it facilitates CEQA review of future development projects within the City by streamlining GHG impacts analyses by tiering from the programmatic environmental review contained in the CEQA document for the CAARP. In doing so, pursuant to State CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to climate change resulting from the project's GHG emissions may be determined not to be cumulatively considerable.

What is a Qualified CAP?

A "qualified" CAP (or GHG reduction plan), as outlined in Section 15183.5(b) of the State CEQA Guidelines, must include a GHG target that is consistent with the goals of Senate Bill 32 (achieve 40 percent reduction compared to 1990 by 2030) and Assembly Bill 1279 (85 reduction compared to 1990 by 2045) and a clear road map to meet that target through implementation of feasible measures to reduce GHG emissions. To remain qualified, a CAP must be monitored and adjusted on a periodic basis, due to rapidly evolving state policy, legislation, and climate science, as well as the inherent uncertainty regarding the success of individual GHG reduction strategies.

A qualified GHG strategy must meet the following requirements, per CEQA Guidelines Section 15183.5(b):

1. **Community-wide GHG inventory and forecast**: The strategy must include a comprehensive inventory of current GHG emissions and a forecast of future emissions.
2. **GHG emission reduction targets**: It must establish specific targets for reducing GHG emissions that align with State mandates (i.e., SB 32 and AB 1279).
3. **Mitigation strategy**: The plan must detail the measures and actions that will be implemented to achieve the reduction targets. It should specify measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level.
4. **Implementation and monitoring**: There should be a clear plan for how the strategy will be implemented and monitored over time to ensure its effectiveness, and the plan should be monitored and adjusted on a periodic basis to ensure the city stays on track towards meeting the reduction targets.
5. **Public process**: The strategy must be adopted through a public process after environmental review (i.e., CEQA).

ESA's current contract to develop the CAARP can accommodate the first three requirements, but it should be noted that meeting the reduction targets will require relatively aggressive measures and performance goals for the energy, transportation and solid waste sectors, in particular. Our approach to developing a qualified CAARP will include advising the City on the best way to achieve state-aligned reduction targets based on community input, alignment with state and regional efforts, and feasibility considerations including staff time and implementation barriers (e.g., costs and funding availability).

Since 2022, ESA has been helping the City develop its CAARP. Based on this experience, ESA has developed a sound understanding of the community of Maywood and an understanding of the City's and community's priorities for the CAARP. Our approach and scope of work assume that implementation of the CAARP would generally provide beneficial changes and that the CAARP would not result in substantive changes to land uses, such as intensification in areas, or changes to infrastructure, such as transit or trails, that would warrant substantial analyses. Based on our current understanding of the policies, strategies and actions that are likely to be included in the CAARP, we anticipate that all potentially significant effects associated with the adoption of the CAARP can be reduced to less-than-significant levels with implementation of mitigation measures. Therefore, we believe that an Initial Study/Mitigated Negative Declaration (IS/MND) will be the appropriate CEQA document for the CAARP. In addition, ESA assumes that public comment on the ND/MND will not be extensive given the beneficial nature of the CAARP. In the event significant impacts are identified through the course of the Initial Study that cannot be reduced with mitigation, and an Environmental Impact Report is required, ESA can prepare a separate scope of work and cost estimate for such work.

Scope of Work

Task 1: CEQA IS/MND

Task 1.1 – Initiation and Kickoff Meeting

Within one week of receiving the Notice to Proceed (NTP), ESA's Management Team will schedule and conduct a virtual online project kickoff meeting with City staff. ESA will prepare an agenda before the meeting and will distribute meeting minutes within a week after the project kickoff meeting. The purposes of the project kickoff meeting will be as follows:

- Review the scope of work, establish team roles and clear lines of communication
- Establish procedures for product review and task completion.
- Obtain any additional technical reports, ordinances, and studies.
- Establish a mutual understanding of the key IS/(M)ND issues and delve into project-related issues.
- Discuss the project description.
- Identify a preliminary project schedule and key milestones, including delivery of and review of technical studies.

Deliverables

- Project kickoff meeting agenda.
- A virtual online initial project kickoff meeting with City staff.
- Project kickoff meeting minutes.

Assumptions:

- ESA assumes that the City of Maywood will be the CEQA lead agency. In this role as lead agency under CEQA, the City will have primary review of the CEQA document and approval of the Project.
- Project site visit is not required since the project includes the entire City within its scope of analysis.

Task 1.2 – Prepare Project Description

ESA will prepare a draft and final Project description to provide the level of detail needed to support the CEQA impact analysis. ESA will coordinate with City staff and will utilize the knowledge and expertise of the ESA staff who prepared the draft CAARP (the Project). ESA assumes City staff will provide ESA with all relevant historical information applicable to the Project. After receipt of relevant technical reports, ESA will provide a list of data needs to City staff. Following receipt of the data needs, ESA will prepare a project description that will clearly describe the components of the project, as well as the timing of each of the project phases. It is important that the project description effectively identify project components that may not be fully defined. Effectively disclosing these parameters is important to the public's confidence in the analysis, the legal adequacy of the environmental document, and the City's flexibility in implementing the CAARP over time.

Deliverables: Draft (for City review and comment) and Final Project Description (electronic copies – MS Word)

Task 1.3 – Prepare the Administrative Draft Initial Study and proposed Mitigated Negative Declaration

Under Task 3, ESA will prepare an administrative draft of the Initial Study (IS). The IS will present a basic description of the existing environmental setting, adequate to inform the Project's analysis and provide an evaluation of impacts based on the CEQA Appendix G Guidelines. ESA will evaluate changes from the existing conditions and analyze potential Project impacts that could result from implementation of the CAARP. The IS narrative will include brief explanations for all effects (i.e., Potentially Significant, Potentially Significant without Mitigation Incorporated, Less Than Significant, and No Impact) that could impact the environment at or near the Project area. As necessary, ESA will develop Project-specific mitigation measures to avoid and/or minimize environmental impacts. ESA will include appropriate text demonstrating consistency with existing local and regional planning documents and zoning, as well as the Mandatory Findings of Significance section for the City of Maywood to review and input.

The IS will include all of the information required by Section 15063(d) of the State CEQA Guidelines, including:

- A description of the Project and its environmental setting
- A map showing the location of the Project
- The probable environmental effects of the Project
- A discussion of ways to mitigate the significant effects
- A discussion of whether the project would be consistent with existing zoning, plans, and other applicable land use controls
- Required entitlements and Project approvals

Based on our understanding of the Project and existing conditions, ESA anticipates that several resource topics may not result in significant impacts associated with implementation of the Project. For the resource areas

of Agricultural/Forestry Resources, Geology/Soils and Mineral Resources, Land Use, Population and Housing, Recreation, Public Services, Utilities and Service Systems, and Wildfire, simplified and brief discussions are proposed. Qualitative evaluations will be provided for the remainder of the environmental issues including Aesthetics, Biological Resources, Cultural Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Tribal Cultural Resources. No technical reports are proposed to be prepared.

ESA will submit an electronic version (MS Word) of the complete Administrative Draft IS/MND to the City for review and comment in track-changes mode. Graphics and figures will also be submitted as a single pdf. ESA assumes that one consolidated round of review and comments on the Admin Draft IS/MND will be adequate for this task as provided from the City.

Deliverables: Administrative Draft IS/MND (electronic copy – MS Word); graphics and figures (electronic copies – pdf)

Task 1.4 – Prepare Screencheck Draft IS/MND

ESA will incorporate the City's comments on the Administrative Draft IS/MND and prepare a Screencheck Draft IS/MND for final City approval. All internal City comments on the Administrative Draft IS/MND will be provided to ESA in one consolidated MS Word file. ESA will incorporate City comments on the Administrative Draft IS/MND and submit one electronic version of the Screencheck Draft IS/MND. To further streamline the review process, any mitigation measures developed to address potential impacts will be organized in a Mitigation Monitoring and Reporting Program (MMRP) and included as a chapter in the IS/MND. In the MMRP, ESA will define details on the implementation procedures for mitigation measures listed in the Draft IS/MND. ESA anticipates that the comments on the Screencheck Draft IS/MND will direct revisions to the Administrative Draft IS/MND and assumes that no additional or new technical analysis will be needed or requested and that Administrative Draft IS/MND technical analyses will not need to be revised based on changes to the Project description. As indicated in the cost estimate, we have allocated a modest level of effort to this task based on our past experience that the level of effort decreases from the administrative draft stage to the screencheck stage. This scope of work assumes one round of review of the Administrative Draft IS/MND.

Deliverables: Screencheck Draft IS/MND (electronic copies – MS Word and PDF including graphics and appendices)

Task 1.5 – Prepare IS/MND for Public Review

This task includes publication of the Draft IS/MND. On behalf of the City, ESA will provide a Notice of Intent to Adopt (NOI) and the Public Review Draft IS/MND to 25 local entities. Two paper copies of the Draft IS/MND can be made available for public review at the City's Planning Department counter and/or local library, if requested. We anticipate that, at minimum, the CEQA document will be posted electronically on the City's website and posted to the CEQAnet website through the Governor's Office of Land Use & Climate Innovation. ESA will also submit the NOI, Summary Form, and Notice of Completion to the CEQAnet portal.

ESA will attend one public meeting or virtual meeting to receive comments on the draft IS/MND during the public review period. We assume that the City will coordinate the public hearing and provide materials describing or illustrating the Project. We recommend commenters submit written comments on the draft IS/MND for public review. To the extent

practical, ESA will take notes on issues raised by commenting individuals that could be addressed in the Response to Comments Memorandum. ESA can be available to provide an overview of the CEQA process and answer questions raised by the public regarding the CEQA process.

Deliverables:

- Public Review IS/MND; Notice of Completion and Notice of Intent to Adopt (electronic copies – MS Word and PDF) to be provided to City staff.
- Public Review Draft IS/MND and NOI, submitted electronically to the State Office of Land Use & Climate Innovation's CEQAnet portal; up to 25 paper copies of the NOI to agencies and interested persons to be distributed by overnight FedEx mail.
- Up to two paper copies of the Public Review Draft IS/MND with the appendices on a USB flash drive on the back inside cover of the document, submitted by ESA to City staff for display at the Planning Department counter and/or local library.
- The NOI, to be placed in the local newspaper for at least one day by City staff.

Task 1.6 – Response to Comments Memorandum

After the close of the public review period, ESA will virtually meet with City staff to review comment letters from agencies and the public on the MND, as deemed necessary. We understand this Project is not likely to be contentious, however, public and agency comment letters are expected. For budgeting purposes, we assume up to 36 hours of technical staff and 8 hours of production staff to prepare a Responses to Comments memorandum. If comments require more time to prepare responses, ESA will inform the City of a need for a contract amendment. This document will be available for consideration by the Planning Commission and City Council while they are considering adoption of the proposed MND. The combination of the Public Review Draft IS/MND and Response to Comments constitute the Final IS/MND.

Deliverables: Responses to Comment Memorandum (electronic copies – MS Word and PDF)

Task 1.7 – Project Approval with Presentation at Planning Commission and City Council Approval Meeting and Public Meeting

ESA will use Project information and analysis from the Initial Study and proposed MND as foundational information to prepare for public hearings where the Planning Commission and City Council will consider Project approval and adoption of the MND. If necessary, the Project Manager and/or Deputy Project Manager can be on hand to participate or answer questions about the CEQA process or results. ESA will prepare a Notice of Determination (NOD) for the City's signature and submittal to the Los Angeles County Recorder/Clerk Office. This task assumes attendance at one Planning Commission hearing and one City Council hearing and assumes up to 20 hours for meeting attendance and preparation of the NOD. If additional, time is required for this task, ESA will inform City staff and request a contract amendment.

Deliverables: Provide Notice of Determination to City staff; Attend one Planning Commission and one City Council hearings.

Assumption: In-person attendance will be required at two public hearings.

Task 2. CAARP Consistency Checklist for CEQA Streamlining of New Development Projects

To support the use of the CAARP's IS/MND to streamline CEQA review for future projects, ESA will develop a CAARP Consistency Checklist for individual development projects to demonstrate that they are consistent with CAARP's GHG reduction measures and related performance standards. Use of the CAARP Consistency Checklist will ensure that new development projects incorporate applicable CAARP measures and actions in their projects and help the City achieve incremental reductions toward its 2030 and 2045 GHG reduction targets.

The intent of the checklist is to assist in determining a discretionary project's consistency with the CAARP, to be used by City planning staff for CEQA streamlining purposes. Additionally, the checklist will facilitate City monitoring of CAARP efficacy as required by State CEQA Guidelines Section 15183.5. Discretionary projects that can utilize the checklist to demonstrate consistency with all applicable mandatory local or regional measures in the CAARP can conclude that their impacts related to GHG emissions would be less than significant under CEQA because the project would be consistent with a qualified GHG reduction plan under State CEQA Guidelines Section 15183.5.

Under this task, ESA will identify which GHG reduction measures in the CAARP apply to new development, including measures that apply solely to new development (e.g., natural gas restrictions for new construction) and GHG reduction measures that apply to both the built environment and new development (such as expanding public transit). ESA will identify the specific requirements of each GHG reduction measure that applies to new development to inform the CAARP

ESA will design the checklist to provide clear direction to project proponents and stakeholders as to what is required and what is optional in terms of achieving project consistency with the CAARP for each future target/forecast year. ESA will prepare a draft checklist for City review and a final checklist for project applicants to use in an interactive format (i.e., web-based form or fillable PDF file). The checklist will also be provided as an appendix to the CAARP.

Deliverables: CAAP Consistency Checklist (draft and final).

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Cost Estimate

ESA will provide these services under a contract task order on a time and materials basis, in accordance with the current ESA Time and Materials Compensation Schedule. As requested, our estimated level of effort and cost for each task is summarized below and presented in more detail in Exhibit A - Table 1 with consideration for the general assumptions listed below. We estimate that the cost to complete this scope of work presented herein is not-to-exceed **$162,000** inclusive of direct costs outlined in the scope of work. A more detailed cost estimate broken down by subtask can be provided upon request. Our cost proposal will remain valid for 90 days.

Task	Description	Estimated Cost
1	CEQA IS/MND	$ 120,000
2	CAARP Consistency Checklist for CEQA Streamlining	13,000
3	CAARP Tracking and Monitoring Tool	18,000
4	Project Coordination, Meetings, Budget Controls and Management Duties	7,000
	IS/MND Direct Costs (printing, mileage and mailings/Fedex)	4,000
	Total	**$ 162,000**

General Assumptions

ESA has made the following assumptions while developing the scope of work and the cost estimate. Changes in these assumptions may require adjustments in ESA's effort and cost for services.

1. The impacts of the proposed Project would remain within the scope of the analysis anticipated for the proposed IS/MND. In the unlikely event that during the course of investigating environmental impacts, one or more

potentially significant and unavoidable impacts are identified that cannot be avoided or reduced to a less-than-significant level through design modifications or mitigation measures, then an EIR may need to be prepared. In this event, it may be necessary to develop a separate scope of work for an EIR.

2. The Project description will not change substantially once environmental impact evaluation is underway.
3. The City will provide one set of consolidated comments in a timely manner for each review cycle.
4. The scope of work does not include collection of field data for a traffic impact or noise study.
5. This scope of work does not include support for AB 52 consultation (tribal consultation).
6. The City would be responsible for paying any and all applicable filing fees.
7. No subsurface exploratory surveys will be required for the assessment of archaeological resources.
8. ESA anticipates that no more than two hard copies of the IS/MND will be necessary. If requested, ESA can print and bind additional hard copies. These will be billed on a time and materials basis and are not included in our current budget.

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 11.

DATE: March 26, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MIGUEL LEON, ADMINISTRATIVE ANALYST

SUBJECT: DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF A QUALIFIED VS. NON-QUALIFIED CLIMATE ACTION PLAN (CAP)

RECOMMENDATION:
It is recommended that the City Council provide direction to staff regarding the development of a Qualified Climate Action Plan (CAP) or a Non-Qualified CAP, based on the considerations outlined in this report.

BACKGROUND:
As part of the second (final) phase of the Climate Action, Adaptation, and Resilience Plan (CAARP), funded in Fiscal Year 2023-24 through the California Department of Transportation (Caltrans) Sustainable Transportation Planning Grant Program, the City of Maywood is currently evaluating several strategies and alternative planning approaches to meet local sustainability goals, reduce greenhouse gas (GHG) emissions, and ultimately achieve the State's GHG reduction targets of 40% and 80% below 1990 levels by 2030, 2045, and 2050. The development of a CAARP will serve as the City's guiding document to address the impacts of climate change and align the City's objectives with state and regional mandates.

In November 2024, the City began planning efforts for the CAARP project and during the ongoing milestones, the City identified the opportunity to include a task not originally included in the project scope by developing either a:

Qualified Climate Action Plan (CAP) must be formally adopted and aligned with state greenhouse gas (GHG) reduction targets, comply with the California Environmental Quality Act (CEQA), allow for a streamlined environmental review process that facilitates future development projects; or

Non-Qualified Climate Action Plan (CAP) is a flexible but non-regulatory plan that does not fully meet the qualified requirements but can still serve as a strategic framework for guiding local GHG reduction efforts.

A Qualified CAP provides regulatory benefits and expedites environmental approvals, while a Non-Qualified CAP offers flexibility and can still support sustainability objectives without the same level of compliance obligations. The City's decision to pursue either approach has long-term policy and financial implications.

DISCUSSION:
A **Qualified CAP** serves as a structured framework that aligns with state mandates to meet greenhouse gas (GHG) reduction targets while supporting future development initiatives. One of the key advantages of this option is its capacity to simplify the California Environmental Quality Act (CEQA) review process for projects

that adhere to the strategies that will be outlined in the final CAARP.

Under CEQA, projects that align with a Qualified CAP may be eligible for expedited environmental review, which can eliminate the necessity for separate GHG impact assessments and benefit from a more predictable permitting process.

Qualified CAP must meet specific criteria, including:

- Alignment with State GHG Targets: The CAP must align with California Air Resources Board (CARB) requirements, ensuring the City's sustainability policies meet or exceed state reduction mandates.
- CEQA Compliance: The CAP must undergo an environmental review process, typically resulting in an Initial Study/Mitigated Negative Declaration (IS/MND), which assesses potential environmental impacts and establishes necessary mitigation measures.
- Development Consistency Mechanism: A Qualified CAP must include a review system, such as a checklist, which ensures new developments and projects comply with its strategies and objectives.
- Growth Assumptions and Policy Consistency: The CAP must align with the City's General Plan and reflect realistic development projections.
- Monitoring and Reporting Requirements: A Qualified CAP must include performance monitoring, periodic progress reports, and updates to maintain compliance and effectiveness.

Developing a Qualified CAP would lead the City to take an initiative-taking approach to reducing emissions while supporting responsible development. To align with state targets, the plan would need to incorporate strategies such as:

- Increasing renewable energy use within municipal operations and promoting clean energy transitions in residential and commercial properties.
- Reducing natural gas dependence by incentivizing energy efficiency improvements and transitioning to electric-powered systems.
- Expanding electric vehicle (EV) infrastructure and implementing local policies that support EV adoption through incentives and accessibility improvements.

Despite these measures supporting long-term sustainability objectives, it is essential to consider that it would require policy changes, infrastructure investments, and financial considerations.

State and Local GHG Reduction Strategies

The State of California has implemented policies to reduce greenhouse gas (GHG) emissions, including vehicle efficiency standards, low-carbon fuel requirements, renewable energy mandates, building energy efficiency standards, and solid waste diversion regulations. While these state-level initiatives provide a significant baseline for emissions reductions, additional local measures are necessary to ensure that the City fully meets its climate goals for 2030 and 2045. Local strategies such as expanding energy efficiency programs, increasing rooftop solar adoption, enhancing bike and pedestrian infrastructure, and developing electric vehicle (EV) charging stations will be essential in closing the emissions gap. Implementation of these measures will not only align with state mandates but also enhance the City's resilience to climate change impacts while improving the overall quality of life for residents.

Alternative Approach: Non-Qualified CAP

A **Non-Qualified CAP** provides a flexible framework for local GHG reduction but would not require CEQA compliance or state-mandated targets. This approach would allow the City to set local climate action goals without regulatory obligations, avoid the financial burden associated with CEQA review, and may limit the City's ability to integrate sustainability initiatives into long-term planning.

Given the City's built-out status, and uncertainty of large-scale future development anticipated over the next 5–10 years, the practical advantages of CEQA streamlining may be limited. Therefore, individual projects will still

undergo case-by-case environmental review. This approach may hinder the City's ability to integrate sustainability initiatives into long-term planning efforts and could result in potential regulatory challenges for future redevelopment or infrastructure projects.

Staff are seeking direction from the City Council on whether to proceed with a Qualified (CAP) or a Non-Qualified (CAP), considering the regulatory considerations, financial implications, and long-term sustainability goals associated with each option.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The Caltrans Sustainable Transportation Planning Grant currently funds Phase 2, the final phase, of the City's Climate Action, Adaptation, and Resilience Plan (CAARP).

Estimated Costs for a Qualified CAARP:

- CEQA - Initial Study/Mitigated Negative Declaration (IS/MND): $80,000 to $120,000, depending on the level of environmental impacts, required mitigation measures, and the extent to which administrative tasks (e.g., public noticing) are managed by City staff.
- Consistency Checklist or Equivalent: $10,000 for consultant services to develop a compliance checklist and provide staff training on its implementation.
- CAARP Implementation Monitoring and Greenhouse Gas (GHG) Tracking: $10,000 to $20,000 for consultant support in developing and maintaining a GHG tracking tool over a 3- to 5-year period. Additional staff time will be required for data collection and utilization of the tracking system.
- GHG Inventory Update (Recommended): If the City intends to utilize the Qualified CAARP for CEQA streamlining, it is advisable to conduct a GHG inventory update within 3 to 5 years. The estimated cost of this update is approximately $30,000.

The total cost of developing a Qualified Climate Action and Adaptation Resilience Plan (CAARP) is estimated to range between $100,000 and $150,000. This estimate is contingent upon the complexity of the plan and the level of California Environmental Quality Act (CEQA) review required. It is important to note that a Non-Qualified Climate Action Plan (CAP) would not incur the additional costs associated with CEQA review and compliance.

If the City chooses to pursue the development of a Qualified CAARP, staff will take the necessary steps to obtain an accurate cost estimate. A budget appropriation will be required, utilizing the General Fund, along with any additional relevant details. Following final approval, additional actions, including the incorporation of the Qualified CAARP into the current project schedule, will be outlined accordingly.

ATTACHMENT(S)
1. Maywood Qualified/Non-CAP Presentation

★ Kick-Off Meeting

★ Outreach/Advisory Committee Meetings

★ City Council Meeting

x Deliverable submission

Task Number / Description	2024 NOV	2024 DEC	2025 JAN	2025 FEB	2025 MAR	2025 APR	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEPT	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	Notes
1 Existing Conditions (ESA)																			Task 1 Existing Conditions (ESA)
a *Data Collection and VMT modeling*																			
b *GHG inventory*				x															GHG Inventory Report: Feb. 10, 2025
2 Analysis (ESA)																			Task 2 Analysis (ESA)
a *Update vulnerability assessment*				x															
b *Revise forecasts and targets; draft GHG reduction strategies*				x															
c *Draft adaptation and resiliency strategies*				x															
d *Finalize GHG and adaptation/resiliency*									x										ESA = 14k left for Task 2; F&P has its full $25k
3 Public Outreach (ILG)																			Task 3 Public Outreach (ILG)
a *1:1 Stakeholder Meetings*					★	★													Follow-up with stakeholders, e.g., YMCA, LAUSD
d *Community Workshops (2)*						★	★				★	★							April (draft strategies); Oct (public draft CAARP)
a *Survey Development and Distribution*								x											survey: May/June
e *Content Creation*																			
4 Advisory Committee (ILG)																			Task 4 Advisory Committee (ILG)
a *Develop roster; confirm committee members*																			
b *Virtual Advisory Committee meetings (2)*						★						★							March (initial draft strategies); Oct (public draft CAARP)
5 Draft and Final Plan (ESA)																			Task 5 Draft and Final Plan (ESA)
a *Administrative Draft*										x									
b *Public Draft (45 day review)*												x							
c *Final CAARP*														x					
6 City Council Review/Approval (City)																			Task 6 City Council Review/Approval (City)
a *City Council presentation*																★			
7 Project Administration (ESA)																			Task 7 Project Administration (ESA)
a *Kickoff meeting*	★																		
b *Ongoing project administration*																			

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 15.

DATE: May 28, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MIGUEL LEON, DEPUTY CITY CLERK/ASSISTANT TO THE CITY MANAGER

SUBJECT: CONSIDERATION OF A PROPOSAL TO DEVELOP A QUALIFIED CLIMATE ACTION, ADAPTATION, AND RESILIENCE PLAN (CAARP) AS A QUALIFIED GHG REDUCTION STRATEGY AND PROVIDE DIRECTION TO STAFF

RECOMMENDATION:
It is recommended that the City Council consider the attached proposal and provide direction to staff on whether to proceed with a formal agreement for the development of a Qualified Climate Action, Adaptation, and Resilience Plan (CAARP) in accordance with CEQA Guidelines section 15183.5.

BACKGROUND:
As part of the second (final) phase of the Climate Action, Adaptation, and Resilience Plan (CAARP), funded in 2023-2024 through the California Department of Transportation (Caltrans) Sustainable Transportation Planning Grant Program, the City of Maywood continues to evaluate strategies to reduce greenhouse gas (GHG) emissions, address climate risks, and position the City to meet long-term state-mandated climate targets.

On March 26, 2025, the City Council received a staff report outlining the regulatory, operational, and financial considerations between pursuing a Qualified versus Non-Qualified CAARP. At the time, Council directed staff to obtain a formal proposal for the Qualified option.

DISCUSSION:
On April 17, 2025, the current consultant, Environmental Science Associated (ESA), submitted a proposal to integrate the City's current ongoing CAARP as a Qualified Greenhouse Gas Reduction Strategy pursuant to CEQA Guidelines Section 15183.5. A **Qualified CAARP** would position the City to streamline CEQA review for future development projects, improve eligibility for state and federal opportunities, and implement consistent GHG reduction strategies through long-term monitoring and reporting.

The scope of work outlined in the attached proposal includes:

- Preparation of a programmatic Initial Study/Mitigated Negative Declaration (IS/MND),
- Development of a CEQA streamlining checklist,
- Creation of a GHG monitoring and implementation tracking tool,
- Coordination of public hearings and project documentation.

The total non-to-exceed cost is $162,000. ESA anticipates the Qualified CAARP/CEQA Project beginning in

July and finalizing in December 2025. Key deliverables and milestones are detailed in the proposal and aligned with the City's revised CAARP timeline.

As the CAARP is currently in its second phase, with the project advancing through **Task 3: Community Outreach** under survey development. A revised project timeline has been included to reflect a schedule adjustment, allowing additional time for the potential inclusion of a qualified CAARP. This extension is supported by the Caltrans Sustainable Transportation Planning Grant, which provides flexibility in the timeline to finalize the plan without jeopardizing grant compliance. The adjustment anticipated that the Qualified CAARP process may proceed concurrently with the development of the final plan. Therefore, finalization of the survey language is contingent upon City Council's decision regarding whether the CAARP will be designated as a Qualified Plan.

If the proposal is accepted, staff will return in June with a formal agreement for Council approval. The agreement will outline the scope, schedule and budgetary terms.

Following adoption, staff will be responsible for interdepartmental coordination, reporting and maintaining the Qualified status. The full extent of future staff and consultant support will be assessed during implementation, in consultation with the tool and framework developed by ESA.

A full copy of the proposal is attached for the Council's review and consideration.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The not-to-exceed cost of the ESA's proposal is $162,000. Funding for this effort would require General Fund appropriation and ongoing implementation costs will be evaluated following adoption of the plan. No new staffing is proposed at the time and current staff would oversee the implementation of CAARP. However, if warranted by future implementation workload demands, the engagement of consultants or limited-term support may be recommended.

ATTACHMENT(S)
1. ESA Proposal – Qualified CAARP (April 17, 2025)
2. March 26, 2025, Staff Report – Qualified vs. Non-Qualified CAARP
3. Maywood Qualified_Non-CAP Presentation
4. Revised Project Timeline – Maywood CAARP (2025–2026)

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 12.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: OKAN DEMIRCI, CITY ENGINEER

SUBJECT: ACCEPTANCE OF CITY HALL PAINTING PROJECT, CITY PROJECT NO. 6107

RECOMMENDATION:
Staff recommends that the City Council:

1. Accept project completion for the City of Maywood City Hall Painting Project as performed by Yoda Painting, Inc., for a total amount of $63,500.00; and
2. Authorize the City Manager to file a project Notice of Completion with the County of Los Angeles Registrar-Recorder; and
3. Authorize the City Manager to release a retention payment of $3,175.00 to Yoda Painting, Inc. within 35 days following recordation of the Notice of Completion pursuant to contract documents.

BACKGROUND:
On January 13, 2025, staff advertised Notice Inviting Bids (NIB) on the local newspaper in conformance with City of Maywood Municipal Code Section 3-7.04. A non-mandatory pre-bid meeting was held at City Hall on January 28th, 2025, at 10:00 AM. Bids were due on February 11, 2025, at 2:00 PM.

On February 11, 2025, at 2:00 PM, a total of sixteen (16) bids were received. Staff conducted a bid analysis based on the base bid amounts for the apparent low bidder, Yoda Painting, Inc., and verified CA contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal debarment files, and references. Based on the bid analysis, Yoda Painting, Inc. was found to be the lowest responsive and responsible bidder.

On February 26, 2025, the City Council awarded a construction contract for $59,000.00 to Yoda Painting, Inc. for the City Hall Painting Project. The project construction budget also included a contingency budget of $8,850.00 (15% of Contract) for any unforeseen conditions as necessary. The total established construction budget was $67,850.00.

DISCUSSION:
On April 28, 2025, Yoda Painting, Inc. commenced construction work for the City Hall Painting Project. The project included the painting of the City Hall building, Sheriff Station building, City Hall storage building, marquee sign, and the Public Works garages and offices. This work included pressure washing, repairing existing stucco and wood, painting, and other incidental work related to completing this project. All improvements have been completed satisfactorily, and in conformance with the approved project

specifications. The total construction cost amounted to $63,500.00, which is within the approved construction budget.

Staff recommends that City Council accept the project as complete, authorize filing a Notice of Completion, and release of retention payment pursuant to contract documents.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact associated with this action. All work was completed within the approved budget FY 2024-25.

ATTACHMENT(S)
1. Notice of Completion: City Hall Painting Project

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF MAYWOOD
4319 E Slauson Ave
Maywood, CA 90270

Free recording requested per Gov't Code 27383 — Space above this line for Recorder's use

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 9204, must be filed within 15 days after completion.

Notice is hereby given that:

1. The undersigned is owner and corporate officer of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is: City of Maywood
3. The full address of the owner is: 4319 E Slauson Ave, Maywood, CA 90270
4. The nature of the interest or estate of the owner is: In Fee
5. The full names and full addresses of all persons, if any, who hold this with the undersigned as joint tenants or as tenants in common are:

NAMES ADDRESSES

NONE

6. The full names and fill addresses of the predecessors in interest of the undersigned. IF the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES ADDRESSES

NONE

7. A work of improvement on the property hereinafter described was completed on May 12, 2025. The work was: City Hall Painting Project.

8. The name of the contract, if any, for such work of improvement was Yoda Painting, Inc. March 24, 2025
(IF NO CONTRACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT 'NONE') (DATE OF CONTRACT)

9. The property on which the work of improvement was completed is in Maywood, County of Los Angeles, State of California, and is described as follows: City of Maywood's City Hall, Sheriff Station & Public Works Offices.

10. The street address of the property is 4319 E Slauson, Maywood, CA 90270
(IF NO STREET ADDRESS HAS BEEN OFFICIALY ASSIGNED, INSERT 'NONE')

Dated: _____ _____
(NAME)

_____, City Manager
(SIGNATURE OF OWNER OR CORPORATE OFFICER OF OWNER NAMED IN PARAGRAPH 2 OR HIS AGENT)

VERIFICATION

I, the undersigned, say: I am the _____ of _____, the declarant of the foregoing notice of completion; I have read said notice of completion and know the content thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on: _____, at _____
(CITY) (STATE)

_____
(PERSONAL SIGNATURE OF THE INDIVIDUAL WHO IS SWEARING THAT THE CONTENTS OF THE NOTICE OF COMPLETION ARE TRUE.))

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 13.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: OKAN DEMIRCI, CITY ENGINEER

SUBJECT: ACCEPTANCE OF FY 2024-2025 SIDEWALK REHABILITATION PROJECT, CDBG PROJECT NO. 602676-24, CITY PROJECT NO. 6223

RECOMMENDATION:
Staff recommends that the City Council:

1. Accept project completion for the City of Maywood FY 2024-2025 Sidewalk Rehabilitation Project as performed by CJ Concrete Construction, Inc., for a total amount of $72,624.00; and
2. Authorize the City Manager to file a project Notice of Completion with the County of Los Angeles Registrar-Recorder; and
3. Authorize the City Manager to release a retention payment of $3,631.00 to CJ Concrete Construction, Inc. within 35 days following recordation of the Notice of Completion pursuant to contract documents.

BACKGROUND:
On November 5, 2024, staff advertised Notice Inviting Bids (NIB) on the local newspaper in conformance with City of Maywood Municipal Code Section 3-7.04. Bids were due on December 3, 2024, at 2:00 PM.

On December 3, 2024, at 2:00 PM, a total of ten (10) bids were received. Staff conducted a bid analysis based on the base bid amounts for the apparent low bidder, CJ Concrete Construction, Inc., and verified their CA contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal debarment files, and references. Based on the bid analysis, CJ Concrete Construction, Inc. was found to be the lowest responsive and responsible bidder.

On December 17, 2024, the City Council awarded a construction contract for $59,109.00 to CJ Concrete Construction, Inc. for the FY 2024-2025 Sidewalk Rehabilitation Project. The project's construction budget also included a contingency budget of $14,778.00 (25% of Contract) for any unforeseen conditions as necessary. The total established construction budget was $73,887.00.

DISCUSSION:
On April 14, 2025, CJ Concrete Construction, Inc. commenced construction work for the FY 2024-2025 Sidewalk Rehabilitation Project. The project included the removal of existing sidewalks at various locations Citywide, and other incidental and appurtenant work necessary for the proper construction of new sidewalks. All improvements have been completed satisfactorily, and in conformance with the approved project specifications. The total construction cost amounted to $72,624.00, which is within the approved construction

budget.

Staff recommends that City Council accept the project as complete, authorize filing a Notice of Completion, and release of retention payment pursuant to contract documents.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact associated with this action. All work was completed within the previously approved budget -FY2024-25.

ATTACHMENT(S)
1. Notice of Completion – FY 2024-2025 Sidewalk Rehabilitation Project

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF MAYWOOD
4319 E Slauson Ave
Maywood, CA 90270

Free recording requested per Gov't Code 27383 | Space above this line for Recorder's use

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 9204, must be filed within 15 days after completion.

Notice is hereby given that:

1. The undersigned is owner and corporate officer of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is: City of Maywood
3. The full address of the owner is: 4319 E Slauson Ave, Maywood, CA 90270
4. The nature of the interest or estate of the owner is: In Fee
5. The full names and full addresses of all persons, if any, who hold this with the undersigned as joint tenants or as tenants in common are:

NAMES ADDRESSES

NONE

6. The full names and fill addresses of the predecessors in interest of the undersigned. IF the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES ADDRESSES

NONE

7. A work of improvement on the property hereinafter described was completed on April 21, 2025. The work was: FY 2024-2025 Sidewalk Rehabilitation Project.

8. The name of the contract, if any, for such work of improvement was
CJ Concrete Construction, Inc. January 22, 2025
(IF NO CONTRACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT 'NONE') (DATE OF CONTRACT)

9. The property on which the work of improvement was completed is in Maywood, County of Los Angeles, State of California, and is described as follows: Various locations city-wide.

10. The street address of the property is NONE
(IF NO STREET ADDRESS HAS BEEN OFFICIALY ASSIGNED, INSERT 'NONE')

Dated: _____ _____
(NAME)

_____, City Manager
(SIGNATURE OF OWNER OR CORPORATE OFFICER OF OWNER NAMED IN PARAGRAPH 2 OR HIS AGENT)

VERIFICATION

I, the undersigned, say: I am the _____ of _____, the declarant of the foregoing notice of completion; I have read said notice of completion and know the content thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on: _____, at _____
(CITY) (STATE)

_____
(PERSONAL SIGNATURE OF THE INDIVIDUAL WHO IS SWEARING THAT THE CONTENTS OF THE NOTICE OF COMPLETION ARE TRUE.))

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 14.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MOHAMMAD MOSTAHKAMI, PE

SUBJECT: CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO CEM CONSTRUCTION CORPORATION FOR THE 52ND STREET/52ND PLACE SEWER IMPROVEMENT PROJECT AND AUTHORIZE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES BY TRANSTECH ENGINEERS, INC. PURSUANT TO THEIR ON-CALL PROFESSIONAL CONSULTING SERVICES AGREEMENTS

RECOMMENDATION:
It is recommended that the City Council:

1. Approve the plans and specifications for the project;
2. Approve and award a contract CEM Construction Corporation for the 52nd Street/52nd Place Sewer Improvement Project for a total amount of $696,567.00; and
3. Authorize Construction Management and Inspection Services by Transtech Engineers, inc. pursuant to their On-Call Professional Consulting Services Agreements in the amount set forth in this agenda report and authorize the City Manager to execute any agreements or task orders.

BACKGROUND:
In 2018, the City retained the professional services of Psomas Consulting to study the City's sewer system during dry and wet weather to determine sewer improvements. The study revealed and recommended several City sewer mains requiring upgrade and/or replacement. One of the recommended improvements involves the replacement of approximately 1,415 feet of existing 8-inch to 10-inch sewer main on 52nd Street between Fishburn Avenue and 52nd Place and 52nd Place between 52nd Street and Cudahy Avenue.

On November 10, 2021, the City Council awarded a Professional Services Agreement to Hunsaker & Associates, Irvine, Inc., for Engineering and Design Services for Sewer Improvements on 52nd Street between Fishburn Avenue and 52 Place Between 52 Street and Cudahy Avenue Project.

On January 17, 2025, the City was awarded a $1,000,000 federal grant from the Environmental Protection Agency (EPA) through the Community Grants Program to fund the Maywood Sewer System Repair Project for the repair and replacement of the existing sewer pipe along 52nd Street and 52nd Place between Fruitland and Cudahy.

The project was advertised for construction on March 18, 2025. The City received five (5) bids during the Bid Opening held on May 6, 2025, at 2:00 PM.

DISCUSSION:
The five (5) bidders are provided in the table below in ascending order of bid amount. CEM Construction Corporation is the apparent lowest bidder based on the total based bid amounts.

Bidder	Base Bid Amount	Additive Bid Schedule	Total Base Bid + Additive Bid Schedule Amount
CEM CONSTRUCTION CORPORATION	$694,817.00	$1,750.00	**$696,567.00**
RAMONA, INC.	$771,439.00	$850.00	**$772,289.00**
PALP, INC. DBA EXCEL PAVING COMPANY	$780,190.00	$4,800.00	**$784,990.00**
DOMINGUEZ GENERAL ENGINEERING, INC.	$911,120.00	$500.00	**$911,620.00**
LONEROCK, INC.	$1,273,214.00	$755.00	**$1,273,969.00**

Staff conducted a bid analysis for the apparent 1st low bidder, CEM Construction Corporation, and verified the CA contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal debarment files, references, and that they meet Federal requirements. Based on the bid analysis, CEM Construction Corporation was found to be the lowest responsive bidder. The bid was also submitted to the EPA Project Officer for review of federal requirements, which were confirmed to be met. On June 3, 2025, the EPA authorized the City to proceed with awarding the construction contract.

Staff recommends that the City Council award a contract to CEM Construction Corporation for the total Base Bid and Additive amounts of $696,567.00.

In addition, the City Engineer on this project reviewed the plans and specifications for the project and in his opinion, the project plans and specifications are reasonable and meet professional engineering standards. Therefore, it is recommended that the City Council also approve the project plans and specifications which are on file in the Public Works Department.

Additionally, staff recommends City Council authorize Construction Management and Inspection Services by Transtech Engineers, Inc. pursuant to their On-Call Professional Consulting Services Agreements.

The proposed project is a project subject to CEQA. Staff have reviewed the proposed project and have determined that it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302: Replacement or reconstruction; (c) Replacement or reconstruction of existing utility and/or facilities involving negligible or no expansion of capacity.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The total estimated cost of this project, including construction contract, contingencies, construction management, and inspection services, is $881,157.26, which will be covered by the awarded $1,000,000 EPA Federal funds based on reimbursement and the city has budgeted this amount in Grants Fund, 261 for FY 2025-26.

Bid Amount to be Awarded	$696,567.00

Construction Contingencies (15%)	$104,485.05
Subtotal	$801,052.05
Construction Management, Inspection (10%)	$80,105.21
Total Estimated Construction Cost	**$881,157.26**

ATTACHMENT(S)

1. Construction Contract - 52nd Street/52nd Place Sewer Improvement Project
2. Notice Inviting Bids - 52nd Street/52nd Place Sewer Improvement Project (City Project ID: 6105)

CONTRACT

CITY OF MAYWOOD CONTRACT FOR
52ND STREET/52ND PLACE SEWER IMPROVEMENT PROJECT

THIS CONTRACT ("Contract") is made and entered this June 25, 2025 ("Effective Date"), by and between the CITY OF MAYWOOD, a California municipal corporation ("City") and CEM Construction Corporation, Inc., a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 951234; Class A. Contractor's DIR registration number is 1000000805.

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.

2. Scope of Services. Contractor shall perform the Work in a good and workmanlike manner for the project identified as 52nd Street/52nd Place Sewer Improvement 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 a not to exceed amount of Six Hundred Ninety-Six Thousand Five Hundred Sixty-Seven dollars ($696,567.00) in accordance with the prices as submitted in the Bid.

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. Sec. § 15) or under the Cartwright Act (Business and Professions Code Section 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.

7. Workers' Compensation. 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 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. 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.

9. 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.

10. 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.

11. 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.

CITY OF MAYWOOD

By: _____
Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Dated: _____

_____
("CONTRACTOR")

By: _____

By: _____

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), State of California, has awarded to _____

_____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

SIDEWALK REHABILITATION PROJECT FY 2024-2025 (CDBG)

(Project name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the City to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(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 and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of __

_____

Dollars ($_____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have 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: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. ***DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT.*** Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

Bond No. _____

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), has awarded to _____

_____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

SIDEWALK REHABILITATION PROJECT FY 2024-2025 (CDBG)

(Project name)

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____,

(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 _____

_____

Dollars ($_____), this amount being not less than the total Contract 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, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California

Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have 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: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. ***DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT****. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.*

WORKERS' COMPENSATION
CERTIFICATE OF INSURANCE

WHEREAS, the City of Maywood ("City") has required certain insurance to be provided by:

_____

NOW THEREFORE, the undersigned insurance company does hereby certify that it has issued the policy or policies described below to the following named insureds and that the same are in force at this time:

1. This certificate is issued to:

   City of Maywood
   City Hall
   _____
   _____, California _____

   The insureds under such policy or policies are:
   _____

2. Workers' Compensation Policy or Policies in a form approved by the Insurance Commissioner of California covering all operations of the named insureds as follows:

Policy Number	Effective Date	Expiration Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

_____

_____

_____

By: _____
Its Authorized Representative

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall

_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability
□ Owners/Landlords/Tenants
□ Manufacturers/Contractors
□ Products/Completed Operations
□ Broad Form Property Damage
□ Extended Bodily Injury
□ Broad Form Comprehensive
□ General Liability Endorsement
□ Explosion Hazard
□ Collapse Hazard
□ Underground Property Damage
□ Pollution Liability
□ Liquor Liability
□ _____
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall
_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles
□ All Owned Automobiles
□ Non-owned Automobiles
□ Hired Automobiles
□ Scheduled Automobiles
□ Garage Coverage
□ Truckers Coverage
□ Motor Carrier Act
□ Bus Regulatory Reform Act
□ Public Livery Coverage
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall
_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

□ Following Form
□ Umbrella Liability
□ _____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NUMBER	AMOUNT
_____	_____	_____
_____	_____	_____
_____	_____	_____

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:

13. A □ deductible or □ self-insured retention *(check one)* of $_____ _____ applies to all coverage(s) except: _____ _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

NOTICE INVITING BIDS
FOR

52ND STREET / 52ND PLACE SEWER IMPROVEMENT PROJECT [the "Project"]

CITY PROJECT ID: 6105

NOTICE IS HEREBY GIVEN that the City of Maywood, California ("City") invites electronic Bids for the Project up to the hour of **2:00 PM on Tuesday, May 6, 2025.** The City will be receiving bids electronically via City of Maywood's Planetbids portal at https://pbsystem.planetbids.com/portal/64496/portal-home

At the time of the bid opening, please click on the link below or dial in the number below to join the public bid opening:
Join: https://teams.microsoft.com/meet/221596148599?p=H3ykrS4lTv2vNbXLq8
Meeting ID: 221 596 148 599
Passcode: ea9tV6Zc
Dial in by phone: +1 747-208-5425,,395791350# United States, Los Angeles;
Phone conference ID: 395 791 350#

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. Electronic files of the Plans, Specifications and Contract Documents are available for download on the City website at: https://pbsystem.planetbids.com/portal/64496/portal-home Hard copy of the bid package will not be mailed.

TIME OF COMPLETION. The Contractor shall complete all work within sixty (60) working days of the issuance of the Notice to Proceed.

ESTIMATED COST OF WORK. Estimated cost is $840,000.

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 selected 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. Because this project is also funded in part by Federal Funds, Federal Labor Standards Provisions, including the prevailing wage requirements

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 and Signed 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 Noncollusion Declaration Form
- ✓ Evidence satisfactory to the City indicating the capacity of the person(s) signing the Bid to bind the Bidder
- ✓ Completed and Signed General Principles Certification for Federal-Aid Contracts
- ✓ Completed and Signed MBE and WBE Certification for Federal-Aid Contracts
- ✓ Completed and Signed Domestic Preference Certification for Federal-Aid Contracts
- ✓ Completed and Signed Recovered Materials Certification for Federal-Aid Contracts
- ✓ Completed and Signed Clean Air Act and Federal Water Pollution Control Act Certification for Federal-Aid Contracts
- ✓ Completed and Signed Certification Regarding Debarment, Suspension, and Other Responsibility Matters Primary Covered Transactions
- ✓ Completed and Signed Non-Lobbying Certification for Federal-Aid Contracts

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 MAYWOOD

52ND STREET / 52ND PLACE SEWER IMPROVEMENT PROJECT

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

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 Maywood 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.

Bidder acknowledges receipt of all addenda, as follows:

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

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 951234, Class A, B, C-8, C-12, C-21, C-27, C-36 which expires on 08/31/2026.

Bidder's Name: CEM Construction Corporation

Signature: _____ Title: President Date: 04/17/2025

Signature: _____ Title: _____ Date: _____

CITY OF MAYWOOD

BID SHEETS FOR

52ND STREET / 52ND PLACE SEWER IMPROVEMENT PROJECT

Bidder's Name: CEM Construction Corporation

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:

BASE BID SCHEDULE:

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	EXTENDED AMOUNT
1.	Furnish all labor, materials, and equipment for **Mobilization and Demobilization**, including cleanup of construction site, providing all bonds, insurances, and obtain all permits, (60% due at mobilization, 40% due at demobilization), not to exceed 5% of total Bid.	1	LS	$ $30,000.00	$ $30,000.00
2.	Furnish all labor, materials, and equipment required to provide public convenience, safety and **Traffic Control** in compliance with CA MUTCD Guidelines, including but not limited to: warning signs, high level warning devices, delineators, regulatory signs, barricades, trench plate bridging, preparing Traffic Control Plan submittals, revisions and updates, daily inspections, and administrative coordination.	1	LS	$ $20,000.00	$ $20,000.00
3.	Furnish all labor, materials, and equipment required to provide excavation safety measures including but not limited to: **Sheeting, Shoring, and Bracing**, or equivalent method for the protection of life and limb in trenches and open excavation in conformance with applicable safety orders.	1	LS	$ $45,000.00	$ $45,000.00
4.	Furnish all labor, materials, and equipment required to provide for compliance with **Storm Water Regulations**, including implementing,	1	LS	$ $4,500.00	$ $4,500.00

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	EXTENDED AMOUNT
	inspecting, monitoring and maintaining all required BMPs.				
5.	Furnish all labor, materials, and equipment necessary for **Maintaining and Temporary Handling of Sewer Flows** including preparation and implementation of a Sewer Bypass and Pumping Plan, monitoring of equipment, temporary plugs, and preparation and implementation of Spill Prevention and Emergency Response Plan.	1	LS	$ $25,000.00	$ $25,000.00
6.	Furnish all labor, materials, and equipment required to **Construct 10 inch diameter Extra Strength VCP Sewer**, including construction surveying and staking, clearing and grubbing, utility coordination, potholing to verify clearances with exiting utility crossings, saw cutting pavement, trench excavation, supporting existing utilities in the trench, removal and disposal of interfering abandoned pipes and sub-structures, installation of pipe and fittings, pipe bedding, trench backfill and compaction, temporary AC pavement, removal and disposal of excess trench material, control of ground and surface water, testing, and reconstruction of permanent AC/CAB trench pavement, complete-in-place per Plans and Specifications.	1340	LF	$ $190.00	$ $254,600.00
7.	Furnish all labor, materials, and equipment required to **Construct 48-inch Diameter Precast Concrete Sewer Manholes,** including SANCON-100 lining, frame and cover, excavation, disposal of excess materials, testing, backfill and compaction, temporary and permanent AC/CAB pavement, complete-in-place per Plans and Specifications.	5	EA	$ $14,500.00	$ $72,500.00
8.	Furnish all labor, materials, and equipment required to **Remove and Dispose Existing 8" VCP Sewer,** complete per Plans and Specifications.	1340	LF	$ $10.00	$ $13,400.00

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	EXTENDED AMOUNT
9.	Furnish all labor, materials, and equipment required to **Remove and Dispose Existing Sewer Manholes,** including shafts, frames and covers, and manhole bases, complete per Plans and Specifications.	5	EA	$ $12,500.00	$ $62,500.00
10.	Furnish all labor, materials, and equipment required to **Modify Existing LACSD's Sewer Manhole Base,** including coordination with LACSD's inspector, coring and connecting new sewer, complete per Plans and Specifications.	1	EA	$ $12,500.00	$ $12,500.00
11.	Furnish all labor, materials, and equipment required to **Connect Existing Sewer Pipe to New Sewer Manhole**, complete per Plans and Specifications.	1	EA	$ $14,000.00	$ $14,000.00
12.	Furnish all labor, materials, and equipment necessary to **Re-establish Existing Service Lateral Connections to the New Sewer Main,** including CCTV, potholing and dye testing to verifying locations of all existing lateral connections, complete per Plans and Specifications.	52	EA	$ $1,200.00	$ $62,400.00
13.	Furnish all labor, materials, and equipment required to **Construct Quick Set Emulsion Aggregate Slurry Type II (Cationic) with 2.5 Percent Latex Additive**, including surface preparation, application of weed killer and crack seal, complete-in-place per Plans and Specifications.	53,020	SF	$ $0.85	$ $45,067.00
14.	Furnish all labor, materials, and equipment necessary to **Remove and Replace all impacted Traffic Striping, Curb and Pavement Markings, and Pavement Markers**, including crosswalks and parking strips, complete-in-place per Plans and Specifications.	1	LS	$ $33,350.00	$ $33,350.00
TOTAL BASE BID AMOUNT					$ $694,817.00

TOTAL BASE BID PRICE IN DIGITS: $ $694,817.00

TOTAL BASE BID PRICE IN WORDS: Six Hundred Ninety-Four Thousand Eight Hundred Seventeen and Zero Cents

Signature: _____ Title: President Date: 04/17/2025

ADDITIVE ITEMS BID SCHEDULE

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	EXTENDED AMOUNT
1.	**Remove and replace sewer service laterals beyond 4 feet from centerline of new sewer main**, as directed by Owner/Engineer, including trenching, bedding, backfill, compaction, trench re-pavement, and restoration of existing improvements complete-in-place at a **Per Linear Foot Price**.	1	LF	$ $1,750.00	$ $1,750.00
TOTAL ADDITIVE BID AMOUNT					$ $1,750.00

Note: Items may be adjusted or deleted. 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 = BASE BID AMOUNTS (A & B) PLUS (+) ALL ADDITIVE ITEMS

TOTAL BASE BID PRICE IN DIGITS: $ $696,567.00

TOTAL BASE BID PRICE IN WORDS: SIX HUNDRED NINETY-SIX THOUSAND FIVE HUNDRED SIXTY-SEVEN AND ZERO CENTS

Signature: _____ Title: PRESIDENT Date: 04-17-2025

The award of Contract shall be based on the TOTAL BASE BID SCHEDULE AMOUNTS only. The ADDITIVE BID ITEMS shown per the ADDITIVE BID SCHEDULE below will not be taken into account in determining the lowest responsible bidder. City may add bid items from the ADDITIVE BID SCHEDULE at the sole and complete discretion of the City as part of the performance of the contract.
In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.
The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.
The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.
All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.
A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.

QUESTIONNAIRE FORM

Fill out all of the following information. Attach additional sheets if necessary.

(1) Bidder's Name: CEM Construction Corporation

(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.
CEM Construction Corporation

(3) Business Address: 1412 Espanol Ave Montebello, CA 90640

(4) Telephone: 323-597-1084 Facsimile: 562-381-9129

Email: estimating@cem-construction.com

(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: 951234 A, B, C-8, C-12, C-21, C-27, C-36

Original Date Issued: 08/16/2010 Expiration Date: 08/31/2026

(8) DIR Contractor Registration Number: 1000000805

(9) List the name and title of the person(s) who inspected the Project site for your firm:
Emigdio Carrillo Vice President

(10) The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project WITHOUT QUESTION.

Name of Person who inspected the site: Emigdio Carrillo

Date of Inspection: 04/15/2025

(11) Number of years' experience the company has as a contractor in construction work: 14

(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:
Jesus E Carrillo President / Treasurer 8207 Brookgreen Rd Downey, CA 90240 562-708-3586

Emigdio Carrillo Vice President / Secretary 8207 Brookgreen Rd Downey, CA 90240 562 708-0016

(13) List all current and prior D.B.A.'s, aliases, and fictitious business names for any principal having interest in this Bid:

CEM Construction Corporation

(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.

No

(17) Has the company or any principal having an interest in this Bid ever failed to complete a project? If yes, explain.

No

(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.

No

(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 Maywood:

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.

Company CEM Construction Corporation
1412 Espanol Ave
Montebello, CA 90640

Signature: _____

Title: President

Date: 04/21/2025

Signature: _____

Title: _____

Date: _____

REFERENCES FORM

The bidder is required to state what work of a similar character to that included in the proposed contract they have successfully performed and give references which will enable the City to judge of their responsibility, experience, skill, business and financial standing.

The following are the names, addresses, and telephone numbers for six public agencies for which BIDDER has performed similar work with public agency within the past **five years**, provide the following information:

Project 1 Name/Number North Vine Street Sanitary Sewer Improvements

Project Description Replacement of existing cast iron water mains with new 10" ductile iron pipe water mains, including asphalt paving and repairs to sidewalks, curbs, and gutters.

Approximate Construction Dates From: 12/2023 To: 05/2023

Agency Name: City of Anaheim

Contact Person: Joel Jordan Telephone: 714-231-8368

Address: 200 S. Anaheim Blvd. Anaheim, CA 92805

Original Contract Amount: $ 1,048,898.00 Final Contract Amount: $ 1,048,898.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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 As Needed Repair Service on Sewer System

Project Description Repair or replacement of sewer and storm drain systems including excavation, new VCP pipe installation, manhole installation, and associated asphalt and concrete work.

Approximate Construction Date From: 12/2021 To: 05/2023

Agency Name: City of Inglewood

Contact Person: Roosevelt Robinson Telephone: 310-259-9969

Address: One Manchester Boulevard Inglewood, CA 90301

Original Contract Amount: $ 344,250.00 Final Contract Amount: $ 344,250.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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 Sewer Lateral Pilot Project

Project Description Removal and replacement of sewer, rehabilitation of existing sewer pipes, and associated street restoration.

Approximate Construction Dates From: 04/2022 To: 09/2022

Agency Name: City of Long Beach Public Works Department

Contact Person: Valeri Karakanov Telephone: 562-570-2331

Address: 1841 E 33rd St Long Beach, California 90807

Original Contract Amount: $ 550,225.00 Final Contract Amount: $ 550,225.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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 Lincoln Ave Sanitary Sewer and Street Improvements

Project Description Installation of new 12", 15", and 21" diameter Vitrified Clay Pipe (VCP), construction of sanitary sewer manholes, manhole remodeling, roadway rehabilitation, PCC sidewalks, ADA access ramps, curbs & gutters, and related street work

Approximate Construction Dates From: 06/2023 To: 05/2024

Agency Name: City of Anaheim

Contact Person: Joel Jordan Telephone: 714-231-8368

Address: 200 S. Anaheim Blvd. Anaheim, CA 92805

Original Contract Amount: $ 1,721,945.50 Final Contract Amount: $ 1,721,945.50

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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 Raitt - Myrtle Park Project

Project Description Site preparation and demolition, grading/drainage, installation of water drainage pipes, onsite paving, hardscaping, fencing, site furnishings, playground and fitness equipment, irrigation, and street improvements.

Approximate Construction Dates From: 03/2022 To: 03/2024

Agency Name: City of Santa Ana

Contact Person: Ariam Veira, Sean Thomas Telephone: 714-647-6757 / 714-647-5624

Address: 20 Civic Center Plaza Santa Ana, CA 92701

Original Contract Amount: $ 2,776,406.00 Final Contract Amount: $ 2,776,406.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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 Primrose Park Project

Project Description Site preparation and demolition, grading, installation of water drainage pipes, onsite paving, hardscaping, fencing, site furnishings, playground and fitness equipment, irrigation, and street improvements

Approximate Construction Dates From: 04/2021 To: 05/2022

Agency Name: City of Temple City

Contact Person: Okan Demirci Telephone: 714-319-6137

Address: 9701 Las Tunas Drive Temple City, CA 91780

Original Contract Amount: $ 2,470,087.50 Final Contract Amount: $ 2,470,087.50

If final amount is different from original amount, please explain (change orders, extra work, etc.).

N/A

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

CEM CONSTRUCTION

1412 ESPANOL AVE
MONTEBELLO, CALIFORNIA 90640
323/597-1084 562/708-3586
Lic. # 951234

CEM STORM DRAIN PROJECT AND REFERENCE LIST

City of Laguna Beach

Address: 505 Forest Avenue Laguna Beach, CA 92651
Project Name: C.I.P. Project NO. 154 Jasmine St. Storm Drain Improvements
Description: The work entails installing approximately 2,400 linear feet of storm drain pipe, including jacking a 28-inch steel casing for a 24-inch PVC pipe under Pacific Coast Highway. This includes catch basin installations and a low-flow diversion system.
Contract Amount: $1,688,479.00
Contact: Matthew Oxford / Mark McAvoy
Phone number: 949-497-0792 / 949-497-0711
Email: moxford@lagunabeachcity.net
Completed: 10/2022

City of Alhambra

Address: 111 South First Street Alhambra, CA 91801
Project Name: NIB N2M24-29 Rehabilitation of The Storm Drain Pipes Project On Commonwealth Ave and Grand Ave
Description: replace existing storm drain pipe on Commonwealth Avenue and of existing storm drain pipe on Grand Avenue, and related appurtenances including repairing ADA ramps, paving and restriping.
Contract Amount: $195,875.00
Contact: Thomas Amare
Phone number: 626-300-1562, C:626-425-8477,
Email: tamare@alhambraca.gov
Completed: 11/2024

City of Diamond Bar

Address: 21810 Copley Drive Diamond Bar California 91765
Project Name: Steep Canyon Trail
Description: The contractor is responsible for furnishing all labor, tools, materials, and equipment to complete the Sycamore Canyon Park Slope/Trail Repair Project. This includes approximately 500 linear feet of RCP, substituted with HDPE.
Contract Amount: $1,099,140.00
Contact: Christian Malpica
Phone number: 909-839-7042
Email: cmalpica@diamondbarca.gov
Completed: 11/2019

City of Orange
Address: 300 E. Chapman Ave. Orange, CA 92866
Project Name: Bid No. 23-24.35; S-250; Annual Sewer Replacement/Maintenance FY 2023-2024
Description: 4200ft remove Existing Sewer and Construct 8" VCP Sewer Main and 600ft remove Existing Sewer and Construct 10" VCP Sewer Main, Connect Sewer Lateral, Construct manholes, and 970ft construct full length Trenchless rehabilitation of existing 6" VCP Sewer Main by Cure-in-Place Pipe Liner, Construct 664ft of 8" PVC Storm Drain Pipe and catch basin including asphalt paving and repairs to sidewalks, curbs, and gutters, and cross-gutters.
Contract Amount: $2,079,170.00
Contact: Randy Nguyen, P.E, Salvador Jordan Muñoz
Phone number: (714) 744-5531
Email: smunoz@CityofOrange.org

Morley Builders
Project Name: Thatcher Yard Project (No. 2106004)
Description: Installation of 4" and 6" PVC C-900 Water Line, point of connection, backflow preventer, lateral line in public right-of-way, 4" and 6" C900 Fire water line, double check valve, and fire connection, new storm drain catch basins and trench drains, cistern tank and mechanical skid pad, CDS unit and storm drain inlets, new 4 new 6" VCP sewer lateral connection and new sewer manhole.
Contract Amount: $1,472,732.00
Contact: Brittany Dziubek,
Phone number: 310-382-8463
Email: BDziubek@morleybuilders.com
Completed: 09/2024

Morley Builders
Project Name: 832-837 Cahuenga Project (No.2006005)
Description: Installation of PVC C-900 Water Line, point of connection, backflow preventer, lateral line in public right-of-way, C900 Fire water line, double check valve, and fire connection, new storm drain catch basins and trench drains, cistern tank and mechanical skid pad, CDS unit and storm drain inlets, new 6" VCP sewer lateral connection.
Contract Amount: $487,064.00
Contact: Craig Babington
Phone number: 310-384-8494
Email: cbabington@morleybuilders.com
Completed: 04/2024

Rockwood Construction
Project Name: Wet Utilities - Perris March Plaza
Description: 4", 6", 8" C900 water mains for domestic and fire service, double-check valves, hot tapping to 36" main line, fire hydrants, and backflow preventers. New 8" SDR 35 sewer pipes and 48" sanitary sewer manholes, 30" RCP outlets to flood control, 30" HDPE pipe storm drain, catch basins, storm drain structures, and an infiltration pit.
Contract Amount: $1,100,000
Contact: Alex Sanchez
Phone number: 949-423-4784
Email: asanchez@rockwoodconstruction.com
Completed: 2020

City of Inglewood
Address: One Manchester Boulevard Inglewood, CA 90301
Project Name: As Needed Repair Service on Sewer System (And Storm Drain)
Description: Labor, equipment, and materials for sewer and storm drain system repairs. Replacement of 4", 6", 8", 10", and 12" VCP pipe, deep excavation, saw cutting, bedding, slurry backfill, new pipe installation, and traffic management. New 12" SDR 35 storm drain pipe to catch basins.
Contract Amount: $344,250.00
Contact: Roosevelt Robison
Phone number: 310-412-5333
Email: rrobinson@cityofinglewood.org
Completed: 05/2023

City of Santa Ana
Address: 20 Civic Center Plaza Santa Ana, CA 92701
Project Name: Raitt - Myrtle Park Project
Description: This project encompasses site preparation, demolition, grading, installation of water lines, storm drain pipe, catch basin, drop in-lets, NDS infiltration basin, paving, hardscaping, and comprehensive street improvements including irrigation, water connections and storm drain catch basin.
Contract Amount: $2,776,406.00
Contact: Ariam Veira, Sean Thomas
Phone number: 714-647-6757 / 714-647-5624
Email: aveira@santa-ana.org, sthomas5@santa-ana.org
Completed: 03/2024

City of Temple City
Address: 9701 Las Tunas Drive Temple City, CA 91780
Project Name: Primrose Park Project
Description: Project tasks include site preparation, demolition, grading, installation of water drainage pipes, infiltration basin, onsite paving, hardscaping, and other related street improvements
Contract Amount: $2,470,087.50
Contact: Okan Demirci
Phone number: 714-319-6137
Email: okan.demirci@transtech.org
Completed: 05/2022

City of Duarte
Address: 1600 Huntington Drive Duarte, CA 91010
Project Name: Construction of Drywell & Catch Basin at Royal Oaks Park
Description: Construction of a drywell system, which includes opening a catch basin with an ARS unit and manhole, and connecting pipes to the drywell.
Contract Amount: $73,200.00
Contact: Yessina Serra
Phone number: 626-357-7931
Email: ypaez@accessduarte.com
Completed: 07/2020

City of Pomona
Address: 505 S. Garey Ave. Pomona, CA 91766
Project Name: Phil and Nell Soto Park
Description: Installation of PVC drain pipes of various sizes (6", 8", 12", and 15"), installation of a standard and modified catch basin, a 15"x15" Nyloplast H-10 cast iron grate and assembly, a parkway drain, and a cast basin filter insert among other improvements.
Contract Amount: $2,297,151.50
Contact: Matt Pillarz / Rene Guerrero
Phone number: 909-620-3652 / 909-620-2261
Email: Matt_Pilarz@ci.pomona.ca.us
Completed: 04/2020

Eduardo J. Carrillo, M.S., P.E.
Project Manager
C: 562-708-3586
EddieC@CEM-Construction.com

CEM CONSTRUCTION

1412 Espanol Ave • Montebello, CA, 90640 • 323 597-1084
• Contractor's License A #951234 • DIR No.: 1000000805

1412 ESPANOL AVE
MONTEBELLO, CALIFORNIA 90640
323/597-1084 562/708-3586
Lic. # 951234

CEM WATER PROJECT AND REFERENCE LIST

City of Orange
Address: 300 E. Chapman Ave. Orange, CA 92866
Project Annual Pipeline Renewal Project (Bid No 23-24.25)
Description: Removal and construction of 8" and 10" VCP sewer mains, manholes, and laterals with bedding and backfill per city standards. Tasks include trenchless rehabilitation of existing sewer, manhole adjustments, and connections. Installation of PVC storm drain pipes, drainage inlets, and catch basins, with concrete work like curb and gutter removal. Additional work includes cutting and sealing sewer mains, connecting catch basin walls, and trench repairs
Contract Amount: $2,547,770.00
Contact: Chris Mielke
Phone number: 714-288-2487
Email: cmielke@cityoforange.org
Completed: 3/2025

City of Alhambra
Address: 111 South First Street Alhambra, CA 91801
Project: Water Main Replacement and Street Rehabilitation Project on Marengo Ave
Description: Mobilization, traffic control, shoring, surveying, and water pollution management. Replacement of existing cast iron water mains with new 10-inch ductile iron pipe, including installation of valves, fire hydrants, water services, and abandonment of old mains and hydrants. Connections at Marengo Ave and Alhambra Rd, potholing utilities, and remodeling conflicting sewer laterals. Asphalt concrete (AC) pavement milling, overlay, and slot patching, along with repairs to sidewalks, driveways, curbs, and gutters. Adjustments to valves, manhole frames, and striping. Pressure testing, disinfection, and survey work.
Contract Amount: $659,105.00
Contact: Thomas Amare
Phone number: 626-300-1562
Email: tamare@cityofalhambra.org

Morley Builders
Project Name: Thatcher Yard Project (No. 2106004)
Description: Installation of 4" and 6" PVC C-900 Water Line, point of connection, backflow preventer, lateral line in public right-of-way, 4" and 6" C900 Fire water line, double check valve, and fire connection, new storm drain catch basins and trench drains, cistern tank and mechanical skid pad, CDS unit and storm drain inlets, new 4 new 6" VCP sewer lateral connection and new sewer manhole.
Contract Amount: $792,915.00
Contact: Brittany Dziubek,
Phone number: 310-382-8463
Email: BDziubek@morleybuilders.com
Completed: 09/2024

City of Garden Grove
Address: 11222 Acacia Parkway Garden Grove, CA 92840
Project Anabel-Woodbury Water Improvement Project
Description: Clearing, grubbing, and mobilization/demobilization. Installation of various PVC water pipes (12", 8", 6", 4") including fittings, thrust blocks, and appurtenances, with trenching, backfill, compaction, and asphalt repairs. Installation of ductile iron gate valves, fire hydrants, water services, and temporary/permanent vertical offsets. Abandonment of existing water mains and hydrants, including trenching, backfill, and asphalt repairs. Installation of air release valve assembly and concrete repairs. Traffic control, removal and replacement of concrete cross gutter, curb, gutter, sidewalk, bus pads, and other related tasks. Additional work includes potholing, over-excavation, soil disposal,
Contract Amount: $2,097,545.00
Contact: Liyan Jin,
Phone number: 714-741-5977
Email: ljin@ggcity.org
Completed: 05/2024

Morley Builders
Project Name: 832-837 Cahuenga Project (No.2006005)
Description: Installation of PVC C-900 Water Line, point of connection, backflow preventer, lateral line in public right-of-way, C900 Fire water line, double check valve, and fire connection, new storm drain catch basins and trench drains, cistern tank and mechanical skid pad, CDS unit and storm drain inlets, new 6" VCP sewer lateral connection.
Contract Amount: $487,064.00
Contact: Craig Babington
Phone number: 310-384-8494
Email: cbabington@morleybuilders.com
Completed: 04/2024

City of Santa Ana
Address: 20 Civic Center Plaza Santa Ana, CA 92701
Project Name: Raitt - Myrtle Park Project
Description: This project encompasses site preparation, demolition, grading, installation of water lines, storm drain pipe, catch basin, drop in-lets, NDS infiltration basin, paving, hardscaping, and comprehensive street improvements including irrigation, water connections and storm drain catch basin.
Contract Amount: $2,776,406.00
Contact: Ariam Veira, Sean Thomas
Phone number: 714-647-6757 / 714-647-5624
Email: aveira@santa-ana.org, sthomas5@santa-ana.org
Completed: 03/2024

City of Temple City
Address: 9701 Las Tunas Drive Temple City, CA 91780
Project Name: Primrose Park Project
Description: Project tasks include site preparation, demolition, grading, installation of water drainage pipes, infiltration basin, onsite paving, hardscaping, and other related street improvements
Contract Amount: $2,470,087.50
Contact: Okan Demirci
Phone number: 714-319-6137
Email: okan.demirci@transtech.org
Completed: 05/2022

City of Orange
Address: 300 E. Chapman Ave. Orange, CA 92866
Project Name: Annual Pipeline Renewal Project (Bid No. 21-22.08)
Description: Mobilization, demobilization, phasing, clean-up, and obtaining permits and bonds. Installation of 8" and 12" PVC water pipes with copper tracer wire, fittings, and appurtenances. Removal and installation of fire hydrants, gate valves, air-vac assemblies, and water services (1.5" and 4"). Abandonment of existing services and installation of new radio-read meters. Concrete cross-gutter replacement, asphalt overlay, and traffic control plans with signs.
Contract Amount: $1,366,700.00
Contact: Ryan Visperas (Project Manager), Christopher Cash (Public Works Director),
Phone number: 714-288-2487 / 714-744-5525
Email: rvisperas@cityoforange.org
Completed: 05/2023

Rockwood Construction
Project Name: Wet Utilities - Perris March Plaza
Description: 4", 6", 8" C900 water mains for domestic and fire service, double-check valves, hot tapping to 36" main line, fire hydrants, and backflow preventers. New 8" SDR 35 sewer pipes and 48" sanitary sewer manholes, 30" RCP outlets to flood control, 30" HDPE pipe storm drain, catch basins, storm drain structures, and an infiltration pit.
Contract Amount: $1,100,000
Contact: Alex Sanchez
Phone number: 949-423-4784
Email: asanchez@rockwoodconstruction.com
Completed: 2020

City of Pomona
Address: 505 S. Garey Ave. Pomona, CA 91766
Project Name: Phil and Nell Soto Park
Description: Installation of PVC drain pipes of various sizes (6", 8", 12", and 15"), installation of a standard and modified catch basin, a 15"x15" Nyloplast H-10 cast iron grate and assembly, a parkway drain, and a cast basin filter insert among other improvements.
Contract Amount: $2,297,151.50
Contact: Matt Pillarz / Rene Guerrero
Phone number: 909-620-3652 / 909-620-2261
Email: Matt_Pilarz@ci.pomona.ca.us
Completed: 04/2020

Eduardo J. Carrillo, M.S., P.E.
Project Manager
C: 562-708-3586
EddieC@CEM-Construction.com

CEM
CONSTRUCTION

1412 ESPANOL AVE
MONTEBELLO, CALIFORNIA 90640
323/597-1084 562/708-3586
Lic. # 951234

CEM SEWER PROJECT AND REFERENCE LIST

Morley Builders
Project Name: Thatcher Yard Project (No. 2106004)
Description: Installation of Schedule 40 PVC pipes (1", 2", 4", 6"), point of connections, 4" water meter, 4" reduced pressure backflow preventer, and thrust blocks on all water lines
Contract Amount: $792,915.00
Contact: Brittany Dziubek
Phone number: 310-382-8463
Email: BDziubek@MORLEYBUILDERS.com
Completed: 09/2024

City of Anaheim
Owner Address: City of Anaheim 200 S. Anaheim Blvd. Anaheim, CA 92805
Project Name: North Vine Street Sanitary Sewer Improvements
Description: Replacement of existing cast iron water mains with new 10" ductile iron pipe water mains, including asphalt paving and repairs to sidewalks, curbs, and gutters.
Contract Amount: $1,048,898.00
Contact: Joel Jordan
Phone number: 714-231-8368
Email: JJordan@anaheim.net
Completed: 05/2023

City of Anaheim
Owner Address: City of Anaheim 200 S. Anaheim Blvd. Anaheim, CA 92805
Project Name: Lincoln Ave Sanitary Sewer and Street Improvements
Description: Installation of new 12", 15", and 21" diameter Vitrified Clay Pipe (VCP), construction of sanitary sewer manholes, manhole remodeling, roadway rehabilitation, PCC sidewalks, ADA access ramps, curbs & gutters, and related street work.
Contract Amount: $1,721,945.50
Contact: Joel Jordan
Phone number: 714-231-8368
Email: JJordan@anaheim.net
Completed: 05/2024

Morley Builders
Project Name: 832-837 Cahuenga Project (No.2006005)
Description: Installation of PVC C-900 Water Line, point of connection, backflow preventer, lateral line in public right-of-way, C900 Fire water line, double check valve, and fire connection wall mount.
Contract Amount: $487,064.00
Contact: Craig Babington
Phone number: 310-384-8494
Email: cbabington@MORLEYBUILDERS.com
Completed: 04/2024

City of Inglewood
Owner Address: One Manchester Boulevard Inglewood, CA 90301
Project Name: As Needed Repair Service on Sewer System
Description: Repair or replacement of sewer and storm drain systems including excavation, new VCP pipe installation, manhole installation, and associated asphalt and concrete work.
Contract Amount: $344,250.00
Contact: Roosevelt Robinson
Phone number: 310-259-9969
Email: rrobinson@cityofinglewood.org
Completed: 05/2023

City of Santa Ana
Owner Address: 20 Civic Center Plaza Santa Ana, CA 92701
Project Name: Raitt - Myrtle Park Project
Description: Site preparation and demolition, grading/drainage, installation of water drainage pipes, onsite paving, hardscaping, fencing, site furnishings, playground and fitness equipment, irrigation, and street improvements.
Contract Amount: $2,776,406.00
Contact: Ariam Veira, Sean Thomas
Phone number: 714-647-6757 / 714-647-5624
Email: aveira@santa-ana.org, sthomas5@santa-ana.org
Completed: 03/2024

City of Temple City
Owner Address: 9701 Las Tunas Drive Temple City, CA 91780
Project Name: Primrose Park Project
Description: Site preparation and demolition, grading, installation of water drainage pipes, onsite paving, hardscaping, fencing, site furnishings, playground and fitness equipment, irrigation, and street improvements
Contract Amount: $2,470,087.50
Contact: Okan Demirci
Phone number: 714-319-6137
Email: okan.demirci@transtech.org
Completed: 05/2022

City of Long Beach Public Works Department
Owner Address: 1841 E 33rd St Long Beach, California 90807
Project Name: Sewer Lateral Pilot Project
Description: Removal and replacement of sewer, rehabilitation of existing sewer pipes, and associated street restoration.
Contract Amount: $550,225.00
Contact: Valeri Karakanov,
Phone number: 562-570-2331
Email: Valeri.Karakanov@lbwater.org
Completed: 09/2022

Rockwood Construction
Project Name: - Perris March Plaza
Description: Storm drain installation and rehabilitation including HDPE pipes, onsite water management, and connections to existing man
Contract Amount: $292,985.00
Contact: Daniel Hernandez
Phone number: 323-722-4805
Email: Dhernandez@ci.commerce.ca.us
Completed: 2020



Eduardo J. Carrillo, M.S., P.E.
Project Manager
C: 562-708-3586
EddieC@CEM-Construction.com

CEM CONSTRUCTION

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.

Emigdio Carrillo Jr., M.S., P.E.

Downey, CA 90240
Cell: (562) 708-708-0016 E-Mail: emigdioc@cem-construction.com

Contract Award, Negotiations, Estimating, Inspection and Management of Project

ACHIEVEMENT: - Registered Professional Engineer (Lic #)

EDUCATION:

Master of Science in Civil Engineering 2009 - 2010
University of California, Los Angeles Los Angeles, CA
Focus Sequences: Structural/Earthquake Engineering

Bachelor of Science in Civil Engineering 2006 - 2009
California State Polytechnic University Pomona Pomona, CA
Emphasis: Structural Engineering

EXPERIENCE:

Project Engineer March 2010 **– Present**
CEM Construction Corp Montebello, CA

Civil Engineer July 2008 – March 2015
United States Army Corps of Engineers – Construction Division South El Monte, C

CERTIFICATIONS/TRAINING

- Competent Person's Certification
- First Aid Certified
- OSHA 10
- OSHA 30
- Confines Space Training - Competent Person
- Trenching & Excavating - Competent Person
- CIPP Certified
- CA Anti-Harassment Prevention

Projects 2022

Project Name: Transportation Charging Station
Project Owner: City of Commerce
Owners Address: City of Commerce
Contact name: Greg Guzman
Contact Phone: (323) 722-4805

Projects 2021

Project Name: Primrose Park
Project Owner: City of Temple City
Owners Address: Primrose Park
Contact name: Okan Demirci, PE, QSD/P
Contact Phone: (714) 319-6137
Contract amount: $ 2,400,000

Project Name: Jasmine Storm Drain
Project Owner: City of Laguna Beach
Owners Address: Laguna Beach
Contact name: Matthew Oxford
Contact Phone: (949) 497-0792

Contract amount: $ 1,500,000

Project Name: Perris March Plaza – Utilities
Project Owner: Rockwood Construction
Owners Address: Perris, CA
Contact name: Alex Sanchez
Contact Phone: 949 -423-4784
Contract amount: $ 1,100,000

Projects 2020

Project Name: Irwindale Park Phase III
Project Owner: City of Irwindale
Owners Address: 5050 Irwindale Ave Irwindale, CA 91706
Contact name: Daniel Co, P.E.
Contact Phone: (626) 848-4670
Contract amount: $ 1,137,772

Project Name: 2020 – City Hall Remodel
Project Owner: City of Covina
Owners Address: 125 E Collage St Covina, CA 91723
Contact name: Mr. Rafael M. Fajardo P.E.
Contact Phone: 626-858-7294
Contract amount: $ 108,605

Project Name: Construction of Drywell and Catch Basin at Royal Oaks Park
Project Owner: City of Duarte
Owners Address: 1600 Huntington Drive, CA 91010
Contact name: Yessina Serra Development Technician
Contact Phone: 626-357-7931 Ext 262
Contract amount: $ 75,000

Projects 2019

Project Name: Phil and Nell Soto Park Construction Project No. 428-2590-71040
Project Owner: City of Pomona
Owners Address: 505 S Garey Ave, Pomona, CA 91766
Contact name: Matt Pillarz, Senior Civil Engineer
Contact Phone: (909) 620-3652
Contract amount: $2,297,151.50

Project Name: Baldwin Park – Walnut Creek Nature Park
Project Owner: City of Baldwin Park
Owners Address: 14403 E. Pacific Avenue, Baldwin Park, CA 91706
Contact name: David Lopez
Contact Phone: (626) 960-4011
Contract amount: $ 893,010

Project Name: Diamond Bar - Sycamore Canyon park
Project Owner: City of Diamond Bar
Owners Address: 21810 Copley Drive Diamond Bar California 91765
Contact name: Nasar Abbaszadeh

Contact Phone: (909) 839-7000
Contract amount: $1,090,546.00

Project Name: Construction Contract for Project 16-6862 Cabrillo Park Sidewalk Improvements
Project Owner: City of Santa Ana
Owners Address: City Hall Ross Annex, 3rd Floor 20 Civic Center Plaza Santa Ana, CA 92701
Contact name: Victor So, P.E. Project Coordinator
Contact Phone: 714-647-5076
Contract amount: $373,000

Project Name: Baldwin Park – Walnut Creek Nature Park
Project Owner: City of Baldwin Park
Owners Address: 14403 E. Pacific Avenue, Baldwin Park, CA 91706
Contact name: David Lopez
Contact Phone: (626) 960-4011
Contract amount: $ 893,010

Projects 2018

Project Name: Treder Park Restroom Renovation
Project Owner: City of Bell
Address: 6250 Pine Avenue, Bell, CA 90201
Contact name: Dahi Kim
Contact Phone: 323-588-6211
Contract amount: $171,250

Project Name: 2017 Sibrie Park Improvement Project
Project Owner: City of Compton
Address: 1300 West El Segundo Compton, CA 90220
Contact name: Marvin Hunt
Contact Phone: (310) 761-1448
Contract amount: $815,445
Final Adjusted Contract Price: $878,196.17

Projects 2017

Project Name: Center Park Improvement Project
Project Owner: City of Inglewood
Address: 111th Place, City of Inglewood, CA 90303
Contact name: Boytrese Osias, Senior Engineer
Contact Phone: 310-412-5333
Contract amount: $1,398,585.00
Final Adjusted Contract Price: $1,518,655.75

Project Name: Steep Cayon and Pantera Dr Park Trail
Project Owner: City of Diamond Bar
Address: 21810 Copley Drive
Project Address: Diamond Bar CA 91765
Contact name: John Beshay
Contact Phone: 909-376-0794
Contract amount: $471,340.75
Final Adjusted Contract Price: $481,495.75

Projects 2016

Project Name: Zacatecas Park
Project Owner: City of Azusa
Address: 213 E. Foothill Blvd Azusa, CA 91702
Project Address: Zacatecas Park
Contact name: Christina Curiel
Contact Phone: 626-812-5247
Contract amount: $69,270.00
Final Adjusted Contract Price: $76,150.00

Project Name: Broadous HS
Project Owner: LAUSD
Address: 333 S. Beaudry Ave., 21st Floor Los Angeles, CA 90017
Project Address: 12561 Filmore St Pacoima CA 91331
Contact name: Norm Myers
Contact Phone: 818-394-2463
Contract amount: $67,305.00
Final Adjusted Contract Price: $67,305.00

Projects 2015

Project Name: Construction and Repair of Sidewalk at Various Locations
Project Owner: City of West Covina
Address: 1444 W Garvey Ave S, West Covina, CA 91790
Project Address: various locations
Contact name: Kun Chung
Contact Phone: 626-939-8733
Contract amount: $65,897.00

Project Name: Misc. Concrete Repairs
Project Owner: City of La Canada Flintridge
Address: 1327 Foothill Blvd La Canada Flintridge, CA
Contact Name: Kris Markarian P: 818 790-8882
Original Contract Duration: 30 calendar days
Actual Project Completion duration: 05/01/15
Original Contract price: $69,700.00
Final Adjusted Contract Price: $99,857.00

Project Name: City of Bell - Curb and Ramps Project
Project Owner: City of Bell
Address: 5330 Pine Ave Bell CA
Contact Name: Kevin Ko P: 323-588-6211
Original Contract Duration: 05/19/15
Actual Project Completion duration
Original Contract price: S199,050.00
Final Adjusted Contract price: $207,657.00

Project Name: Rosemead Community Recreation Center Facade Improvement Project
Project Owner: City Of Rosemead
Address: 8838 Valley Blvd, Rosemead, CA 91770
Contact Name: Rafael Fajardo P: 626-569-2151
Contract price: $1,475,750

Eduardo J. Carrillo, M.S., P.E.

Whittier, CA 90640
Cell: (562) 708-3586 E-Mail: eddiec@cem-construction.com

ACHIEVEMENT: Registered Professional Engineer (Lic # C77737)

EDUCATION:

Master of Science in Civil Engineering 2008 - 2009
University Of California, Los Ángeles Los Angeles, CA
Focus Sequences: Structural/Earthquake Engineering

Bachelor of Science in Civil Engineering 2004 - 2008
California State Polytechnic University Pomona Pomona, CA
Emphasis: Structural Engineering

Associate of Science in Construction Technology 2003-2004
Don Bosco Technical Institute Rosemead, CA
Emphasis: Construction

CERTIFICATIONS/TRAINING

- Competent Person's Certification
- First Aid Certified
- OSHA 10
- Confines Space Training - Competent Person
- Trenching & Excavating - Competent Person
- CIPP Certified
- CA Anti-Harassment Prevention

EXPERIENCE:

Project Engineer March 2010 – **Present**
CEM Construction Corp Montebello, CA

Project Engineer April 2011 – April 2014
Castillo Engineering, Inc. Long Beach, CA

- Designed Multi-residential (multi-floor wood shear walls over concrete podium deck), commercial (cmu walls/moment frames with truss roof system), industrial (concrete tilt-up with flexible diaphragm) and custom residential (hillside and beach side).
- Responsible for structural design (calculations) and structural drawings and specifications

Projects 2022

Project Name: MDP LINE N-1C EXTENSION STORM DRAIN PROJECT
Project Owner: City of Norco
Owners Address: City of Norco
Contact name: Sam Nelson
Contact Phone: (951) 270-5677
Contract amount: $ 1,048,898.70

Project Name: SANITARY SEWER IMPROVEMENT PROJECT
Project Owner: City of Anaheim
Owners Address: City of Anaheim
Contact name: Joel Jordan
Contact Phone: (714) 765-5052
Contract amount: $ 540,000.00

Projects 2021

Project Name: Annual Pipeline Renewal Project
Project Owner: City of Orange
Owners Address: City of Orange
Contact name: Ryan Visperas P.E.
Contact Phone: (714) 288-2487
Contract amount: $ 988,350.00

Project Name: Primrose Park
Project Owner: City of Temple City
Owners Address: Primrose Park
Contact name: Okan Demirci, PE, QSD/P
Contact Phone: (714) 319-6137
Contract amount: $ 2,400,000

Project Name: Jasmine Storm Drain
Project Owner: City of Laguna Beach
Owners Address: Laguna Beach
Contact name: Matthew Oxford
Contact Phone: (949) 497-0792
Contract amount: $ 1,500,000

Project Name: Perris March Plaza – Utilities
Project Owner: Rockwood Construction
Owners Address: Perris, CA
Contact name: Alex Sanchez
Contact Phone: 949 -423-4784
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Contact name: Mr. Rafael M. Fajardo P.E.
Contact Phone: 626-858-7294
Contract amount: $ 108,605

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Owners Address: 1600 Huntington Drive, CA 91010
Contact name: Yessina Serra Development Technician
Contact Phone: 626-357-7931 Ext 262
Contract amount: $ 75,000

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Project Owner: City of Pomona
Owners Address: 505 S Garey Ave, Pomona, CA 91766
Contact name: Matt Pillarz, Senior Civil Engineer
Contact Phone: (909) 620-3652
Contract amount: $2,297,151.50

Project Name: Baldwin Park – Walnut Creek Nature Park
Project Owner: City of Baldwin Park
Owners Address: 14403 E. Pacific Avenue, Baldwin Park, CA 91706
Contact name: David Lopez
Contact Phone: (626) 960-4011
Contract amount: $ 893,010

Project Name: Diamond Bar - Sycamore Canyon Park
Project Owner: City of Diamond Bar
Owners Address: 21810 Copley Drive Diamond Bar California 91765
Contact name: Nasar Abbaszadeh
Contact Phone: (909) 839-7000
Contract amount: $1,090,546.00

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Project Owner: City of Santa Ana
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Owners Address: 14403 E. Pacific Avenue, Baldwin Park, CA 91706
Contact name: David Lopez
Contact Phone: (626) 960-4011
Contract amount: $ 893,010

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Project Owner: City of Bell
Address: 6250 Pine Avenue, Bell, CA 90201
Contact name: Dahi Kim
Contact Phone: 323-588-6211
Contract amount: $171,250

Project Name: 2017 Sibrie Park Improvement Project
Project Owner: City of Compton
Address: 1300 West El Segundo Compton, CA 90220
Contact name: Marvin Hunt
Contact Phone: (310) 761-1448
Contract amount: $815,445
Final Adjusted Contract Price: $878,196.17

Projects 2017

Project Name: Center Park Improvement Project
Project Owner: City of Inglewood
Address: 111th Place, City of Inglewood, CA 90303
Contact name: Boytrese Osias, Senior Engineer
Contact Phone: 310-412-5333
Contract amount: $1,398,585.00
Final Adjusted Contract Price: $1,518,655.75

Project Name: Steep Cayon and Pantera Dr Park Trail
Project Owner: City of Diamond Bar
Address: 21810 Copley Drive
Project Address: Diamond Bar CA 91765
Contact name: John Beshay
Contact Phone: 909-376-0794
Contract amount: $471,340.75
Final Adjusted Contract Price: $481,495.75

Projects 2016

Project Name: Zacatecas Park
Project Owner: City of Azusa
Address: 213 E. Foothill Blvd Azusa, CA 91702
Project Address: Zacatecas Park
Contact name: Christina Curiel
Contact Phone: 626-812-5247
Contract amount: $69,270.00
Final Adjusted Contract Price: $76,150.00

Project Name: Broadous HS
Project Owner: LAUSD
Address: 333 S. Beaudry Ave., 21st Floor Los Angeles, CA 90017
Project Address: 12561 Filmore St Pacoima CA 91331
Contact name: Norm Myers
Contact Phone: 818-394-2463
Contract amount: $67,305.00
Final Adjusted Contract Price: $67,305.00

Projects 2015

Project Name: Construction and Repair of Sidewalk at Various Locations
Project Owner: City of West Covina
Address: 1444 W Garvey Ave S, West Covina, CA 91790
Project Address: various locations
Contact name: Kun Chung
Contact Phone: 626-939-8733
Contract amount: $65,897.00

Project Name: Misc. Concrete Repairs
Project Owner: City of La Canada Flintridge
Address: 1327 Foothill Blvd La Canada Flintridge, CA
Contact Name: Kris Markarian P: 818 790-8882
Original Contract Duration: 30 calendar days
Actual Project Completion duration: 05/01/15
Original Contract price: $69,700.00
Final Adjusted Contract Price: $99,857.00

Project Name: City of Bell - Curb and Ramps Project
Project Owner: City of Bell
Address: 5330 Pine Ave Bell CA
Contact Name: Kevin Ko P: 323-588-6211
Original Contract Duration: 05/19/15
Actual Project Completion duration
Original Contract price: S199,050.00
Final Adjusted Contract price: $207,657.00

Project Name: Rosemead Community Recreation Center Facade Improvement Project
Project Owner: City Of Rosemead
Address: 8838 Valley Blvd, Rosemead, CA 91770
Contact Name: Rafael Fajardo P: 626-569-2151
Contract price: $1,475,750

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)	Dollar Amount
Manhole Builders, Inc	831892	1000012259	25050 Maitri Rd, Corona CA 92883 (951) 681-0601	MANHOLE	14,950
Manhole Builders,	831892	1000012259	25050 Maitri Rd, Corona CA 92883 (951) 681-0601	Spray Lining	$8,900
Superior Pavement Markings, Inc.	776306	1000001476	5312 Cypress St Cypress, Ca 90630 Phone 714.995.9100	Remove And Replace All Impacted Traffic Striping, Curb And Pavement Markings And Pavement Markers	$28,845.00

[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 shall perform, with its own organization (rather than with Subcontractors), Work amounting to at least fifty percent (51%) of the Contract Price.

INDUSTRIAL SAFETY RECORD FORM

Bidder's Name CEM Construction Corporation

	Current Year of Record	2024	2023	2022	2021	2020	Total
Number of contracts	$468,500	8Mil	6Mil	8.2 Mil	5.1 Mil	3.1 Mil	30,868,500
Total dollar amount of contracts (in thousands of dollars)	0	0	0	0	0	0	0
Number of fatalities	0	0	0	0	0	0	0
Number of lost workday cases	0	0	0	0	0	0	0
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: President

Date: 04/21/2025

Signature: _____

Title: _____

Date: _____

Bond No. TS25-198

BID BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), has issued an invitation for Bids for the Work described as follows: City Project ID: 6105 - 52nd Street / 52nd Place Sewer Improvement Project

WHEREAS CEM Construction Corporation, 1412 Espanol Ave., Montebello, CA 90640
(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 U.S. Specialty Insurance Company

1 MacArthur Place, Suite 550, Santa Ana, CA 92707
(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 Amount Bid Dollars ($ 10% of Amount Bid), 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.

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: April 22nd, 2025

"Principal"	"Surety"
CEM Construction Corporation	U.S. Specialty Insurance Company
By: JESS E CARRILLO	By:
Its: PRESIDENT	Its: Kerissa Ricciardi, Attorney-in-Fact
By:	By:
Its:	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 Los Angeles)

On 04/23/2025 before me, Oscar R. Cruz, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jesus E. Carrillo
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.

OSCAR R. CRUZ
Comm. # 2508190
Los Angeles County
California - Notary Public
Comm. Expires JAN. 25, 2029

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: Bid bond Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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ACKNOWLEDGMENT

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 April 22, 2025 before me, Hanh Le, Notary Public
(insert name and title of the officer)

personally appeared Kerissa Ricciardi,
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.

MGC1 HANH LE
COMM. # 2450354
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES JULY 14, 2027 MGC1

Signature _____ **(Seal)**

TOKIO MARINE HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Kerissa Ricciardi or Michael Castaneda of Santa Ana California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****$5,000,000.00***** Dollars (***$5,000,000.00***).

This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.

AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By: _____
Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 _____ (seal)

D. LITTLEFIELD
Notary Public - California
Los Angeles County
Commission # 2476570
My Comm. Expires Jan 31, 2028

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 22nd day of April, 2025.

Bond No. TS25-198
Agency No. 19709

_____
Kio Lo, Assistant Secretary

HCCSMANPOA02/2024

visit tmhcc.com/surety for more information

NONCOLLUSION DECLARATION FORM
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
[Public Contract Code Section 7106]

The undersigned declares:

I am the President of CEM Construction Corporation, 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 04/21/2025 [date], at Montebello [city], California [state].

Signature: _____	Signature: _____
Printed Name: Jesus E Carrillo	Printed Name: _____
Date: 04/21/2025	Date: _____

Minutes of the Board of Directors Meeting
Of
CEM Construction, Corp.

The annual meeting of the Board of Directors of CEM **Construction Corp.** (the "Corporation") was held on 15th day of May 2020, immediately following the annual meeting of the directors of the Corporation.

There present at the meeting

Jesus Eduardo Carrillo / President and Treasurer
Emigdio Carrillo / Vice President and Secretary

Being all the members of the Board of Directors

The Chairperson presented to the meeting a copy of a **Waiver of Notice of Meeting** which **all of the Directors of the Corporation** had agreed to execute and advised that it was appropriate to authorize the execution and performance thereof by the Corporation. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the chairman be requested to cause the same to be spread at length upon the minutes.
The meeting then proceeded to AUTHORIZE FOLLOWING PERSONNELS TO SIGN ON ANY BID PROPOSAL or CONTRACTUAL DOCUMENTS ON BEHALF OF CEM CONSTRUCTION CORP. until their successors are elected and qualify:

President: Jesus Eduardo Carrillo

The President then presented and read minutes of the annual meeting of Directors of this Corporation, and the same were, on motion duly made, seconded and unanimously carried, in all respects ratified and adopted by this Board of Directors.

There being no further business to come before the meeting, upon motion duly made. Seconded and unanimously carried, the meeting was adjourned.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above name Corporation this 15th day of May 2020.

Dated: 05/15/2020

Jesus Eduardo Carrillo
President and Treasurer

Emigdio Carrillo
Vice President and Secretary

(Seal)

GENERAL PRINCIPLES CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONTRACTOR shall comply with generally accepted accounting principles and good business practices. CONTRACTOR shall, at its own expense, furnish all cost items associated with this project except as specified to be furnished by City. CONTRACTOR shall retain financial records, supporting documents, statistical records, and all other records pertinent to the project for a period of a minimum of three (3) years from the expiration of the term of the Master Agreement.

CONTRACTOR shall take reasonable measures to safeguard protected personally identifiable information and other information designated as sensitive or is considered sensitive consistent with laws regarding privacy and responsibility over confidentiality.

CONTRACTOR shall certify that it will not procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities); produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities); or produced by an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country in accordance with 2 CFR 200.216.

In order to ensure objective contractor performance and eliminate unfair competitive advantage, CONTRACTOR must certify that they did not assist in the development of draft specifications, requirements, statements of work, or invitations for bids or requests for proposals for the project.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo, President

Name and Title of Authorized Representative

Signature of Authorized Representative

DBE, MBE, and WBE CERTIFICATION FOR FEDERAL-AID CONTRACTS

It is the policy of the City to encourage the participation of disadvantaged businesses, small businesses, minority and women-owned business enterprises, veteran-owned businesses, and labor surplus area firms in the City's procurement process.

CONTRACTOR agrees to use its best efforts to carry out this policy when sourcing the use of outside consultants, advisors and contractors to the fullest extent practicable, consistent with the efficient performance of this contract. CONTRACTOR may rely on written representations by consultants, advisors and contractors regarding their status. CONTRACTOR shall report to the City the names of all consultants, advisors and contractors hired for the Project and information on whether or not they are a disadvantaged, minority or women-owned business enterprise, as defined in 40 CFR 33.

CONTRACTOR shall, in accordance with 2 CFR 200.321, take considerations to include small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms when sourcing the use of outside consultants, advisors, and contractors for this contract by:

(a) Including these business types on solicitation lists;

(b) Soliciting these business types whenever they are deemed eligible as potential sources;

(c) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;

(d) Establishing delivery schedules which encourage participation by these business types;

(e) Using organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce

CONTRACTOR shall, in accordance with 40 CFR 33, make the following good faith efforts whenever procuring construction, equipment, services, and supplies subcontracts:

1) Ensure DBEs are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. This will include placing DBEs on solicitation lists and soliciting them whenever they are potential sources.
2) Make information on forthcoming opportunities available to DBEs and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process.
3) Consider in the contracting process whether firms competing for large contracts could subcontract with DBEs. This will include dividing total requirements when economically

feasible into smaller tasks or quantities to permit maximum participation by DBEs in the competitive process.

4) Encourage contracting with a consortium of DBEs when a contract is too large for one of these firms to handle individually.
5) Use the services and assistance of the SBA and the Minority Business Development Agency of the Department of Commerce.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo, President
Name and Title of Authorized Representative

Signature of Authorized Representative

DOMESTIC PREFERENCE CERTIFICATION FOR FEDERAL-AID CONTRACTS

It is the policy of the City to encourage a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders.

CONTRACTOR agrees to use its best efforts to comply with 2 CFR 200.322 to the fullest extent possible consistent with the efficient performance of this contract.

RECOVERED MATERIALS CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONTRACTOR shall comply with 2 CFR 200.323 and procure only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000. CONTRACTOR shall procure solid waste management services in a manner that maximizes energy and resource recovery. CONTRACTOR shall establish an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. CONTRACTOR shall, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo President / Treasurer

Name and Title of Authorized Representative

Signature of Authorized Representative

CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. §§ 7401-7671q. CONTRACTOR agrees to report each violation to the USDA and the appropriate EPA Regional Office.

CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). CONTRACTOR agrees to report each violation to the USDA and the appropriate EPA Regional Office.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo President / Treasurer

Name and Title of Authorized Representative



Signature of Authorized Representative

Certification Regarding Debarment, Suspension, and Other Responsibility Matters
Primary Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

1. The CONTRACTOR certifies to the best of its knowledge and belief that it and its principals:
   (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
   (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
   (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
   (d) Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the CONTRACTOR is unable to certify to any of the statements in this certification, such CONTRACTOR shall attach an explanation to this certification. Indicate to whom it applies, initiating agency, and dates of action.

3. I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo President / Treasurer
Name and Title of Authorized Representative


Signature of Authorized Representative

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the ineligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

NON-LOBBYING CERTIFICATION FOR FEDERAL-AID CONTRACTS

The CONTRACTOR certifies, by signing and submitting this contract, to the best of his or her knowledge and belief, that:

(l) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The CONTRACTOR also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such subrecipients shall certify and disclose accordingly.

Business Name: CEM Construction Corporation

Date: 04/21/2025

By: Jesus E Carrillo President / Treasurer

Name and Title of Authorized Representative



Signature of Authorized Representative

DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action:

- ☐ a. contract
- b. grant
- c. cooperative agreement
- d. loan
- e. loan guarantee
- f. loan insurance

2. Status of Federal Action:

- ☐ a. bid/offer/application
- b. initial award
- c. post-award

3. Report Type:

- ☐ a. initial
- b. material change

For Material Change Only:
year_____ quarter _____
date of last report_____

4. Name and Address of Reporting Entity

☒ Prime ☐ Subawardee
Tier _____, if known

Congressional District, if known: _____

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known: _____

6. Federal Department/Agency:

7. Federal Program Name/Description:

CFDA Number, if applicable _____

8. Federal Action Number, if known:

9. Award Amount, if known:

$

10.a. Name and Address of Lobby Registrant
(If individual, last name, first name, MI)

10.b. Individuals Performing Services
(including address if different from No. 10)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

11. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____

Print Name: Jesus E Carrillo

Title: President

Telephone No.: 323-597-1084 Date: 04/21/2025

Authorized for Local Reproduction

Standard Form – LLL (Rev. 7-97)

Federal Use Only:

INSTRUCTIONS FOR COMPLETING SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime federal recipient at the initiation or receipt of covered federal action or a material change to previous filing pursuant to title 31 U.S.C. Section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered federal action for which lobbying activity is and/or has been secured to influence, the outcome of a covered federal action.
2. Identify the status of the covered federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered federal action.
4. Enter the full name, address, city, state, and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the first tier. Subawards include but are not limited to: subcontracts, subgrants, and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee" then enter the full name, address, city, state, and zip code of the prime federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the federal program name or description for the covered federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate federal identifying number available for the federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant. or loan award number, the application/proposal control number assigned by the federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered federal action where there has been an award or loan commitment by the Federal agency, enter the federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state, and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in Item 4 to influence the covered federal action.

(b) Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 15.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MOHAMMAD MOSTAHKAMI, PE

SUBJECT: CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO PTM GENERAL ENGINEERING SERVICES, INC., AND APPROVAL OF AN AGREEMENT WITH KIZH NATION RESOURCES MANAGEMENT (KNRM) FOR MONITORING SERVICES, WITH GEO ADVANTEC FOR GEOTECHNICAL SERVICES, AND AMENEMNENT TO STANTEC AGREEMENT FOR THE SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS PROJECT

RECOMMENDATION:
It is recommended that the City Council consider the following:

1. Approve the Plans and Specifications for the Slauson Avenue and Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements at Various Locations Project; and
2. Award a contract to PTM General Engineering Services, Inc. for the Slauson Avenue and Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements at Various Locations Project for a total amount of $9,099,009.00; and
3. Authorize Construction Management and Inspection Services by Transtech Engineers, Inc. pursuant to their On-Call Professional Consulting Services Agreements; and
4. Approve Amendment No. 5 to Stantec Consulting Services, Inc. for $51,086.00 and authorize City Manager to execute the amendment in a form approved by the City Attorney, and any necessary amendments thereto with Stantec; and
5. Approve a Professional Services Agreement with Kizh Nation Resources Management (KNRM) and authorize the Mayor to execute the contract in a form approved by the City Attorney, and the City Manager to execute any necessary amendments thereto with KNRM; and
6. Approve a Professional Services Agreement with Geo-Advantec for $37,355.00, and authorize the Mayor to execute the contract in a form approved by the City Attorney, and authorize the City Manager to execute any necessary amendments thereto with Geo-Advantec; and
7. Allocate an additional $184,190 in Measure M funds to cover the HSIP Cycle 11 funding shortfall.

BACKGROUND:
The Slauson Avenue and Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements at Various Locations Project (“Project”) proposes to improve traffic operations and enhance pedestrian safety at key intersections. The scope of work includes, but is not limited to: roadway widening at the intersection of Slauson Avenue and Atlantic Boulevard to accommodate a new eastbound left-turn lane and

a northbound left-turn lane; traffic signal improvements at signalized intersections along the Slauson Avenue and Atlantic Avenue corridors, new traffic signal poles, protected left-turn phases at intersections along the Slauson Avenue corridor between Atlantic Boulevard and Maywood Avenue, upgrading signal hardware, installing retroreflective signal backplates, upsizing signal heads, adding pedestrian countdown, enhancing crosswalk visibility and installation of new bus shelters at various locations.

The project CEQA Mitigated Negative Declaration (MND) mitigation measure for this project, released for public review from Feb 21, 2024, to March 21, 2024, concluded that the project will not have a significant impact on the environment with the implementation of mitigation measures. As part of the mitigation measure, Native American monitoring services approved by GABRIELENO BAND OF MISSION INDIANS – KIZH NATION is to ensure a monitor is present on-site during construction on all ground-disturbing activities. The monitor will observe excavation work, identify and report any tribal cultural resources (TCRs), and ensure proper treatment of any discoveries in accordance with cultural protocols and state laws. The attached agreement with Kizh Nation Resources Management (KNRM) will cover the City's mitigation requirements.

The project was first advertised for construction bids on October 9, 2024, which upon bid opening on November 6, 2024, and thorough evaluation of the bids and project budget, the bids were rejected by City Council on December 17, 2024, and upon revision of the design specification project was readvertised for construction bids on December 26, 2024, with a bid opening date of March 4, 2025.

Following a thorough evaluation of the bids, staff determined that further revisions to the design specifications and bid documents were deemed necessary, specifically the need to incorporate additional bus shelters into the project. Consequently, the bids were rejected by the City Council on April 9, 2025, and the project was readvertised for construction bids on April, 25, 2025. The City received two (2) bids during the Bid Opening held on May 14, 2025, at 2:00 PM.

DISCUSSION:
The two (2) bidders are provided on the table below in ascending order of bid amount. PTM General Engineering Services, Inc., is the apparent lowest bidder based on the total based bid amounts.

BIDDER	PTM General Engineering Services, Inc.	Elecnor Belco Electric, Inc.
Base Bid "A" Amount (Non-HSIP)	$7,478,009.00	$8,367,004.00
Base Bid "B" Amount (HSIP)	$1,483,000.00	$1,463,000.00
Base Bid "C" Amount (Additional Bus Stops)	$138,000.00	$105,000.00
TOTAL BASE BID AMOUNTS	**$9,099,009.00**	**$9,935,004.00**
Additive Bid Schedule Amount (HSIP)	$1,103,600.00	$547,884.00
TOTAL BASE BID AMOUNTS + ADDITIVE BID SCHEDULE AMOUNT	**$10,202,609.00**	**$10,482,888.00**

Staff conducted a bid analysis of the apparent lowest bidder, PTM General Engineering Services, Inc., and verified the CA contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal debarment files, and references. Based on the bid analysis, PTM General Engineering Services, Inc. was found to be the lowest responsive bidder.

Upon receipt of high bids, staff reached out to the I-710 Technical Advisory Committee (TAC) for Non-HSIP project cost and Caltrans for the HSIP portion of the project cost, requesting additional funding to cover the

project cost shortfall. On June 5, 2025, the I-710 TAC approved the additional funding for $3,080,531.39 in Metro Measure R funds to cover the construction cost shortfall for the Slauson Avenue and Atlantic Blvd Congestion Relief portion of the Project. Caltrans has also agreed to supplement the HSIP Cycle 11 grant with an additional $284,625 in HSIP State funds with a 10% or $31,625 local match requirement. Metro Board is anticipated to formally approve the City's funding request recommended by I-710 TAC at their January 2026 meeting.

The design and acquisition services required additional professional services, resulting in 5 Amendments to the City's agreement with Stantec, of which Amendment No. 1,2,4 approved administratively by City Manager through her administrative authority, and Amendment No. 3 was approved by City Council on April 24, 2024. The proposed Amendment No. 5 for $51,086.00 (copy attached) is recommended to replenish Stantec budget for construction support services and record drawings, which were used during earlier design phases for additional work, including right-of-way support, utility coordination with SCE, plan revisions for three added bus stops, signal design coordination with Metro and LA County, and bid phase support services.

During the construction, compaction and material testing services will be necessary, which will be provided by Geo-Advantec through the attached professional services Agreement.

Staff recommends that City Council:

1. Approve the Plans and Specifications for the Slauson Avenue and Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements at Various Locations Project; and
2. Award a contract to PTM General Engineering Services, Inc. for the total Base Bid amount of $9,099,009.00 and authorize the Mayor to execute the contract in a form approved by the City Attorney; and
3. Authorize Construction Management and Inspection Services by Transtech Engineers, Inc. pursuant to their On-Call Professional Consulting Services Agreements; and
4. Approve amendment No. 5 to Stantec Consulting Services, Inc. for $51,086.00 and authorize City Manager to execute the amendment in a form approved by the City Attorney, and any necessary amendments thereto with Stantec for this project; and
5. Approve a Professional Services Agreement with Kizh Nation Resources Management (KNRM) for cultural resources monitoring services, in the form approved by the City Attorney, and authorize the Mayor to execute the final form of contract, and authorize the City Manager to execute any necessary amendments thereto with KNRM; and
6. Approve a Professional Services Agreement with Geo-Advantec for $37,355.00, authorize the Mayor to execute the contract in a form approved by City Attorney and City Manager to execute any necessary amendments thereto with Geo-Advantec.
7. Allocate an additional $184,190 in Measure M funds to cover the HSIP funding shortfall.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
The total estimated cost of this project including construction contract, contingencies, construction management, inspection services, material testing, tribal monitoring services, and other incidentals, is $11,561,332.39, which will be covered by Metro I-710 Early Action Funds and local Measure M funds for the non-HSIP portion of the project, based on reimbursement, and $1,569,015.00 by HSIP Cycle 11 State funds for the HSIP portion of the project, based on reimbursement, and $174,335.00 for the City's required local match.

Currently, there is a total-approved budget of $1,706,670.00 available for the HSIP Cycle 11 portion of the project, of which $147,510.00 is allocated for the design phase and $1,559,160.00 is for construction. To cover the funding shortfall for the HSIP portion of the project, an additional appropriation of $184,190 in Measure M (Fund 225) funds is required. Below are summary tables of the Project Cost and Funding for the Construction Phase.

Bid Amount to be Awarded	$9,099,009.00
Construction Contingencies (15%)	$1,364,851.35
Subtotal	$10,463,860.35
Construction Management, Inspection, Material testing, Tribal Monitoring, etc. (10%)	$1,046,386.04
Stantec Construction Engineering Support Amendment No. 5	$51,086.00
Total Estimated Construction Cost	**$11,561,332.39**

Initial Metro I-710 Early Action Funds for Construction Phase	$6,381,699.00
Additional Metro I-710 Early Action Funds Secured for Construction Phase	$3,080,531.39
City Measure M Funds	$1,020,500.00
Subtotal Non-HSIP Funds	**$10,482,730.39**
Initial Reimbursable HSIP State Funds for Construction Phase	$1,284,390.00
Additional Reimbursable HSIP State Funds Secured for Construction Phase	$284,625.00
Subtotal Reimbursable HSIP State Funds	**$1,569,015.00**
HSIP Required 10% Local Matching Funds for Construction Phase	$174,335.00
Subtotal HSIP Funds for Construction Phase	**$1,743,350.00**
*Total HSIP Approved Budget Available for Construction	$1,559,160.00
*HSIP Funding Shortfall	*($184,190.00)*

ATTACHMENT(S)

1. Construction Contract - Slauson Avenue & Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements
2. Bid Submittal - Slauson Avenue & Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements Project (PTM)
3. Amendment No. 5 to Professional Services Agreement with Stantec Consulting Services Inc.
4. Professional Services Agreement with Geo-Advantec
5. Maywood Draft KNRM Agreement for Tribal Monitoring (June 2025 Draft)

CONTRACT

CITY OF MAYWOOD CONTRACT FOR
SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS PROJECT

THIS CONTRACT ("Contract") is made and entered this June 25, 2025 ("Effective Date"), by and between the CITY OF MAYWOOD, a California municipal corporation ("City") and PTM General Engineering Services, Inc., a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 891265; Class A. Contractor's DIR registration number is 1000001433.

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.

2. Scope of Services. Contractor shall perform the Work in a good and workmanlike manner for the project identified as Slauson Avenue and Atlantic Boulevard Congestion Relief and HSIP Cycle 11 Funded Traffic Signal Improvements at Various Locations 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 a not to exceed amount of Nine Million Ninety-Nine Thousand Nine dollars ($9,099,009.00) in accordance with the prices as submitted in the Bid.

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. Sec. § 15) or under the Cartwright Act (Business and Professions Code Section 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.

7. Workers' Compensation. 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 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. 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.

9. 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.

10. 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.

11. 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.

CITY OF MAYWOOD

By: _____
Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Dated: _____

_____
("CONTRACTOR")

By: _____

By: _____

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), State of California, has awarded to _____

_____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

SIDEWALK REHABILITATION PROJECT FY 2024-2025 (CDBG)

(Project name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the City to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(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 and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of __

_____

Dollars ($_____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have 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: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. ***DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT.*** Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

Bond No. _____

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), has awarded to _____

_____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

SIDEWALK REHABILITATION PROJECT FY 2024-2025 (CDBG)

(Project name)

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____,

(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 _____

_____

Dollars ($_____), this amount being not less than the total Contract 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, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California

Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have 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: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. ***DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT****. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.*

WORKERS' COMPENSATION
CERTIFICATE OF INSURANCE

WHEREAS, the City of Maywood ("City") has required certain insurance to be provided by:

_____

NOW THEREFORE, the undersigned insurance company does hereby certify that it has issued the policy or policies described below to the following named insureds and that the same are in force at this time:

1. This certificate is issued to:

   City of Maywood
   City Hall
   _____
   _____, California _____

   The insureds under such policy or policies are:
   _____

2. Workers' Compensation Policy or Policies in a form approved by the Insurance Commissioner of California covering all operations of the named insureds as follows:

Policy Number	Effective Date	Expiration Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

_____

_____

_____

By: _____
Its Authorized Representative

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall

_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability
□ Owners/Landlords/Tenants
□ Manufacturers/Contractors
□ Products/Completed Operations
□ Broad Form Property Damage
□ Extended Bodily Injury
□ Broad Form Comprehensive
□ General Liability Endorsement
□ Explosion Hazard
□ Collapse Hazard
□ Underground Property Damage
□ Pollution Liability
□ Liquor Liability
□ _____
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall
_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles
□ All Owned Automobiles
□ Non-owned Automobiles
□ Hired Automobiles
□ Scheduled Automobiles
□ Garage Coverage
□ Truckers Coverage
□ Motor Carrier Act
□ Bus Regulatory Reform Act
□ Public Livery Coverage
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Maywood ("City"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to City, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to City at:

City Manager
City of Maywood
City Hall
_____
_____, California _____

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY
_____	_____	_____
_____	_____	_____
_____	_____	_____

□ Following Form
□ Umbrella Liability
□ _____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NUMBER	AMOUNT
_____	_____	_____
_____	_____	_____
_____	_____	_____

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:

13. A □ deductible or □ self-insured retention *(check one)* of $_____ _____ applies to all coverage(s) except: _____ _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

BID

CITY OF MAYWOOD

SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS

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

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 Maywood 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.

Bidder acknowledges receipt of all addenda, as follows:

Addendum No. 1 Date: 5.6.25 am

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

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 891265, Class A / C10, which expires on Exp 2.28.25.

Bidder's Name: PTM General Engineering Services Inc.

Signature: Elizabeth H. Mendoza Title: President / CFO Date: 5.13.25

Signature: Brian Mendoza Title: Vice President / Secretary Date: 5.13.25

CITY OF MAYWOOD

BID SHEETS FOR

SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS

Bidder's Name: PTM General Engineering Services 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:

BASE BID SCHEDULE A (NON-HSIP FUNDED)

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
1.	Mobilization & Demobilization (Maximum 5% of Base Bid Schedule A)	1	LS	$ 290000 -	$ 290000 -
2.	Construction Staking and Survey for Slauson Ave. and Atlantic Blvd. Intersection Improvement	1	LS	$ 106000 -	$ 106000 -
3.	Prepare and Implement Traffic Control Plans and Install Temporary Construction Fencing for Slauson Ave. and Atlantic Blvd. Intersection Improvement	1	LS	$ 360000 -	$ 360000 -
4.	Prepare and Implement SWPPP for Slauson Ave. and Atlantic Blvd. Intersection Improvement	1	LS	$ 25000 -	$ 25000 -
5.	Clearing and Grubbing for Slauson Ave. and Atlantic Blvd. Intersection Improvement	1	LS	$ 145000 -	$ 145000 -
6.	Remove Existing Tree	16	EA	$ 1820 -	$ 29120 -
7.	Remove PCC Improvements	910	CY	$ 326 -	$ 296660 -
8.	Unclassified Excavation	1,150	CY	$ 178 -	$ 204700 -

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
9.	Remove Existing Wrought Iron Fence	20	LF	$ 30.50	$ 610 -
10.	Cold Mill Existing AC Pavement (3-Inch Maximum Depth)	56,500	SF	$ 3.60	$ 203400 -
11.	Cold Mill Existing PCC Pavement (4-Inch Maximum Depth)	8,500	SF	$ 6 -	$ 51000 -
12.	Remove and Salvage Existing "Maywood" Monument Sign	5	EA	$ 2500 -	$ 12500 -
13.	Remove and Salvage Existing "Metro" Monument Sign	2	EA	$ 2800 -	$ 5600 -
14.	Remove and Dispose Existing "Yoshinoya" Commercial Monument Sign	1	EA	$ 10000 -	$ 10000 -
15.	Remove and Dispose Existing "Denny's" Commercial Monument Sign	1	EA	$ 16000 -	$ 16000 -
16.	Remove Parkway Drain	1	EA	$ 5600 -	$ 5600 -
17.	Remove Existing Water Meter, Meter Box, and Backflow Preventer, and Abandon Existing Water Service	3	EA	$ 11100 -	$ 33300 -
18.	Remove Existing and Install New Water Valve Box and Cover to Grade	12	EA	$ 2610 -	$ 31320 -
19.	Remove Existing Water Valve Box	1	EA	$ 3050 -	$ 3050 -
20.	Adjust Existing Sewer Manhole Ring, Frame, and Cover to Grade	6	EA	$ 4950 -	$ 29700 -
21.	Adjust Existing Storm Drain Manhole Ring, Frame, and Cover to Grade	2	EA	$ 4950 -	$ 9900 -
22.	Remove Existing Electrical Pull Box	18	EA	$ 170 -	$ 3060 -

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
23.	Import Class A Topsoil	60	CY	$ 438-	$ 26280-
24.	Install Mirafi MPG4 Paving Grid (or Approved Equal)	10,800	SF	$ 7.40	$ 79920-
25.	Place and Compact Crushed Miscellaneous Base	325	CY	$ 177-	$ 57525-
26.	Construct Lean Concrete Base	140	CY	$ 376-	$ 52640-
27.	Construct Asphalt Rubberized Hot Mix Pavement Surface Course	600	TON	$ 628-	$ 376800-
28.	Construct High Stability Asphalt Concrete Pavement	250	TON	$ 368-	$ 92000-
29.	Construct Asphalt Concrete Pavement Leveling Course	740	TON	$ 353-	$ 261220-
30.	Construct Asphalt Concrete Pavement	250	TON	$ 400-	$ 100000-
31.	Construct 6-Inch Natural Gray PCC Pavement	2,300	SF	$ 17.10	$ 39330-
32.	Construct 9-Inch Natural Gray PCC Pavement	13,750	SF	$ 18.10	$ 248875-
33.	Construct 9-Inch Decorative Crosswalk and Banding PCC Pavement	5,500	SF	$ 34-	$ 187000-
34.	Construct 4-Inch PCC Sidewalk	6,450	SF	$ 12.20	$ 78690-
35.	Construct 4-Inch Decorative PCC Median Pavement	1,260	SF	$ 24.80	$ 31248-
36.	Construct 6-Inch PCC Commercial Driveway	455	SF	$ 38.40	$ 17472-

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
37.	Construct 8-Inch and Variable PCC Curb and Gutter	680	LF	$ 56.30	$ 38284 –
38.	Construct 6-Inch PCC Curb	1,030	LF	$ 48.20	$ 49646 –
39.	Construct 6-Inch Mountable PCC Curb	580	LF	$ 52.20	$ 30276 –
40.	Construct PCC Retaining Curb	330	LF	$ 57.10	$ 18843 –
41.	Construct 4-Inch PCC Curb Ramp	4	EA	$ 10800 –	$ 43200 –
42.	Construct PCC Local Depression	1	EA	$ 3300 –	$ 3300 –
43.	Construct 6-Inch PCC Median Nose	3	EA	$ 4600 –	$ 13800 –
44.	Construct PCC Step and Wrought Iron Handrails	1	EA	$ 13800 –	$ 13800 –
45.	Repair Existing Western Dental Railing Posts	1	LS	$ 5500 –	$ 5500 –
46.	Install PCC Wheel Stop	3	EA	$ 550 –	$ 1650 –
47.	Install Cast-In-Place Detectable Warning Surface (Only)	1	EA	$ 1100 –	$ 1100 –
48.	Remove Existing, Salvage Required Materials, and Install New Bus Shelter and Amenities	4	EA	$ 42000 –	$ 168000 –
49.	Relocate Existing Newspaper Rack	7	EA	$ 600 –	$ 4200 –
50.	Construct PCC Parkway Drain	1	EA	$ 17400 –	$ 17400 –

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
51.	Construct Curb Drain	1	EA	$ 3700 –	$ 3700 –
52.	Remove and Reconstruct Existing Catch Basin, RCP, CPS, and ARS, and Construct Concrete Backfill	1	EA	$ 55900 –	$ 55900 –
53.	Remove/Abandon Existing Service and Meter Box, Salvage Existing Water Meter and Install New ~~Water Service, Meter Box, and~~ Salvaged Meter, and Join Existing Private Water System	1	EA	$ 12900 –	$ 12900 –
54.	Remove Existing Fire Hydrant Assembly, Remove/Abandon of Fire Hydrant Lateral, and Remove Fire Hydrant Valve and Valve Box. Furnish and Install New Fire Hydrant, Valve and Lateral	1	EA	$ 69600 –	$ 69600 –
55.	Remove Existing Fire Hydrant Riser from and Including the 90-deg Elbow to the Fire Hydrant Head. Furnish and Install New Fire Hydrant and Lateral Extension	1	EA	$ 69600 –	$ 69600 –
56.	Install 1-1/2-Inch PVC Schedule 40 Conduit and New Conductors and Join Existing	175	LF	$ 100 –	$ 17500 –
57.	Install 2-Inch PVC Schedule 80 Conduit and New Conductors	145	LF	$ 105 –	$ 15225 –
58.	Construct Electrical Pull Box for Narrow Median Light Pull Box to Grade	1	EA	$ 3500 –	$ 3500 –
59.	Install No. 6 Electrical Pull Box	2	EA	$ 3500 –	$ 7000 –
60.	Remove and Relocate Existing Street Light	3	EA	$ 10000 –	$ 30000 –
61.	Remove and Salvage Existing Bus Stop Light	2	EA	$ 4000 –	$ 8000 –
62.	Traffic Striping, Pavement Markings, and Markers for Slauson Ave. and Atlantic Blvd. Intersection Improvements	1	LS	$ 35000 –	$ 35000 –

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
63.	Traffic Signage for Slauson Ave. and Atlantic Blvd. Intersection Improvements	1	LS	$ 10000 -	$ 10000 -
64.	Private Property Landscaping and Irrigation (El Pollo Loco and McDonald's Only)	1	LS	$ 35000 -	$ 35000 -
65.	Traffic Signal Modifications at Slauson Avenue and Atlantic Boulevard	1	LS	$ 496565 -	$ 496565. -
66.	Traffic Signal Modifications at Slauson Avenue and Pine Avenue, (See bid item 74 for Temporary Poles)	1	LS	$ 378000 -	$ 378000 -
67.	Traffic Signal Modifications at Slauson Avenue and Fishburn Avenue, (See bid item 74 for Temporary Poles)	1	LS	$ 365000 -	$ 365000 -
68.	Traffic Signal Modifications at Slauson Avenue and Gifford Avenue, (See bid items 74, 75, and 76 for Temporary Poles)	1	LS	$ 392000 -	$ 392000 -
69.	Traffic Signal Modifications at Slauson Avenue and Corona Avenue	1	LS	$ 325000 -	$ 325000 -
70.	Traffic Signal Modifications at Slauson Avenue and Carmelita Avenue	1	LS	$ 357000 -	$ 357000 -
71.	Traffic Signal Modifications at Slauson Avenue and Loma Vista Avenue, (See bid item 74 for Temporary Poles)	1	LS	$ 395000 -	$ 395000 -
72.	Traffic Signal Modifications at Slauson Avenue and Everett Avenue	1	LS	$ 58000 -	$ 58000 -
73.	Traffic Signal Modifications at Slauson Avenue and Maywood, (See bid item 74 for Temporary Poles)	1	LS	$ 390000 -	$ 390000 -
74.	Install Temporary Traffic Signal Pole (Type 17)	6	EA	$ 2500 -	$ 15000 -
75.	Install Temporary Traffic Signal Pole (Type 1)	1	EA	$ 1800 -	$ 1800 -

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
76.	Install Temporary Traffic Signal Pole (Type 15TS)	1	EA	$ 2200-	$ 2200-
TOTAL BASE BID A AMOUNT					$ 7478009-

BASE BID SCHEDULE B (HSIP CYCLE 11 FUNDED)

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
77.	Traffic Signal Modifications at Slauson Avenue and Atlantic Boulevard	1	LS	$ 73000-	$ 73000-
78.	Traffic Signal Modifications at Slauson Avenue and Pine Avenue	1	LS	$ 63000-	$ 63000-
79.	Traffic Signal Modifications at Slauson Avenue and Fishburn Avenue	1	LS	$ 63000-	$ 63000-
80.	Traffic Signal Modifications at Slauson Avenue and Gifford Avenue	1	LS	$ 63000-	$ 63000-
81.	Traffic Signal Modifications at Slauson Avenue and Corona Avenue	1	LS	$ 58000-	$ 58000-
82.	Traffic Signal Modifications at Slauson Avenue and Carmelita Avenue	1	LS	$ 62000-	$ 62000-
83.	Traffic Signal Modifications at Slauson Avenue and Loma Vista Avenue	1	LS	$ 68000-	$ 68000-
84.	Traffic Signal Modifications at Slauson Avenue and Everett Avenue	1	LS	$ 63000-	$ 63000-
85.	Traffic Signal Modifications at Slauson Avenue and Maywood Avenue	1	LS	$ 61000-	$ 61000-
86.	Traffic Signal Modifications at Atlantic Boulevard and District Boulevard	1	LS	$ 78000-	$ 78000-

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
87.	Traffic Signal Modifications at Atlantic Boulevard and 55th Street	1	LS	$ 71000-	$ 71000-
88.	Traffic Signal Modifications at Atlantic Boulevard and 57th Street	1	LS	$ 75000-	$ 75000-
89.	Traffic Signal Modifications at Atlantic Boulevard and 58th Street	1	LS	$ 59000-	$ 59000-
90.	Traffic Signal Modifications at Atlantic Boulevard and 60th Street	1	LS	$ 91000-	$ 91000-
91.	Traffic Signal Modifications at Atlantic Boulevard and 61st Street	1	LS	$ 94000-	$ 94000-
92.	Traffic Signal Modifications at Atlantic Boulevard and Randolph Street	1	LS	$ 77000-	$ 77000-
93.	Traffic Signal Modifications at Slauson Avenue and King Avenue	1	LS	$ 75000-	$ 75000-
94.	Traffic Signal Modifications at Slauson Avenue and Mayflower Avenue	1	LS	$ 62000-	$ 62000-
95.	Traffic Signal Modifications at Slauson Avenue and Heliotrope Avenue	1	LS	$ 75000-	$ 75000-
96.	Traffic Signal Modifications at Slauson Avenue and Woodlawn Avenue	1	LS	$ 64000-	$ 64000-
97.	Traffic Signal Modifications at Slauson Avenue and Alamo Avenue	1	LS	$ 88000-	$ 88000-
TOTAL BASE BID B AMOUNT					$ 1483000-

BASE BID SCHEDULE C (ADDITIONAL BUS STOPS PER APPENDIX F)

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
98.	Remove Existing, Salvage Required Materials, and Install New Bus Shelter and Amenities	3	EA	$ 46000-	$ 138000-

TOTAL BASE BID PRICE = BASE BID A AMOUNT PLUS (+) BASE BID B AMOUNT (+) BASE BID C AMOUNT

TOTAL BASE BID PRICE IN DIGITS: $ 9099009 –

TOTAL BASE BID PRICE IN WORDS: Nine Million Ninety Nine Thousand Nine Dollars.

Signature: Elizabeth H. Mendoza Title: President/CFO Date: 5.13.25

ADDITIVE ITEMS BID SCHEDULE (HSIP CYCLE 11 FUNDED)

The following additive items are related to the HSIP Cycle 11 Traffic Signal Modification Plans shown on sheets 31 to 42 of the plans. Any additional Mobilization or Demobilization required shall be assumed to be included the individual additive bid item.

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICES	TOTAL COST
A1.	Furnish and Install APS PPB or City Approved Equal on Existing Traffic Signal Pole. Splice Existing Spare Wires to New APS PPB.	24	EA	$ 4300 –	$ 103200 –
A2.	Make Hole on Existing Pole for New PPB.	24	EA	$ 700 –	$ 16800 –
A3.	Furnish and Install ZincFive UPS Battery Backup System or City Approved Equal in Existing Controller Cabinet. (along Slauson Ave)	5	EA	$ 32000 –	$ 160000 –
A4.	Furnish and Install New Iteris Video/Radar Detection System/Camera Complete. (along Slauson Ave)	3	EA	$ 78000 –	$ 234000 –
A5.	Furnish and Install Retro Reflective Street Name Sign.	3	EA	$ 3000 –	$ 9000 –
A6.	Remove and Salvage Existing Retro Reflective Street Name Sign	2	EA	$ 800 –	$ 1600 –
A7.	Remove and Salvage Existing PPB Post. Furnish and Install New 5'7" Height PPB Post Using Existing Mounting Bolts Per Caltrans Standards.	1	EA	$ 3000 –	$ 3000 –
A8.	Furnish and Install 3" Conduit. (As needed at various intersections)	1,500	LF	$ 190 –	$ 285000 –

A9.	Furnish and Install ZincFive UPS Battery Backup System or City Approved Equal in Existing Controller Cabinet (along Atlantic Blvd).	2	EA	$ 32000 –	$ 64000 –
A10.	Furnish and Install New Iteris Video/Radar Detection System/Camera Complete (along Atlantic Blvd).	1	EA	$ 79000 –	$ 79000 –
A11.	Remove Existing Controller Cabinet and Foundation and Furnish and Install New 332LS Cabinet on New Foundation (along Slauson Ave)	2	EA	$ 74000 –	$ 148000 –
TOTAL ADDITIVE ITEMS BID AMOUNT					$ 1103000 –

TOTAL BID PRICE = BASE BID AMOUNTS (A & B & C) PLUS (+) ALL ADDITIVE ITEMS

TOTAL BID PRICE IN DIGITS: $ 10202609 –

TOTAL BID PRICE IN WORDS: Ten Million Two Hundred Two Thousand Six Hundred Nine Dollars.

By signing below bidder acknowledges that his/her bid reflects and takes into account any and all material and other cost increases associated with the recently imposed (2025) United States and foreign tariffs.

Signature: Elizabeth H. Mendoza Title: President / CFO Date: 5.13.25

The award of Contract shall be based on the TOTAL BASE BID A, B, AND C SCHEDULE AMOUNTS only. The ADDITIVE BID ITEMS shown per the ADDITIVE BID SCHEDULE below will not be taken into account in determining the lowest responsible bidder. City may add bid items from the ADDITIVE BID SCHEDULE at the sole and complete discretion of the City as part of the performance of the contract.
In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.
The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.
The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.
All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.
A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.

QUESTIONNAIRE FORM

Fill out all of the following information. Attach additional sheets if necessary.

(1) Bidder's Name: PTM General Engineering Services 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: 5942 Acorn Street, Riverside, CA 92504

(4) Telephone: 951.710.1000 Facsimile: 951.710.1006

(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: 891265; Class A / C10

Original Date Issued: 02.20.2007 Expiration Date: 02.28.25

(8) DIR Contractor Registration Number: 1000001433

(9) List the name and title of the person(s) who inspected the Project site for your firm: Brian Mendoza - Vice President / Secretary

(10) The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project WITHOUT QUESTION.

Name of Person who inspected the site: Brian Mendoza

Date of Inspection: 5.9.25

(11) Number of years' experience the company has as a contractor in construction work: 30+

(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:

Elizabeth H. Mendoza - President / CFO - 15525 Via Barranca, Perris, CA 92570

Brian Mendoza - Vice President / Secretary - 11080 Kay Jay St, Riverside, CA 92503

(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

Jade Electric CSLB 684573 - Inactive Elizabeth Mendoza Sole Owner
Freeway Electric CSLB 684572 - Inactive Brian Mendoza Sole Owner

Freeway Electric CSLB 947816 - Cancelled and formerly Brian Mendoza President / CFO Elizabeth Mendoza VP/ Secretary

(14) List the dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this Bid:

None

(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:

Not Applicable

b. Briefly summarize the parties' claims and defenses:

Not Applicable

c. State the tribunal (e.g., Superior Court, American Arbitration Association, etc.), the matter number, and the outcome:

Not Applicable

(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.

No

(17) Has the company or any principal having an interest in this Bid ever failed to complete a project? If yes, explain.

No

(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.

No

(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.

(20) List the last three (3) projects you have worked on or are currently working on for the City of Maywood:

None in Maywood

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.

Company

Signature: _____ Elizabeth H. Mendoza

Title: President / CFO

Date: 5.13.25

Signature: _____ Brian Mendoza

Title: Vice President / Secretary

Date: 5.13.25

REFERENCES FORM

The Bidder is required to state what work of a similar character to that included in the proposed contract they have successfully performed and give references which will enable the City to judge of their responsibility, experience, skill, business and financial standing.

The following are the names, addresses, and telephone numbers for six public agencies for which BIDDER has performed similar work with the public agency within the past **five years**. Provide the following information:

Project 1 Name/Number PO #20230801

Project Description Traffic Signal at Covina Blvd & Barranca Ave

Approximate Construction Dates From: 06/2023 To: 03/2024

Agency Name: City of Covina

Contact Person: Mr. Rafael Fajardo PE Telephone: 626.384.5490

Address: 125 E. College St, Covina, CA 91723

Original Contract Amount: $ 541,041.00 Final Contract Amount: $ 577,411.75

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Electrical, concrete, and striping changes and final quantities

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.

Project 2 Name/Number HSIP - 5250(029)

Project Description HSIP Cycle 9 T/S Imp. at the intersection of Atlantic Ave & Carlin Ave

Approximate Construction Date From: 03/2023 To: 05/2024

Agency Name: City of Lynwood

Contact Person: Mr. Mir Fattahi PE Telephone: 949.351.6505

Address: 11330 Bullis Rd, Lynwood, CA 90260

Original Contract Amount: $ 474,047.00 Final Contract Amount: $ 502,193.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

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.

Project 3 Name/Number CDOT 06-0T0104 Install Traffic Monitoring Station

Project Description Traffic Monitoring Station Install

Approximate Construction Dates From: 04/2021 To: 11/2022

Agency Name: Dept of Transportation

Contact Person: Mr. Dimitar Dimitrov RE Telephone: 559.999.5733

Address: 1727 30th St MS 43, Sacramento, CA 95816

Original Contract Amount: $ 1,009,901.00 Final Contract Amount: $ 1,246,264.90

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Field quantity changes

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.

Project 4 Name/Number HSIP Cycle 7

Project Description Traffic Signal Improvements

Approximate Construction Dates From: 03/2022 To: 01/2024

Agency Name: City of Monterey Park

Contact Person: Mr Okan Demirci Telephone: 714.319.6137

Address: 320 W. Newmark Ave, Monterey Park, CA 91754

Original Contract Amount: $ 1,035,500.00 Final Contract Amount: $ 1,133,048.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Electrical, striping, and minor concrete changes

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.

Project 5 Name/Number CDOT 12A2034

Project Description Modify Signal & Lighting and Signing & Striping

Approximate Construction Dates From: 03/2024 To: 05/2024

Agency Name: Dept of Transportation

Contact Person: Mr. Moussa Essayli PE Telephone: 949.279.8816

Address: 1727 30th St. MS65, Sacramento, CA 95816

Original Contract Amount: $ 259,059.00 Final Contract Amount: $ 262,374.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Electrical and striping changes

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.

Project 6 Name/Number CDOT 07-340604

Project Description ITS Detection Repair, MGS, Veg Control, Concrete Barrier

Approximate Construction Dates From: 09/2019 To: 02/2022

Agency Name: Dept of Transportation

Contact Person: Mr. Ryan Pham PE Telephone: 818.355.8325

Address: 1040 W. Badillo St #112, Covina, CA 91722

Original Contract Amount: $ 11,457,077.00 Final Contract Amount: $ 12,036,630.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

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.

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.

Brian Mendoza
P.O.B ox 7745 Riverside CA, 92513-7745
Email:brian@ptm-eng.com Cell 951.722.5755

Chief Estimator and Supervisor of Outside Operations

Supervisor of Outside operations with over 18 years of experience electrician with over 20 years of experience An effective communicator and team leader, experienced in coordinating and executing large and fast paced projects.

CAREER EXPERIENCE

Freeway Electric/ PTM Engineering Services, Inc. Riverside CA
06/2006 to Date

Chief Estimator/Supervisor of Outside Operations

In charge of managing the estimating department and finalizing bid packages: coordinating the beginning phase of an awarded project between the company and agency. Project submittals, contract review Coordinated and manage crews California region: handled various sized projects ranging in size from $1,000 to $4.5 million dealing with dry utilities, wet utilities, traffic signals, and road improvements, maintained coordination Freeway Electric / PTM General Engineering and subcontractor, and project owners. In charge of handling project's administrative work: monthly gross estimates, project progress schedule, materials requisitions, contract change order negotiations and equipment purchase and rental.

High Light Electric Inc. / Pete & Sons Construction Inc. Riverside, CA
10/1995 to 06/2006

Chief Estimator

In charge of managing the estimating department and finalizing bid packages Coordinating the beginning phase of an awarded project between the company and agency or prime contractor that include project submittals, contract review. Successfully bid on projects totaling $12 million with an average spread 6%.

Area Supervisor

Coordinated and manage 10 crews consisting of 6 members per team in the southern California region: handled various sized projects ranging in size from $1,000 to $4.5 million dealing with dry utilities, wet utilities, traffic signal, and road improvements. Maintained coordination between High Light Electric Inc. and subcontractor, general contractor and project owners In charge of handling project's administrative work; monthly gross estimates, project progress schedule, materials requisitions, contract change order negotiations and equipment purchase and rentals.

CAREER EXPERIENCE CONTINUED

MBE Electric, Inc. in Riverside, CA
10/1989 TO 10/1995
Vice President and Head of Outside Operations

Manage outside operations for all projects ranging in size from & 1,000 to 2.5 million. Headed an around the clock electric crew and coordinated with CC Meyers to repair the I-10 Santa Monica Freeway after it collapsed during the 1994 Northridge Earthquake to complete the fast paced project in 66 days. Maintain coordination between MBB Electric and subcontractors, general contractor and project owners: implemented and enforced safety guidelines. Handled administrative work: monthly progress estimates, material requisitions, contract change order negotiations.

Vasco Corporation in San Fernando, CA
10/1987 to 06/1989
Foreman (Part Time)

Managed day to day operations of work crews and various project ranging in size from $1,000 to $5,000 in Eastern Los Angeles County: traffic signals, street lighting, signal interconnect.

Raymore Electric in Rosemead, CA
06/1986 to 10/1987
Crew Lender (Part Time)

In charge of working crews on projects that ranging from $25,000 to 250,000 throughout Los Angeles County.

WORKING SKILLS

- Capable of operating heavy equipment such as skip loaders, cranes, and backhoes
- Hands-on experience with hand tools and power tools
- Capable of overseeing fast-paced and high profile project
- An effective communicator and leader

EDUCATION

- International Brotherhood of Electrical Workers
- Completed training course (1988-1989) in street lighting and traffic signal installations, code enforcement and blue print reading.
- South Gate High School
- Received High School Diploma in 1988

CONTINUED

LANGUAGES

- English (Native)
- Spanish (Fluent)

AWARD RECEIVED

- Recipient of the U.S. Small Business "Young Entrepreneur of the year" Award in 1996, nationally.
- Recipient of the Certificate of Recognition by the City lo Los Angeles for "Small Business" in 1997.
- Recipient of the Certificate of Recognition by the State Assembly, Assemblyman Mr. Rod Pacheco, for the "Top 500 Inland Empire Small Business" in 1997.
- Ranked among the "Top 500 Inland Empire Hispanic Owned Companies" Since 1997.
- Certification of Appreciation for our participation and maximization in the " Century Freeway Affirmative Action" by CFAAC

PROFESSIONAL AND PERSONAL REFERNCES

Caltrans project#071224U4 (Electrical contract amount $4.5 million)

Description of project: Installation of traffic signals, ramp metering, sing illumination, Highway Lighting, Fiber option communication and electrical irrigation along the I-10 Freeway in Los Angeles County.

- Doug Dawson – Project Manager for prime contractor, Balfour Beatty Cell (949) 232-3276 and Office (909) 397-8040.
- Patty Galvan – Resident Engineer, Office (909) 594-4270
- Veronica Ross – Electrical Inspector, Cell (714) 606-6311

REFERNCES CONTINUED

City of Redlands Contract #208300-72304/41008 (Electrical contract amount is $218,800) project Completed in 2003
Description of project: Installation of traffic signals, modification of ramp metering, lighting and sign illumination.

- Bill Hensley – Senior Civil Engineer – Office (909) 798-7586 ext.2
- Juan Olvera – Project Manager for general contractor, H&H Construction – Cell (951) 453-7712 and Office (909) 473-7331.

Caltrans project #08-4567V4) Electrical contract amount is $ 938,238) project completed in 2005 Description of project: Installation of lighting system along the I-15 Freeway in San Bernardino County.

- Gary Vogel – Project Manager for prime contractor, Granite Construction Cell: (661) 549-3953 and Office (661) 726-4447.

Sandbag Projects, Segment 1, 2, 3 early segment 9, and alder Ave. (Total electrical contract amount was $3.2 million) Project completed in 2004.
Description of Projects: Installation of traffic signals, ramp metering, sign illumination, highway lighting, fiber optic communication, and electrical irrigation along the I-10 Freeway in San Bernardino County.

- Harold Lantis – Sandbag Contract Manager – Cell: (760) 802-7730 and Office (909) 875-8029 ext.213.
- Tim Hanable – Caltrans Inspector – Cell: (951) 712-0021
- Al Ortega – Project Manager for prime contractor, Yeager Skanska – Cell: (714) 240-5333.

City of Indio Project#ST0137 (Electrical contract amount was $1.4 million) project completed in 2005.
Description of project: Installation of street lighting system, traffic signals, electrical irrigation, and dry Utilities.

- Gary Bexter – Area Manager for prime contractor, Yeager Skanska Construction Cell: (909) 721-9749 and Office (760) 343-5472.
- Tommy Young – Project Manager for prime contractor – Cell: (951) 232-6618 and Office (760) 343-5472.
- Mehran Sepehri – City Engineer – Cell: (760) 250-2201

Additional Professional References:

- Zale Harris – Caltrans Inspector – Cell: (951) 289-0047
- Ray Robles – Caltrans area supervisor – Cell: (909) 799-0646

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)	Dollar Amount
CT & T Concrete Paving	875627 Class A C-8, C12	1000025154	324 S. Diamond Bar Blvd #275 Diamond Bar Ca. 91765	PCC, AC, Drain, Backflow, Water Valve Sewage, Storm Drain,	$3,243,080.24
			909. 629. 8000	Top Soil, Base, Asphalt Catch Basin, Curb & Gutter Ramps, Landscape, Irrigation	
Superior Pavement Markings	776306 C32	1000001476	5312 Cypress St. Cypress, Calif 90630 714. 995. 9100	Striping Signage Wheel Stop	$190,820. —
Crosstown Electrical & Data	756309 Class A C10	1000000155	5454 Diaz St. Irwindale, Ca. 91706 626. 813. 6693	Intercomm Antenna, Test, Functionality	$28,800 —

The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

Contractor shall perform, with its own organization (rather than with Subcontractors), Work amounting to at least fifty percent (51%) of the Contract Price.

INDUSTRIAL SAFETY RECORD FORM

Bidder's Name PTM GENERAL ENGINEERING SERVICES INC.

	Current Year of Record	2024	2023	2022	2021	2020	Total
Number of contracts	2	12	6	37	17	17	94
Total dollar amount of contracts (in thousands of dollars)	1.0M	17.8M	8.2M	15.5M	23.6M	6.3M	72.4
Number of fatalities	0	0	0	0	0	0	0
Number of lost workday cases	0	0	0	0	0	0	0
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: Elizabeth H. Mendoza
Title: President / CFO
Date: 5.13.25

Signature: Brian Mendoza
Title: Vice President / Secretary
Date: 5.13.25

ORIGIN ID:ONTA 195172256 78
ELIZABETH MENDOZA
PTM GENERAL ENGINEERING
5942 ACORN STREET
RIVERSIDE, CA 92504
UNITED STATES US

SHIP DATE: 12MAY25
ACTWGT: 1.00 LB
CAD: 30860009/INET4762
DIMS: 11x8x1 IN
BILL CREDIT CARD

TO **CITY CLERK**
CITY OF MAYWOOD
4319 SLAUSON AVENUE
MAYWOOD CA 90270
(323) 562-5700
INV:
PO:
REF:
DEPT:

58CJ3/630D/C6C4

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FedEx Express

TUE - 13 MAY 10:30A
PRIORITY OVERNIGHT
DSR
90270
CA-US LAX

TRK# 0201 8812 0454 4709

92 EMTA

After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
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Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Bond No. BBSU

BID BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Maywood ("City"), has issued an invitation for Bids for the Work described as follows: SLAUSON AVENUE AND ATLANTIC BLVD. CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS

WHEREAS PTM GENERAL ENGINEERING SERVICES, INC. - 5942 ACORN ST. RIVERSIDE, CA 92504
(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 _____

NATIONWIDE MUTUAL INSURANCE COMPANY - ONE WEST NATIONWIDE BLVD. 1-14-30, COLUMBUS, OH 43215-2220
(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 AMOUNT BID
Dollars ($ 10% OF BID), 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.

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 7TH, 2025

"Principal"	"Surety"
PTM GENERAL ENGINEERING SERVICES, INC.	NATIONWIDE MUTUAL INSURANCE COMPANY
By: ELIZABETH H. MENDOZA	By:
Its: PRESIDENT / CFO	Its: BRITTON CHRISTIANSEN, ATTORNEY-in-FACT
By: BRIAN MENDOZA	By:
Its: VP / SECRETARY	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.

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

BRITTON CHRISTIANSEN; KEVIN VEGA; PHILIP E VEGA;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Sharon Laburda
Notary Public, State of New York
No. 01LA6427697
Qualified in Kings County
Commission Expires January 3, 2026

Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 7th day of MAY, 2025.

Assistant Secretary

BDJ 1(04-24)00

NL-33

№ 3201

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

AMENDED

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

NATIONWIDE MUTUAL INSURANCE COMPANY

of COLUMBUS, OHIO *, organized under the laws of* OHIO *, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:* FIRE, MARINE, SURETY, DISABILITY, PLATE GLASS, LIABILITY, WORKMEN'S COMPENSATION, COMMON CARRIER LIABILITY, BOILER AND MACHINERY, BURGLARY, SPRINKLER, TEAM AND VEHICLE, AUTOMOBILE, AIRCRAFT and MISCELLANEOUS insurance, *as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.*

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the* 18TH *day of* APRIL, 19 72, *I have hereunto set my hand and caused my official seal to be affixed this* 18TH *day of* APRIL, 19 72.

INSURANCE COMMISSIONER

RICHARDS D. BARGER
Insurance Commissioner

By John J. Faber
JOHN J. FABER *Deputy*

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Ins. Code Sec. 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

FORM CB-3

41021-503 3-70 500 DUP ⓘ DSP

CLEAR

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 Riverside)

On 5.13.25 *Date* before me, Yee Ping Leung, Notary Public *Here Insert Name and Title of the Officer*

Personally appeared Elizabeth H. Mendoza *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.

YEE PING LEUNG
COMM # 2416239
RIVERSIDE County
California Notary Public
Comm Exp Sept. 16, 2026

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 Yee Ping Leung *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 _____

CLEAR

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 Riverside)

On 5.13.25 before me, Yee Ping Leung, Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Brian Mendoza

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 Yee Ping Leung

Signature of Notary Public

YEE PING LEUNG
COMM # 2416239
RIVERSIDE County
California Notary Public
Comm Exp Sept. 16, 2026

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☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing	Signer Is Representing

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of SAN LUIS OBISPO)

On MAY 07 2025 before me, McKENZIE SALAZAR, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared BRITTON CHRISTIANSEN,
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.

MCKENZIE SALAZAR
Notary Public - California
San Luis Obispo County
Commission # 2459004
My Comm. Expires Aug 13, 2027

Signature _____
Signature of Notary Public

Place Notary Seal Above

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☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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☐ Other: _____
Signer Is Representing: _____

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NONCOLLUSION DECLARATION FORM
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
[Public Contract Code Section 7106]

The undersigned declares:

I am the President / CFO of PTM General Engineering Services 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 13th [date], at Riverside [city], California [state].

Signature:	Signature:
Printed Name: Elizabeth H. Mendoza President / CFO	Printed Name: Brian Mendoza Vice President / Secretary
Date: 5.13.25	Date: 5.13.25

PTM General Engineering Services Inc.

Electrical Installation; Fiber Optic; Dry/Wet Utilities; Concrete & Asphalt; Street Improvements; Project Design & Development; Public & Private

5.13.25

City of Maywood
4319 E. Slauson Ave
Maywood, CA 90270

Acknowledgement & Signature of Authorization

To Whom It May Concern:

PTM General Engineering Services, Inc., requires only one officer to sign for the full execution of a bid, contract, or any other contractual document on its behalf by either:

Elizabeth H. Mendoza de McRae, President/CFO
Brian Mendoza, Vice President/Secretary

You may contact us directly for any verification of the statement made above at 951.722.5678.

Acknowledged by:

Corporate Seal

Elizabeth H. Mendoza
President/CFO

Brian Mendoza
Vice President/Secretary

5942 Acorn St. Riverside, CA 92504 Tel: 951.710.1000 Fax 951.710.1006
License No. 891265 Class A; C10; C31

Certificate of Incumbency

PTM General Engineering Services, Inc.
5942 Acorn St.
Riverside, CA 92504

I Brian Mendoza as the Secretary of PTM General Engineering Services, Inc, a corporation duly incorporated under the existing laws of the State of California, hereby certify the following:

1. *That I am the duly elected acting Secretary of the Corporation and it is my duty to maintain its records, minutes, and seal.*
2. *That pursuant to the Corporation's By Laws as amended; I have the power and authority to execute this certificate on behalf of the Corporation.*
3. *That either one of the corporate officers below have the full authority to sign & execute all & any bidding and/or contractual documents on behalf of the Corporation.*

Name	**Title**	**Signature**
Elizabeth H. Mendoza	*President/CFO*	
Brian Mendoza	*Vice President/Secretary*	

IN WITNESS WHERE OF I, as Secretary of the Corporation, hereby execute this Certificate under the Seal of the Corporation on this 14th day of July 2024.

_____**(Seal)**
Brian Mendoza

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)

County of Riverside)

On 5.13.25 before me, Yee Ping Leung, Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Brian Mendoza

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 Yee Ping Leung

Signature of Notary Public

YEE PING LEUNG
COMM # 2416239
RIVERSIDE County
California Notary Public
Comm Exp Sept. 16, 2026

Place Notary Seal Above

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☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
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☐ Other _____	☐ Other _____
Signer Is Representing _____	Signer Is Representing _____

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CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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County of Riverside)

On 5.13.25 before me, Yee Ping Leung, Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Elizabeth H. Mendoza

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.

YEE PING LEUNG
COMM # 2416239
RIVERSIDE County
California Notary Public
Comm Exp Sept. 16, 2026

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WITNESS my hand and official seal.

Signature Yee Ping Leung

Signature of Notary Public

Place Notary Seal Above

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☐ Other	☐ Other
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ADDENDUM #1

BID SPECIFICATIONS AND CONTRACT DOCUMENTS
FOR THE

SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS

Date Issued: May 6, 2025

GENERAL ENGINEERING SERVICES INC.
PTM
5942 ACORN STREET
RIVERSIDE, CA 92504
T: 951.710.1000
F:951.710.1006

CONTRACT AMENDMENT NO. 5

Date: 0602-2025

Project: SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS

Contract: SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS

Address: 38 Technology, Suite 200, Irvine, CA 92618

Consultant: STANTEC CONSULTING SERVICES INC. (STANTEC)

Description of Work:

Additional Professional services to replenish the budgets for the 'Construction Support Services' and 'Record Drawings' bid items, which have been utilized for previously approved additional design and coordination efforts including: coordination related to the right-of-way transfer/acquisition process support services; SCE coordination and related plan revisions/markups; design and coordination related to the three additional bus stops requested by the City; coordination related to reconciling the traffic signal improvements with the various agencies/projects including Metro and LA county; and other additional bid support services, *per Stantec Proposal dated May 12, 2025, attached herein as Exhibit A.*

Contract Impact:

Original Contract Amount:	$399,997.00
Net change by previously authorized Amendments:	$223,254.00
Total Amended Contract Amount Prior to this Amendment:	$623,251.00
This Amendment will increase the Contract Amount by	$51,086.00
Total Amended Contract Amount	$674,337.00

Effect on Schedule:

Increases/Decreases "time of completion" by	N/A
Completion date after this Amendment	N/A

The Contractor is hereby authorized to proceed with this above-described work in accordance with the terms stated above and as set forth in the attached proposal. City and Contractor agree that the execution of this amendment by both parties constitutes a binding agreement and except as provided in this amendment, no adjustment in compensation or time of performance shall be made as a result of the changes(s) described in this amendment. Further, City and Contractor agree and acknowledge that the execution of this amendment constitutes a full and complete resolution of labor, materials, etc. related to the amendment detailed herein. Except as provided in this amendment, all terms and conditions of the contract and all prior amendment remain in full force and effect.

CONSULTANT APPROVAL:

Sherry Weinmeier

By: Sherry Weinmeier
Title: Principal
Date:

CITY APPROVAL:

By: Jennifer E. Vasquez
Title: City Manager
Date:

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated June 25, 2025 ("Effective Date") and is between the City of Maywood, a California municipal corporation ("City") and Geo-Advantec, Inc. ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

A. City desires to utilize the services of Consultant as an independent contractor to provide Professional Engineering Services for the required geotechnical and materials special inspection services for the construction of the Slauson Avenue and Atlantic Boulevard Congestion Relief Project.

B. Consultant represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Consultant and Consultant desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

The Parties therefore agree as follows:

1. Consultant's Services.

Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services"), attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes mutually agreed upon by the Parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Lisa Anderson, MBA, (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like

professionals under similar circumstances and in a manner reasonably satisfactory to City.

Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

Prevailing Wages. This Agreement calls for services that, in whole or in part, constitute "public works" as defined in the California Labor Code. Therefore, as to those services that are "public works", Consultant shall comply in all respects with all applicable provisions of the California Labor Code, including those set forth in **Exhibit B** hereto.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through July 1, 2026, unless sooner terminated as provided in Section 13 of this Agreement or extended.

3. Compensation.

Compensation. As full compensation for Scope of Services satisfactorily rendered, City agrees to compensate Consultant, and Consultant agrees to accept in full satisfaction for the services required by this Agreement, Thirty Seven Thousand Three Hundred Fifty-Five Dollars ($37,355.00), as more particularly described in **Exhibit A** ("Compensation"). Said Compensation shall constitute reimbursement of Consultant's fee for the services as well as the actual cost of any staff time, other direct or indirect costs or fees, including the work of employees, consultants and subcontractors, equipment, materials, and supplies necessary to provide the service (including all labor, materials, delivery, tax, assembly, and installation, as applicable). In no event shall the Consultant be paid more than $37,355.00, which includes expenses and services included in the Consultant Proposal (**Exhibit A**) during the term of this Agreement ("Maximum Compensation").

Expenses. The City will not reimburse Consultant for any expenses, unless expenses are agreed upon in advance in writing by both parties and/or set forth in **Exhibit A**.

Unauthorized Services and Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to

Consultant's performance of those services or incurrence of additional expenses. Any additional services or expenses authorized by the City Council or the City Representative shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the Parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement or within such other reasonable time dependent on the City's warrant run procedures. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. Independent Contractor.

A. Consultant is an independent contractor and not an employee of the City. All work or other Services provided pursuant to this Agreement shall be performed by Consultant or by Consultant's employees or other personnel under Consultant's supervision, and Consultant and all of Consultant's personnel shall possess the qualifications, permits, and licenses required by State and local law to perform such Services, including, without limitation, a City of Maywood business license. Consultant will determine the means, methods, and details by which Consultant's personnel will perform the Services. Consultant shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the Services and compliance with the customary professional standards.

B. All of Consultant's employees and other personnel performing any of the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control.

Consultant and Consultant's personnel shall not supervise any of City's employees; and City's employees shall not supervise Consultant's personnel. Consultant's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as an employee of City; and Consultant's personnel shall not use any City e-mail address or City telephone number in the performance of any of the Services under this Agreement. Consultant shall acquire and maintain at its sole cost and expense such vehicles, equipment and supplies as Consultant's personnel require to perform any of the Services required by this Agreement. Consultant shall perform all Services off of City premises at locations of Consultant's choice, except as otherwise may from time to time be necessary in order for Consultant's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Consultant's performance of any Services under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform such Services. City may make a computer available to Consultant from time to time for Consultant's personnel to obtain information about or to check on the status of projects pertaining to the Services under this Agreement.

C. Consultant shall be responsible for and pay all wages, salaries, benefits and other amounts due to Consultant's personnel in connection with their performance of any Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, State, or federal policy, rule, regulation, statute or ordinance to the contrary, Consultant and any of its officers, employees, agents, and subcontractors providing any of the Services under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit or any incident of employment by City, including but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as an employee of City, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

D. Consultant shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs and expenses of any nature to the extent arising from, caused by, or relating to Consultant's personnel practices. or to the extent arising from, caused by or relating to the violation of any of the provisions of this Section. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this Section. This duty of indemnification is in addition to Consultant's duty to defend, indemnify and hold harmless as set forth in any other provision of this Agreement.

6. PERS Compliance and Indemnification

A. General Requirements. The Parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Consultant agrees that, in providing its employees and any other personnel to City to perform any work or other Services under this Agreement, Consultant shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code § 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Consultant shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Consultant shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify and hold harmless City, and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from (i) any and all liability, damages, claims, costs and expenses of any nature to the extent arising from, caused by, or relating to Consultant's violation of any provisions of this Section 6; or (ii) in the event that Consultant or any employee, agent or subcontractor of Consultant providing Services under this Agreement claims or is determined by a court of competent jurisdiction and/or by PERS to be eligible for enrollment in PERS as an employee of the City. This duty of indemnification is in addition to Consultant's duty to defend, indemnify and hold harmless as set forth in any other provision of this Agreement.

7. Information and Documents.

Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subconsultants shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

Consultant shall promptly notify City should Consultant, its officers, employees, agents or subconsultants 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 work performed thereunder or with respect to any project or property located within

the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

8. Conflicts of Interest. Consultant and its officers, employees, associates and subconsultants, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subconsultants shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

9. Indemnification, Hold Harmless, and Duty to Defend.

Indemnity for Design Professional Services. To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, protect, indemnify, and hold harmless City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith, and reimbursement of attorney's fees and costs of defense (collectively "Liabilities"), whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to, in

whole or in part, the negligence, recklessness or willful misconduct of Consultant, its officers, agents, servants, employees, subcontractors, material men, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of design professional services under this Agreement by a "design professional," as the term is defined under California Civil Code Section 2782.8(c).

Other Indemnities.

i. Other than in the performance of design professional services, and to the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify the Indemnitees from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Claims"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Claim with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by the Indemnitees in connection therewith.

ii. Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph B.2).

iii. Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnities, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against

any and all Claims in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by court decision or by the agreement of the Parties.

Workers' Compensation Acts not Limiting. Consultant's obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The hold harmless and indemnification provisions in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, Claims, tax, assessment, penalty or interest asserted against City.

a. Survival of Terms. The indemnification in this Section shall survive the expiration or termination of this Agreement.

10. Insurance.

Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

Commercial General Liability Insurance with a minimum limit of $1,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $1,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $1,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall provide insurance in the amount required by California law.

Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

☐ If this box is checked, Professional Liability/Errors and Omissions Insurance with minimum limits of $1,000,000.00 per claim and in aggregate.

Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide or such other rating as approved by the City Manager. Self insurance shall not be considered to comply with the insurance requirements under this Section.

Additional Insured. The general liability policy shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subconsultants from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager or such other official designed by the City Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 9 of this Agreement.

SubConsultant Insurance Requirements. Consultant shall require each of its subconsultants that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

11. Mutual Cooperation.

City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

12. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to

examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

13. Termination of Agreement.

Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least ten calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

14. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

15. Default.

Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

In addition to the right to terminate pursuant to Section 13, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, 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.

16. Notices. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:
Attn: City Manager
City of Maywood
4319 East Slauson Avenue
Maywood, California 90270

If to Consultant:
Att: Lisa Anderson, MBA Geo-Advantec, Inc.
457 W Allen Ave #113, San Dimas, CA 91773 (909) 305-0400

17. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subconsultant 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. Consultant will take affirmative action to ensure that subconsultants 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.

18. Prohibition of Assignment and Delegation. Consultant shall not 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 an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "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.

19. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

20. 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 a 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.

21. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subconsultants and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subconsultants and agents.

22. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

23. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

24. Exhibits. Exhibits A and **B** constitute a part of this Agreement and are 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, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

25. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written

understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

26. 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.

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

28. Time of the 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 shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

29. Business Days. "Business days" means days Maywood City Hall is open for business.

30. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, 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 a superior court with geographic jurisdiction over the City of Maywood.

31. Attorneys' Fees. In any litigation or other proceeding by which a 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 entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

32. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

33. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

34. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Maywood,
a California municipal corporation

By: _____
Mayra Aguiluz
Mayor of the City of Maywood

Consultant:

Geo-Advantec, Inc.

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
Roxanne Diaz, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Geo-Advantec

Geotechnical Engineering
Earthquake Engineering
Engineering Geology

PROPOSAL FOR GEOTECHNICAL MONITORING & MATERIALS TESTING AND INSPECTION SERVICES

PROJECT:

SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF AND HSIP CYCLE 11 FUNDED TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS LOCATIONS

FOR:

City of Maywood
4319 E Slauson Avenue
Maywood, California 90270

Prepared By: Geo-Advantec
457 W Allen Ave #113
San Dimas, CA 91773

Proposal No. 25-1149
June 13, 2025

Ms. Jennifer Vasquez
City Manager
City of Maywood
4319 E Slauson Avenue
Maywood, CA 90270

June 13, 2025
Proposal No. 25-1149

Subject: Proposal for Geotechnical Monitoring and Materials Testing and Inspection Services for Slauson Avenue and Atlantic Boulevard Congestion Relief
City of Maywood
Maywood, California

Dear Ms. Vasquez:

Geo-Advantec, Inc., (GAI) appreciates the opportunity of submitting this proposal to provide the City of Maywood (City) with all the required geotechnical and materials special inspection services for the construction of the subject project. GAI ensures that our services will meet the requirements of applicable codes, regulations, ordinances, guidelines, and project documents.

Included in this submittal is our understanding of the project, a breakdown of the estimated budget for the inspection and testing services, our hourly rates, the company's master schedule of rates and terms and conditions for this project. The proposed rates and fees are valid if the project starts not later than six months after the proposal date.

We look forward to the opportunity to work with you on this and future upcoming projects. Should you have any questions, please do not hesitate to contact the undersigned at (909) 305-0400 or LAnderson@GeoAdvantec.com.

Respectfully Submitted,
GEO-ADVANTEC, INC.

Lisa Anderson

Lisa Anderson, MBA
Vice President
Marketing & Business Development

1. PROJECT UNDERSTANDING

At the time of preparation of this proposal, the following documents have been provided for our review and use:

- A set of bid documents containing plans, prepared by Stantec, dated 10/7/2024.

Based on the review performed on the provided documents, it is our understanding that the project involves resurfacing Slauson Avenue and Atlantic Boulevard in the City of Maywood, as well as intersection changes and street lighting relocation. The project will also include the removal and replacement of existing curb and gutter, sidewalk, and drive approach reconstruction. Our scope will include the following:

- Provide field monitoring, testing, and inspection for the construction works.
- Perform laboratory tests on subgrade, base, concrete, and asphalt materials.
- Prepare and submit daily inspection reports.

During construction, GAI will provide geotechnical and materials inspection and testing and will perform continuous and periodic inspections. Our on-site presence will be based on the direction we receive from the project authorities.

At this time, no construction schedule was available for our use in preparation of our estimate, and our proposed fee is being prepared using a rough quantity take-off using the provided drawing, which might be subject to change. A more accurate cost estimate could be provided upon the availability of the construction schedule. However, our service is based on time and material and will be provided on an on-call basis.

In addition, the accuracy of the provided estimate can be affected by:

- Contractor and sub-contractor's efficiency and sequencing of events/work tasks.
- Amount of services required by the jurisdictional agency.
- Amount of calls we receive from the Client or their representative to provide our services.
- Weather conditions and other unforeseen delays.

2. ESTIMATED BUDGET AND BREAKDOWN

Table 1 below provides a cost breakdown and our estimate for the outlined scope. The plans and specifications were used to estimate the times and testing required. The unit rates are included in the table. The hourly rates for inspectors and technicians are based on prevailing wage rates. The master schedule of rates and terms and conditions for our company is provided in Appendix A of this submittal. The rates, provided fee, and estimate included in the proposal take precedence over the master fee, should there be any inconsistency between the proposal and master fee. GAI's estimate is based on the documents we received and our experience with similar projects. The real construction schedule may differ from what we have assumed. The provided fee and estimate are for budgetary purposes and might be subject to change. The total estimated cost of our services is **$37,355.**

Table 1. ***Cost Breakdown for Slauson Avenue and Atlantic Boulevard Congestion Relief***

Description	Quantity	Unit	Unit Rate ($)	Total Amount ($)
GEOTECHNICAL MONITORING				
Soil Technician / Field Engineer	200	Hours	130.00	26,000.00
Nuclear Gauge	25	Days	75.00	1,875.00
Sample Pick up	5	Each	150.00	750.00
Administration	5	Hours	60.00	300.00
			SUBTOTAL	**28,925.00**
MATERIALS SPECIAL INSPECTION				
Inspector/Asphalt, Batch Plant Inspection	32	Hours	130.00	4,160.00
Inspector/Concrete	8	Hours	130.00	1,040.00
Senior Engineer/Plans, Reports, Test Results Review, Submittal Reviews	2	Hours	175.00	350.00
TOTAL ESTIMATED FEES FOR GEOTECHNICAL MONITORING AND TESTING				**5,550.00**
SUBGRADE AND BASE				
Maximum Density	2	Each	175.00	350.00
TOTAL ESTIMATED FEES FOR SUBGRADE AND BASE TESTING				**350.00**
HOT MIX ASPHALT TESTING				
Extraction, % Asphalt, including Gradation	2	Each	390.00	780.00
Compacted Maximum Density – MARSHALL	2	Each	240.00	480.00
Mix Reviews	2	Each	100.00	200.00
Concrete Cores, Compression	5	Each	38.00	190.00
QA/QC Laboratory Manager Review	8	Hours	110.00	880.00
TOTAL ESTIMATED FEES FOR HOT MIX ASPHALT TESTING				**2,530.00**
TOTAL ESTIMATED FEES FOR MATERIALS INSPECTION AND TESTING				**$37,355.00**

3. TERMS AND CONDITIONS

All technicians and inspectors are based on a minimum of four (4) hours. Over four hours shall be a minimum of eight (8) hours for inspectors or technicians. If an inspector or technician is scheduled to perform a service, shows up at the project site, and no work is performed, a four-

hour (4) charge will apply and be referred to as a show-up charge. A sample pickup (truck + driver, within a 50-mile radius from GAI's office) round trip is $150.

4. INVOICING AND PAYMENT TERMS

The Client agrees invoices rendered for professional or technical services will be prepared monthly and are due upon presentation. Invoices will be deemed past due if unpaid within thirty (30) days from the date of invoice.

GAI reserves the right to terminate services to the Client without prior notice if the Client's account is not up to date with payments. Upon termination of services, the full amount accrued for all services rendered shall immediately become due and payable to GAI. The Client waives any and all claims against GAI, including its subsidiaries, affiliates, employees, and agents, in connection with the termination of work/services under this agreement.

APPENDIX A

Master Schedule of Rates and Terms and Conditions

ENGINEERING SERVICES			
ENGINEERING AND PROFESSIONAL SERVICES			
Principal Geotechnical Engineer/Principal Engineering Geologist	$	225.00	Per Hour
Senior Hydrogeologist	$	225.00	Per Hour
Senior Geotechnical Engineer/ Senior Engineering Geologist/Senior Registered Engineer	$	175.00	Per Hour
Registered Civil Engineer	$	175.00	Per Hour
Project Manager	$	135.00	Per Hour
Senior Field Engineer	$	150.00	Per Hour
Staff Engineer/Staff Geologist/Field Engineer	$	135.00	Per Hour
Laboratory Manager	$	110.00	Per Hour
Administration	$	60.00	Per Hour
GIS Technician	$	125.00	Per Hour
Drafter/CAD Technician	$	75.00	Per Hour
Principal Geologist Forensic/Field and Office	$	300.00	Per Hour
Principal Geotechnical Engineer Forensic (Field and Office)	$	350.00	Per Hour
Senior Engineer Forensic (Field and Office)	$	250.00	Per Hour
Field Engineer Forensic	$	200.00	Per Hour
Principal Geotechnical Engineer and Geologist Expert Witness and Litigation Tasks	$	350.00	Per Hour
Senior Geotechnical Engineer/Senior Registered Engineer Expert Witness and Litigation Tasks	$	300.00	Per Hour
GEOTECHNICAL INVESTIGATIVE/PRE-CONSTRUCTION PHASE			
FIELD DRILLING AND TESTING			
*Field Testing/Sampling Helper (Technician - Prevailing Wage) **Surcharge of $10 per/hr. for projects under PLA/CWA agreements*	$	120.00	Per Hour
Drilling – Hollow Stem Auger (6-8" diameter) (subject to adjustment)	$	6000.00	Per Day
Drilling – Mud Rotary Wash Drilling (subject to adjustment)	$	6500.00	Per Day
Drilling – Cone Penetration Test (subject to adjustment)	$	7000.00	Per Day
Coring- Pavement (Crew + Equipment, including rapid set concrete or cold AC patching)	$	250.00	Each Core
Saw-Cut – R-value Sampling (Crew + Equipment, including rapid set concrete or cold AC patching)	$	350.00	Each Location
Sample Pickup (truck + driver, within a 50-mile radius from GAI's office)	$	150.00	Per Round
GPR Survey	$	3500.00	Per Day
Percolation Test (Falling Head Method - Max. depth 15') (Min 2 tests, $9,000)	$	4500.00	Per Test
INSPECTION SERVICES			
GEOTECHNICAL MONITORING			
DURING CONSTRUCTION TESTING AND INSPECTION SERVICES			
*Soil Technician / Field Engineer (Prevailing Wage) **Surcharge of $10 per/hr. for projects under PLA/CWA agreements*	$	130.00	Per Hour
Soils/Materials Inspector (Regular Wage)	$	90.00	Per Hour
Technician / Field Engineer – Pile and Tieback Monitoring & Inspection	$	130.00	Per Hour
Deputy Grading Inspector (City of LA)	$	150.00	Per Hour
Nuclear Gauge Equipment	$	75.00	Per Day
MATERIALS SPECIAL INSPECTION			
*Inspector/Concrete, Batch Plant Inspection	$	130.00	Per Hour
*Inspector/Masonry	$	130.00	Per Hour
*Inspector/Welding/Steel/Tagging & Sampling	$	130.00	Per Hour
*Inspector/Post-Tension	$	130.00	Per Hour
*Inspector/Fireproofing	$	130.00	Per Hour
*Inspector/UT	$	140.00	Per Hour
*Inspector/Pull Test **Surcharge of $10 per/hr. for projects under PLA/CWA agreements*	$	140.00	Per Hour
Per Diem Shop Inspection (if the shop is more than 50 miles from the project site)	$	TBD	

REPORTS

Soils (Geotechnical/Geohazard Evaluation) Report		Varies - Lump Sum	
DSA-293 Report	$	750.00	Ea. Cert.
DSA-291 Report	$	750.00	Ea. Cert.
Final Grading / Compaction Report (Comprehensive-Minimum)	$	3000.00	Each
Pad Certificate Report/Letter	$	1500.00	Each
Utility Trench Compaction Report – (Length <4000 L.F.)	$	2500.00	Each
Wall Backfill Report	$	2500.00	Each
Monthly Interim In-Grading Report	$	1500.00	Each
Pile/Shoring Monitoring Report (Final)	$	Quote	Each
Plan Review (Grading/ Foundation)	$	2500.00	Each
Materials Testing Final Verification Letter	$	1000.00	Each Project
Laboratory Report Review Letter (Stamped)	$	750.00	Each

LABORATORY TESTING

SOIL AND AGGREGATE
CLASSIFICATION & PHYSICAL CHARACTERISTICS

ID	ASTM	CTM				
T101	D2937	CT212	Unit Weight	$	30.00	Each
T102	D4829		Expansion Index	$	140.00	Each
T103	C117, D1140		Finer than #200 Wash	$	60.00	Each
T104	D422, C136	CT202	Sieve Analysis- Coarse & Fine Including wash	$	175.00	Each
T105	D422, C136	CT202	Sieve Analysis- Coarse Aggregate	$	135.00	Each
T106	D422, C136	CT202	Sieve Analysis- Fine Including Wash	$	150.00	Each
T107	D422	CT203	Particle-Size Distribution - Sieve Analysis + Hydrometer Combined	$	225.00	Each
T108	D422	CT203	Hydrometer Analysis only	$	150.00	Each
T109	D4318	CT204	Atterberg Limits LL, PL, & PI of Soils	$	140.00	Each
T110	D2435		Consolidation (without Time Rate)	$	215.00	Each
T111	D2419	CT217	Sand Equivalent Value of Soil and Fine Aggregate (Set of Three)	$	125.00	Each Set
T112	C127	CT206	Specific Gravity and Absorption (Coarse Aggregate)	$	100.00	Each
T113	C127	CT206	Absorption Only, Coarse Aggregate	$	75.00	Each
T114	C128	CT207	Specific Gravity and Absorption (Fine Aggregate)	$	180.00	Each
T115	C128	CT207	Absorption Only, Fine Aggregate	$	100.00	Each
T116	AASHTO T100	CT209	Specific Gravity (Soil) by Hydrometer (Water Pycnometer)	$	160.00	Each
T117	D2216	CT226	Water Moisture Content	$	30.00	Each
T118	D3080		Direct Shear (3 Points)	$	300.00	Each
T119	D3080		Direct Shear Remolded sample (3 points)	$	340.00	Each
T120	D1557-A, B		Maximum Density 4 in. Mold Passing No.4 or 3/8 in. Sieve	$	175.00	Each
T121	D1557-C		Maximum Density 6 in. Mold Passing 3/4 in. Sieve	$	185.00	Each
T122	D2166	CT221	Unconfined Compressive Strength of Cohesive Soil	$	160.00	Each
T123	D2844	CT301	R-Value, Untreated Material (3 Points)	$	325.00	Each
T124	D2844	CT301	R-Value, Treated Material	$	350.00	Each

SOIL AND AGGREGATE CLASSIFICATION & PHYSICAL CHARACTERISTICS						
ID	**ASTM**	**CTM**				
T125	D4791	CT235	Flat and Elongated Particles	$	250.00	Each
T126	D3744	CT229	Durability Index (fine and coarse) in Aggregate	$	250.00	Each
T127	D3744	CT229	Durability Index (fine or coarse) in Aggregate	$	160.00	Each
T128	C142		Clay Lumps and Friable Particles in Aggregate	$	150.00	Each
T129	C40	CT213	Organic Impurities in Fine Aggregates for Concrete	$	85.00	Each
T130	D5821	CT205	Percentage of Crushed Particles	$	180.00	Each
T131	C131	CT211	Los Angeles Rattler Test, (Abrasion up to 1-1/2")	$	300.00	Each
T132	C535	CT211	Los Angeles Rattler Test, (Abrasion Large-up to 2-1/2")	$	350.00	Each
T133	C88	CT214	Sodium/Magnesium Sulfate Soundness of Aggregate, 5-cycles	$	395.00	Each
T134		CT216	Relative Compaction of Soils & Aggregates using California Impact Apparatus	$	240.00	Each
T135		CT227	Cleanness Value of Coarse Aggregate	$	225.00	Each
T136	D558		Moisture-Density Relations of Soil-Cement Mixtures	$	175.00	Each
T137	D1633-A		Compressive Strength of Molded Soil-Cement Cylinders using 4 in. Mold	$	65.00	Each
T138	D4546		One-Dimensional Swell or Collapse of Soils	$	150.00	Each
T139			Shelby Tube Cutting, Remolding or Trimming Specimens for testing	$	30.00	Each
T140	D1883		California Bearing Ratio, Maximum Density test separate charge	$	Quote	Each
T141	D2435		Consolidation (with time rate for 2 loads)	$	280.00	Each
T142	AASHTO	CT234	Fine Aggregate Angularity	$	220.00	Each
T143	D2850		Unconsolidated-Undrained Triaxial Compression	$	165.00	Each
CHEMICAL PROPERTIES OF SOILS						
ID		**CTM**				
T190		CT643	Resistivity	$	75.00	Each
T191		CT643	pH	$	65.00	Each
T192		EPA 300.0	Sulfate Content	$	90.00	Each
T193		EPA 300.0	Chloride Content	$	90.00	Each
T194		CT643 EPA 300.0 EPA 300.0	Corrosivity Series	$	275.00	Each
CONCRETE						
ID	**ASTM**	**CTM**				
T201	C39	CT521	Compression Tests, 6x12 and/or 4x8 Cylinders, including Holds	$	38.00	Each
T202	C495		Compression, Lightweight Insulating Concrete	$	120.00	Each
T203	C42, C39		Concrete Cores Compression Test (excludes sampling)	$	80.00	Each
T204	C42		Drilling Cores from Shotcrete Panel (Lab)	$	125.00	Each
T205	C109	C515	Compression, 2"x2"x2" Cube Specimen	$	55.00	Each
T206	C496		Splitting Tensile Strength 6"x12" Cylinder	$	150.00	Each

CONCRETE						
ID	**ASTM**	**CTM**				
T207	C78	CT523	Flexural Strength Test (6"x6"x21" Beam)	$	150.00	Each
T208	C157		Drying Shrinkage (Set of 3 bars, 4 readings, up to 90-days)	$	480.00	Each set
T209	C39		Unit Weight of Concrete Cylinders	$	50.00	Each
T210			Review Existing Mix Design	$	100.00	Each
T211			Drilling Cores from Shotcrete Panel (Field)	$	200.00	Each

MATERIALS TESTING							
ID	**ASTM**	**CTM**	**UBC**				
T301	D2216		7-6	Fireproofing Density Test	$	75.00	Each
T302				Mechanically Spliced Reinforcing Tensile Test up to size No.11	$	325.00	Each
T303	A416			Pre-Stress Still Strand (7 wire)	$	350.00	Each
T304	A615, A706			Reinforcing Tensile or Bend Up to No.8	$	70.00	Each
T305	A615, A706			Reinforcing Tensile or Bend No.9 to 11	$	90.00	Each
T306	A615, A706			Reinforcing Tensile or Bend No.11 to 14	$	180.00	Each
T307	N/A			Welding Procedure Review	$	100.00	Each
T308	F606			Anchor Bolts, Studs, or Threaded Rods Tensile Test under 100,000 lbf	$	240.00	Each
T309	F606, F3125			Bolt A325 or A490 Wedge Tensile and Hardness up to ¾"	$	150.00	Each
T310	F606, F3125			Bolt A325 or A490 Wedge Tensile up to 1-1/8" in diameter, and Hardness	$	225.00	Each
T311	F606, F3125			Bolt A325 or A490 Wedge Tensile up to 1-1/4" in diameter, and Hardness	$	225.00	Each
T312	F606, F3125			Bolt A325 or A490 Wedge Tensile up to 1-3/8" in diameter, and Hardness	$	230.00	Each
T313	F606, F3125			Bolt A325 or A490 Wedge Tensile up to 1-1/2" in diameter, and Hardness	$	260.00	Each
T314	F606, A194			Nut - Hardness and Proof Load under 100,000 lbf	$	65.00	Each
T315	F606, A194			Nut- Hardness and Proof Load Test 100,000-120,000 lbf	$	75.00	Each
T316	F436			Washer- Hardness	$	50.00	Each

HOT MIX ASPHALT TESTING						
ID	**ASTM**	**CTM**				
T401	D1561	CT304	Laboratory Test Maximum Density (LTMD), Hveem	$	280.00	Each
T402	D1560	CT304, CT366	Stabilometer Value	$	330.00	Each
T403		CT305	Stability - Swell	$	Quote	Each
T404		CT308	Specific Gravity & Density of Core	$	100.00	Each
T405	D2041	CT309	Theoretical Maximum Specific Gravity & Density (Rice)	$	240.00	Each
T406		CT370	Moisture Content by Microwave Oven	$	75.00	Each
T407	D5444	CT202	Sieve Analysis of Extracted Aggregate Sample	$	175.00	Each
T408	C136	CT202	Sieve Analysis of Bin Aggregate Sample, each	$	70.00	Each
T409	C136	CT202	Sieve Analysis of Combined Aggregate Sample	$	225.00	Each
T410	D6307	CT382	Asphalt Content by Ignition Oven (Bitumen Content)	$	240.00	Each
T411	D6307	CT382	Asphalt Content by Ignition Oven (Correction Factor)	$	350.00	Each
T412	D1188	CT308	Unit Weight – Coated, Molded Specimen or Cores	$	100.00	Each

HOT MIX ASPHALT TESTING						
ID	**ASTM**	**CTM**				
T413	D2726, D6926		Compacted Maximum Density – MARSHALL	$	240.00	Each
T414	D2172		Extraction, % Asphalt (Reflux) including wash and solvent charge	$	390.00	Each
T415	D2216	CT226	Emulsion Moisture Content by Oven	$	65.00	Each
T416	AASHTO T59	CT331	Residue by Evaporation	$	200.00	Each
T417	D3910		Wet Track Abrasion Test (WTAT)	$	Quote	Each
MASONRY TESTING						
ID	**ASTM**	**UBC**				
T501	C140		Compression Test of CMU Block (gross)	$	90.00	Each
T502	C140		Absorption & Moisture Content	$	75.00	Each
T503	C426		Linear Shrinkage	$	250.00	Each
T504	C140		Unit Weight	$	85.00	Each
T505	C140		Dimensional Measurements	$	50.00	Each
T506	C140		Compression Test of Masonry Core	$	90.00	Each
T507	C39, C780	21-16	Compression Test of 2” x 4” Mortar Cylinder	$	50.00	Each
T508	C1314	21-17	Compression Test of Composite Prism	$	240.00	Each
T509	C1019	21-18	Compression Test of 3” x 3” x 6" Grout	$	100.00	Each
T510	CBC 2105A.4		Shear on Masonry Cores, 2 Faces, 4” or 6” Cores	$	175.00	Each
T511			Saw Cutting Coupons, or trimming from Masonry Unit	$	40.00	Each
T512			GPR Scanning for Reinforcement	$	Quote	Each
T513			Masonry Wall Coring	$	300.00	Each
T514			Masonry Wall Coring above 5 feet from floor	$	Quote	Each
T515	C482		Veneer Bond Strength Shear Test-Onsite	$	Quote	Each

MINIMUM CHARGES FOR CONSTRUCTION PHASE INSPECTIONS

- All technicians and inspectors are based on a minimum of four (4) hours. Over four hours shall be a minimum of eight (8) hours for inspectors or technicians. If an inspector or technician is scheduled to perform a service, shows up at the project site, and no work is performed, a four-hour (4) charge will apply and be referred to as a show-up charge.

TRAVEL & MILEAGE

- No travel time and mileage costs for engineering staff and materials/special inspection personnel. Per the regulations of Department of Industrial Relations (DIR-Public Works Manual 2016), for soils technicians performing construction inspection and testing carrying a nuclear gauge device travel time will be charged at contractual rate, from GAI’s closest office and for round trip drive time (Portal to Portal).
- For regular/non-prevailing jobs, a round-trip mileage cost equal to $0.75 per mile, calculated from GAI's office to the project site, will be charged.
- The travel time and mileage fee may be subject to change per the negotiation with the client and written approval.

SCHEDULING & CANCELLATIONS

- A 24-hour notice is required when scheduling an inspection or technician. For same day scheduling and for after 3:00 pm the preceding day, the inspector/technician will be deployed to the site if a technician is available.

PREVAILING WAGE

- Our rates will increase proportionally every July 1 in accordance with the wage listed by the Department of Industrial Relations which is tied to Operating Engineers Local 12 documented annual increases plus corresponding changes in our general administration and overhead expenses. These adjustments shall become agreed upon basis for charges by GAI to Client.

LABORATORY TESTING

- Material samples will be discarded after testing, unless notification by Client has been made to GAI's laboratory prior to testing. If Client requires samples be retrieved after testing or stored at GAI's laboratory for an extended duration of time, arrangements can be made at no additional cost to the client.

TERMS OF PAYMENT

- Invoices shall be deemed delinquent if not paid within thirty (30) days from date of invoice and will be subject to an additional charge of 1.5% of the unpaid balance for each month of delay. GAI reserves the right to terminate its services to Client without notice if all invoices are not paid currently. In case of service termination, the entire amount accrued for all services performed shall immediately become due and payable. Client waives any, and all claims against GAI, its subsidiaries, affiliates, servants, and agents, for termination of work pursuant to this paragraph.

EXHIBIT B

LABOR CODE REQUIREMENTS

EXHIBIT B
TERMS FOR COMPLIANCE WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. This Agreement calls for services that, in whole or in part, constitute "public works" as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code ("Chapter 1"). Further, Contractor acknowledges that this Agreement is subject to (a) Chapter 1 and (b) the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. Therefore, as to those services that are "public works", Contractor shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Contractor shall be registered with the Department of Industrial Relations in accordance with California Labor Code Section 1725.5, and has provided proof of registration to City prior to the Effective Date of this Agreement. Contractor shall not perform work with any subcontractor that is not registered with DIR pursuant to Section 1725.5. Contractor and subcontractors shall maintain their registration with the DIR in effect throughout the duration of this Agreement. If the Contractor or any subcontractor ceases to be registered with DIR at any time during the duration of the project, Contractor shall immediately notify City.

4. Pursuant to Labor Code Section 1771.4, Contractor's Services are subject to compliance monitoring and enforcement by DIR. Contractor shall post job site notices, as prescribed by DIR regulations.

5. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Contractor acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Contractor shall post such rates at each job site covered by this Agreement.

6. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to City, forfeit $200.00 for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

7. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform City

of the location of the records. Pursuant to Labor Code Section 1771.4, Contractor and each subcontractor shall furnish such records to the Labor Commissioner, at least monthly, in the form specified by the Labor Commissioner.

8. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code Title 8, Section 200 et seq. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within 60 days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to City a verified statement of the journeyman and apprentice hours performed under this Agreement.

9. The Contractor shall not perform Work with any Subcontractor that has been debarred or suspended pursuant to California Labor Code Section 1777.1 or any other federal or state law providing for the debarment of contractors from public works. The Contractor and Subcontractors shall not be debarred or suspended throughout the duration of this Contract pursuant to Labor Code Section 1777.1 or any other federal or state law providing for the debarment of contractors from public works. If the Contractor or any subcontractor becomes debarred or suspended during the duration of the project, the Contractor shall immediately notify City.

10. Contractor acknowledges that eight hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to City, forfeit $25.00 for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of eight hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of eight hours per day at not less than one and one-half times the basic rate of pay.

11. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby 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."

12. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Contractor shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any failure.

13. To the maximum extent permitted by law, Contractor shall indemnify, hold harmless and defend (at Contractor's expense with counsel reasonably acceptable to City) City, its officials, officers, employees, agents and independent contractors serving in the role of City officials, and volunteers from and against any demand or claim for damages, compensation, fines, penalties or other amounts arising out of or incidental to any acts or omissions listed above by any person or entity (including Contractor, its subcontractors, and each of their officials, officers, employees and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses. All duties of Contractor under this Section shall survive the termination of the Agreement.

NATIVE AMERICAN MONITORING SERVICE AGREEMENT

This agreement for Native American monitoring services ("Agreement") is entered into on June ____, 2025 ("Effective Date"), by and between, KIZH NATION ("TRIBE") RESOURCES MANAGEMENT ("KNRM"), and City of Maywood (City of Maywood or the "Lead Agency ") (collectively referred to as, the "Parties"), for the compliance of the development project located at Slauson Avenue and Atlantic Boulevard Congestion Relief Improvements Project in the city of Maywood (the "Project Site"), with the mitigation measures adopted by the Project lead agency, City of Maywood pursuant to the California Environmental Quality Act ("CEQA) (hereinafter, the "Project").

RECITALS

WHEREAS, the Tribe consulted with the Lead Agency regarding the adverse impacts the Project may have on tribal cultural resources ("TCR") at, on, and/or beneath the Project Site, and proposed mitigation measures to reduce those impacts below the threshold of significance as required by the California Environmental Quality Act ("CEQA");

WHEREAS, the Lead Agency found that substantial evidence supported the adoption of the Tribe's proposed TCR mitigation measures and made those mitigations mandatory conditions of the Project approval (collectively, the "Mitigations");

WHEREAS, the purpose of this Agreement is for the protection and preservation of the Tribe's TCRs and compliance of the Project with the adopted Mitigations, which are attached hereto as Exhibit A, and incorporated herein by this reference.

Accordingly, KNRM and City of Maywood hereby agree as follows:

1. SCOPE OF WORK

1.1. KNRM's Native American monitor will be physically present on the Project Site at all times ground-disturbing Project activities are occurring. To implement the TCR Mitigations adopted for this Project, which are set forth in Exhibit A, attached and incorporated herein, KNRM's monitor shall:

a) Monitor all "ground disturbing activities," including but not limited to, demolition, grubbing/clearing, rough grading, precise grading, mass grading, trenching, excavation, boring, augering, and weed abatement on previously disturbed and undisturbed ground;

b) Identify uncovered and/or discovered TCRs, including but not limited to Native American artifacts, village sites, trade routes, midden deposits, ceremonial locations, human remains, and grave goods ;

c) Ensure all TCRs, especially human remains and associated grave goods, are treated with culturally appropriate dignity and respect, and are handled and/or removed from the Project Site in accordance with the Tribe's ceremonial and cultural practices;

d) Attend and participate in Project meetings, including trainings and conferences, to inform Project personnel about the potential for TCR discoveries and the appropriate courses of action if/when a discovery occurs;

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e) Create daily logs of observations made during monitoring, and provide written reports detailing each TCR discovery, including but not limited to, the date and time, location on the Project Site, nature of the soil in the discovery location, facts pertaining to the Project activities in that area, the location of the perimeter around the TCR discovery that the monitor establishes to protect the location, and any cultural findings; and

f) Report discoveries to the Tribal Chairman and/or the Tribal Archaeologist, and incorporate their input regarding the treatment of the TCR(s).

1.2. In order to fully and effectively execute the monitoring services identified in Section 1.1 above, the Parties agree that KNRM's monitor shall possess all of the following rights, which may be asserted at any time and at any location on the Project Site:

a) To access any/all areas of the Project Site necessary to physically observe the "ground-disturbing activities", as that phrase is defined in Section 1.1(a) above, as those ground-disturbing activities are occurring;

b) To halt construction activity within the surrounding 50 feet (or more where deemed necessary by KNRM's monitor) of a discovered TCR;

c) To meet and confer with the Project Supervisor in a timely manner regarding how to re-direct Project activities in the vicinity of a discovered TCR and the time frame for imposing a no-work perimeter around a discovered TCR;

d) To meet and confer with the Project Supervisor in a timely manner regarding issues pertaining to effectively monitoring the Project Site in a manner that ensures compliance with the Mitigations;

e) To be timely notified of all Project meetings, including safety meetings, trainings, scheduling, etc., and permitted to attend any/all meetings; and

f) To be treated in a respectful and courteous manner by all Project management, staff, personnel, contractors, and subcontractors.

2. DISCOVERY OF NATIVE AMERICAN ARTIFACTS, GRAVE GOODS, AND/OR HUMAN REMAINS

2.1. If TCRs are found, the Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational purposes.

2.2. If human remains and/or grave goods are discovered or recognized at the Project Site, all damage or disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

2.3. The Lead Agency expressly acknowledges the obligations required of it under governing State and Federal laws, including but not limited to, the California Public Resources Code, California Health & Safety Code, California Government Code, and California Code of Regulations, in the event human remains are discovered on the Project Site, and expressly agrees to comply with all such obligations, and to the extent possible, obtain compliance of the

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property owner in the event human remains are discovered on the Project Site but on land not owned and/or controlled by the Lead Agency.

2.4. Pursuant to Public Resources Code Section 5097.98, subsections (d) and (e), if human remains or associated burial goods are found on the Project Site and in an area that is under the ownership and/or control of the Lead Agency , the Lead Agency agrees to provide a designated area on the property at which to reinter the remains and/or burial goods with appropriate dignity that is not subject to further disturbance.

2.5. In the event that human remains and/or burial goods are found within the Project Site but in an area that is outside of the ownership and/or control of the Lead Agency , the Lead Agency will make a reasonable effort to secure an agreement with the property owner to reinter the remains and/or burial goods with appropriate dignity in a designated area on the Project Site that is not subject to further disturbance, as is required of the property owner pursuant to Public Resources Code Section 5097.98, subsections (d) and (e). If such an agreement with the property owner cannot be reached, to the extent feasible, the Lead Agency will provide a designated area on the Project Site that is within the Lead Agency 's ownership and/or control, for reinternment of the human remains and/or burial goods.

2.6. If the portion of the Project Site where human remains and/or burial goods are discovered is within the ownership and/or control of the Lead Agency , pursuant to Public Resources Code Section 5097.98(b), the Lead Agency shall ensure that the immediate area surrounding the discovery will be isolated and remain undisturbed until recommendations by the designated most likely descendent (within approximately 48-hours). The grading and excavation may continue outside of the isolated area.

3. FEES AND INVOICES

3.1. The Lead Agency agrees to pay KNRM for the above described monitoring services for the Project at the following rates:

a) The standard, day-time rate per monitor is one hundred dollars ($100.00) per hour for an eight (8) hour day ("Standard Workday"). A night differential rate of $110.00 per hour will be applied for monitoring performed at or after 6 p.m. The night rate for monitoring that exceeds 8 hours per day, or 40 hours per week is $165.00 per hour

b) The rate for monitoring that exceeds 8 hours per day, or 40 hours per week is $ 150.00 per hour.

c) The rate for monitoring performed on a Saturday or Sunday is $150.00 per hour.

d) The rate for Project Manager services, including but not limited to, consultant communications, monitor coordination, project documentation, is one hundred and Forty-five dollars ($145) per hour;

e) The rate for Project Director services, including consultation, Project meetings and trainings, and communications, documentation, and coordination pertaining to compliance issues, is two hundred dollars ($200) per hour;

f) The rate for KNRM's Compliance Officer Specialist (COS) is responsible for ensuring all projects are working in a safe, healthy, and professional work environment, performing project inspections to assess that Lead Agency's and KNRM monitors are following

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all safety and environmental laws per Federal and State regulations is one hundred and Twenty dollars ($120) per hour;

g) In the event TCRs are discovered (whether prehistoric or historic), a KNRM Archaeologist (who meets the Secretary of the Interior's standards for Professional Archaeology), shall be retained in addition to the monitor to assess the TCR, at a rate of one hundred and fifty dollars ($150) per hour;

h) Mileage shall be reimbursed at the Federal Standard Rate for travel to and from the Project Site, to/from KNRM's office located at 910 N. Citrus Avenue, Covina, California;

i) Per diem for meals at the rate of seventy-five dollars ($75) per day.

The maximum compensation paid under this Agreement shall not exceed $30,000 during the term of this Agreement. Notwithstanding, if the monitoring services are not completed, the City Manager shall process an amendment to this Agreement for consideration and approval by the City Council.

3.2. If it is unreasonable for one monitor to fulfill their duties because Project Activities are occurring concurrently, at more than one location on the Project Site and at a distance impractical for a single monitor to serve simultaneously, then an additional monitor will be required at identical rates and on identical terms. KNRM shall provide written notice to the Lead Agency if an additional monitor is required.

3.3. KNRM shall invoice Lead Agency for fees monthly. The Lead Agency shall make payment to KNRM not later than thirty (30) days following the invoice date (Net 30). An advance deposit is required from the Lead Agency, in an amount equal to twenty-five percent (25%) of the estimated cost budgeted for the Project. as described in Exhibit C, prior to any work performed by KNRM under this Agreement. Checks shall be made payable to "Kizh Nation Resources Management" and mailed to:

Kizh Nation Resources Management
910 N. Citrus Ave
Covina, CA 91722

3.4. The Lead Agency 's estimated hours of monitoring services utilized for the Project budget (if any) shall not constitute or be interpreted as a limitation on the monitoring services performed for this Project by KNRM if additional monitoring is necessary to satisfy the Project mitigations and conditions of approval.

4. NOTICE

4.1. To ensure there are no delays and to ensure a monitor is present onsite we request a minimum of 72 hours advance notice to assist with scheduling efforts (Although we are sensitive to last minute changes and we will try to accommodate). Please submit your monitor requests to: KNRM Dispatch to knrmdispatch@gmail.com or text or call (626) 825-8248. For immediate assistance you may contact Andrew Salas (626) 926-4131. For archaeological services you can contact our Tribal Archaeologist John Torres at indigenous.crm@gmail.com or (909)705-6241.

4.2. In the event a scheduled Standard Workday is canceled entirely or the hours are altered for any reason, the Lead Agency shall promptly notify KNRM no later than 5:00 p.m. PST

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on the business day prior to the altered day, at the “Contact Information” set forth in Section 5 below. If KNRM has not received timely notice of a schedule cancellation or change, a maximum fee of three hundred forty dollars ($400.00) shall be applied per late cancellation event.

4.3. All communications pertaining to or that may impact KNRM’s implementation of the services set forth in section 1 of this Agreement shall be made in writing and per the contact information in section 5 below.

5. CONTACT INFORMATION

5.1. Notices to KNRM:

Telephone - (626) 926-4131
KNRM Office - (626) 521-5827
Email: admin@knrm-nsn.us

5.2. Lead Agency :

Name: Jennifer Vasquez, City Manager

Phone: 323-562-5700

Email:Jennifer.Vasquez@cityofmaywood.org

5.3. On-Site Project Contact (i.e., “Project Supervisor”)

Name: _____

Phone: _____

Email: _____

5.4 Billing Contact information

Name: _____

Phone: _____

Email: _____

6. LIMITATION OF LIABILITY AND LIQUIDATED DAMAGES

6.1. Despite any language in this Agreement to the contrary, KNRM’s obligations under this Agreement (including any actual or alleged breach or default by KNRM) do not constitute personal obligations of the individual partners, directors, officers, members or shareholders of KNRM or the Tribe, or the partners or members of KNRM or the Tribe. The Lead Agency shall not seek recourse against the individual partners, directors, officers, members or shareholders of KNRM or the Tribe, or any of their personal assets for satisfaction of any liability with respect to this Agreement.

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6.2. KNRM shall, at its sole cost and expense, defend, hold harmless and indemnify Lead Agency and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those Lead Agency agents serving as independent contractors in the role of Lead Agency officials (collectively "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Claims"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to negligent, reckless, or intentional acts or omissions by KNRM, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that KNRM shall bear the legal liability thereof) in the performance of this Agreement, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by court decision or by the agreement of the Parties. KNRM shall defend the Indemnitees in any action or actions filed in connection with any Claim, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. The indemnification in this Section shall survive the expiration or termination of this Agreement.

6.3. In the event the Lead Agency performs (directly or through a contractor, subcontractor, agent, representative or otherwise at the Lead Agency 's direction) or allows to be performed ground-disturbing work without a monitor present in violation of Mitigations and in breach of this Agreement, KNRM will suffer substantial harm for which it is impracticable to fix actual damages. To limit or prevent further harm, the Lead Agency agrees and consents to the immediate issuance of a Stop Work Order by the Project lead agency, which shall stay in full force and effect unless and until the Parties resolve the non-compliance events and resulting damages.

6.4. In an effort to liquidate in advance the sum that should represent such damages and to avoid the additional costs Lead Agency will incur to remedy that breach by redoing all non-compliant ground-disturbing Project activities with a KNRM monitor present, Lead Agency agrees to pay KNRM a "Noncompliance Fee" equal to the cost of redoing all non-compliant ground-disturbing Project activities, plus KNRM's monitoring fees for monitoring those activities. You acknowledge that you have been given notice of this Noncompliance Fee and agree that such a fee is fair and reasonable.

7. INSURANCE

7.1. KNRM shall maintain insurance as set forth in Exhibit B, attached hereto and incorporated herein by this reference.

7.2. KNRM does not hold an automobile liability policy for the monitors. Vehicles are only used for transportation to and from the Project Site. Each individual monitor is required to carry automobile insurance pursuant to California State law. Proof of a monitor's automobile insurance can be provided upon request.

8. MISCELLANEOUS

8.1. Governing Law. This Agreement shall be governed by, and construed pursuant to, the laws of the state of California.

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8.2. Recitals. All recitals set forth in this Agreement are contractual.

8.3. Terms and Headings. Section headings of this Agreement are for convenience, are merely descriptive, and do not alter the rights of the parties.

8.4. Time. Time is of the essence with respect to performance of every provision of this Agreement in which time or performance is a factor. All references in this Agreement to “days” shall mean calendar days unless specifically modified herein to be “business” days.

8.5. Professional Fees. If either KNRM or Lead Agency should bring suit against the other with respect to this Agreement, then all reasonable costs and expenses incurred by the prevailing party therein (including, without limitation, its accountants’, attorneys’, experts’ and other professional’s fees, expenses and court costs), shall be paid by the other party.

8.6. Waiver. The waiver by either party of any breach by the other party of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant and condition herein contained, nor shall any custom or practice which may become established between the Parties in the administration of the terms hereof be deemed a waiver of, or in any way affect, the right of any party to insist upon the performance by the other in strict accordance with said terms.

8.7. Prior Agreements; Amendments. This Agreement, contains all of the covenants, provisions, agreements, conditions and understandings between the Parties concerning the Project and any other matter covered or mentioned in this Agreement, and no prior agreement or understanding, oral or written, express or implied, pertaining to the Project or any such other matter shall be effective for any purpose. No provision of this Agreement may be amended or added to except by an agreement in writing signed by the Parties hereto or their respective successors in interest. The Parties acknowledge that all prior agreements, representations and negotiations are deemed superseded by the execution of this Agreement to the extent they are not expressly incorporated herein. The Parties hereto acknowledge and agree that each has participated in the negotiation and drafting of this Agreement; therefore, in the event of an ambiguity in, or dispute regarding the interpretation of, this Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who caused the uncertainty to exist or against the draftsman. Any deletion of language from this Agreement prior to its execution by the Parties shall not be construed to raise any presumption, canon of construction or implication, including, without limitation, any implication that the Parties intended thereby to state the converse of the deleted language.

8.8. Separability. The invalidity or unenforceability of any provision of this Agreement shall in no way affect, impair or invalidate any other provision hereof, and such other provisions shall remain valid and in full force and effect to the fullest extent permitted by law.

8.9. Force Majeure. In the event that either Party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including failure, refusal or delay in issuing permits, approvals and/or authorizations), orders/closures/restrictions pertaining to COVID-19, injunction or court order, riots, insurrection, war, fire, earthquake, flood, inclement weather in excess of average for the Los Angeles County area or other natural disaster or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement

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(herein collectively, "Force Majeure Delays"), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, provided the delayed party has notified the other party of the Force Majeure Delay within five (5) business days of learning of the same, such notice specifically describes the Force Majeure Delay and its expected duration, and the delayed party regularly updates the other party of the status of the same and the delayed party takes all commercially reasonable efforts to mitigate the effects and minimize the duration of the delay. The provisions of this Section 7.9 shall not apply to nor operate to excuse Lead Agency (or any third-party contractor operating on behalf of Lead Agency) from the payment of any fees owed to or the reimbursement of costs incurred by KNRM in accordance with the terms of this Agreement, nor extend the date for payment of same to KNRM.

8.10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall be one and the same agreement. Facsimile and electronic signatures are valid and binding.

8.11. Authority. The agent/representative of each Party that executes this Agreement represents and warrants that: (a) the Party is qualified to do business in the state of California; (b) such persons executing this Agreement are duly authorized to execute and deliver this Agreement on the Party's behalf, or a duly adopted resolution of the Party's governing body; and (c) this Agreement is binding upon the Party in accordance with its terms.

8.12. Independent Contract; Compliance with Law. KNRM is an independent contractor and not an employee of the Lead Agency. All work or other services provided pursuant to this Agreement shall be performed by KNRM or by KNRM's employees or other personnel under KNRM's supervision, and KNRM and all of KNRM's personnel shall possess the qualifications, permits, and licenses necessary for KNRM to perform such Services and comply with any applicable laws. KNRM will determine the means, methods, and details by which KNRM's personnel will perform the services. KNRM shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the services and compliance with the customary professional standards.

8.13 Term. The term of this Agreement shall be one year from the Effective Date unless otherwise extended in writing by the City Manager

IN WITNESS WHEREOF, the Parties have executed this Agreement as of June ____, 2025.

"LEAD AGENCY " City of Maywood

*By: _____

Print Name: Jennifer Vasquez

Print Title: City Manager

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ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM

_____
Roxanne Diaz, City Attorney

“KNRM” KIZH NATION RESOURCES MANAGEMENT

*By: _____

Print Name: _____

Print Title: _____

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EXHIBIT A- MITIGATIONS

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EXHIBIT B- INSURANCE

Minimum Scope and Limits of Insurance. KNRM shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

Commercial General Liability Insurance with a minimum limit of $1,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $1,000,000.00 per project or location. If KNRM is a limited liability company, the commercial general liability coverage shall be amended so that KNRM and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $1,000,000.00 per accident for bodily injury and property damage. If KNRM does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, KNRM shall provide insurance in the amount required by California law.

Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If KNRM has no employees while performing Services under this Agreement, workers' compensation policy is not required, but KNRM shall execute a declaration that it has no employees.

Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide or such other rating as approved by the Lead Agency Manager. Self insurance shall not be considered to comply with the insurance requirements under this Section.

Additional Insured. The general liability policy shall contain an endorsement naming Lead Agency and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to Lead Agency. Any insurance or self-insurance maintained by Lead Agency, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of KNRM's insurance and shall not contribute with it.

KNRM's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit KNRM and KNRM's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. KNRM hereby waives all rights of subrogation against Lead Agency.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by Lead Agency. At Lead Agency's option, KNRM shall either reduce or eliminate the deductibles or self-insured retentions with respect to Lead Agency, or KNRM shall procure a bond guaranteeing payment of losses and expenses.

Cancellations or Modifications to Coverage. KNRM shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state

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that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to Lead Agency. If any insurance policy required under this Agreement is canceled or reduced in coverage or limits, KNRM shall, within two business days of notice from the insurer, phone, fax or notify Lead Agency via certified mail, return receipt requested, of the cancellation of or changes to the policy.

Lead Agency Remedy for Noncompliance. If KNRM does not maintain the policies of insurance required under this Agreement in full force and effect during the term of this Agreement, or in the event any of KNRM's policies do not comply with the requirements under this Agreement, Lead Agency may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, Lead Agency may, but has no duty to, take out the necessary insurance and pay, at KNRM's expense, the premium thereon. KNRM shall promptly reimburse Lead Agency for any premium paid by Lead Agency or Lead Agency may withhold amounts sufficient to pay the premiums from payments due to KNRM.

Evidence of Insurance. Prior to the performance of Services under this Agreement, KNRM shall furnish Lead Agency's Risk Manager or such other official designed by the Lead Agency Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Agreement. The endorsements are subject to Lead Agency's approval. KNRM may provide complete, certified copies of all required insurance policies to Lead Agency. KNRM shall maintain current endorsements on file with Lead Agency's Risk Manager. KNRM shall provide proof to Lead Agency's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. KNRM shall furnish such proof at least two weeks prior to the expiration of the coverages.

Indemnity Requirements not Limiting. Procurement of insurance by KNRM shall not be construed as a limitation of KNRM's liability or as full performance of KNRM's duty to indemnify Lead Agency under this Agreement.

Subcontractor Insurance Requirements. KNRM shall require each of its subcontractors that perform services under this Agreement to maintain insurance coverage that meets all of the requirements of this Agreement.

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EXHIBIT C - ESTIMATED COST

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AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 16.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: CONSIDERATION OF RESOLUTION NO. 6420 ESTABLISHING AN APPROPRIATION LIMIT PURSUANT TO ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2025-2026 FOR THE CITY OF MAYWOOD

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution No. 6420 establishing the appropriations limit for Fiscal Year 2025-2026 at $14,933,047.

BACKGROUND:
An annual appropriations limit of tax proceeds of the General Fund is established by the City Council through a resolution, as is required as a result of the 1979 Proposition 4, Gann initiative, Article XIIIB of the State Constitution and Section 7910 of the Government Code. This limit, referred to as the Gann Limit, limits the level of appropriations from tax sources that state and local governments are permitted to make in one given year. It also requires these agencies to return to taxpayers any tax revenues in excess of the limit. The City's auditors are required to review and prove the appropriations' calculations as part of their audit of the City. It is the responsibility of the City to calculate the annual appropriations limit.

DISCUSSION:
The prior fiscal year's limit is increased by a factor that is either based upon the change in the population or that of the County if the County's change in population is greater than the City's. This year, staff chose to choose the population change that is most favorable to the City; which is the change of the County as the County's change in population is greater than the City's. The choice of these factors is an annual election. For FY 2025-2026, the change in population is -.25% for the City of Maywood and 0.3% for the County of Los Angeles. The FY 2025-2026 appropriations limit calculation is based on the 0.3% County of Los Angeles. The change in the California per capita personal income was 6.44%.

For FY 2025-2026, the appropriations limit is $14,933,047; proposed tax proceeds are $10,235,240. The City is $4,697,807 below the FY 2025-2026 appropriation limit. An analysis of the calculation is attached to the Gann Limit worksheet.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:

There is no fiscal impact related to the establishment of the FY 2025-2026 Gann Limit Propriations.

ATTACHMENT(S)

1. Resolution No. 6420 – Establishing the Gann Appropriations Limit for FY 2025–26
2. Exhibit A – FY 2025–26 Appropriations Limit Calculation Worksheet
3. Exhibit B – FY 2025–26 Proceeds of Taxes Summary
4. Exhibit C – FY 2025–26 Price Factor and Population Change Data

RESOLUTION NO. 6420

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA ESTABLISHING AN APPROPRIATIONS LIMIT FOR THE CITY OF MAYWOOD FOR FISCAL YEAR 2025-2026

WHEREAS, Constitutional Article XII-B (Proposition 4 and 111) places an appropriations limitation on State and Local Government; and

WHEREAS, the appropriations limitation is based on proceeds of taxes adjusted annually from the base year 1986/87 by either the population growth factor for the City of Maywood or for the County of Los Angeles, and by either the change in the California Per Capita Personal Income or the change in Non-residential Construction for the City of Maywood; and

WHEREAS, the City Council of the City of Maywood wishes to select those options providing the greatest ratio of change as shown below:

Change in California per Capita Personal Income (Inflation Factor)	County of Los Angeles Population Change (Population Factor)	Factor
1.0644	1.0030	1.0676

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

Section 1. The recitals set forth above are true and correct and incorporated herein as if set forth in full.

Section 2. that the appropriations limit be established at $14,933,047 and that the City Council of the City of Maywood, California hereby adopts the annual appropriations limitation for Fiscal Year 2025-2026 and selects the options for calculation using the population growth of the County of Los Angeles and the change in the California per Capita Personal Income.

Section 3. The City Clerk shall certify to the adoption of the resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA

I, Miguel Leon, Deputy City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution No. 6420 was adopted at a regular meeting of the City Council of the City of Maywood held on the 25th day of June, 2025 by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____

Miguel Leon, Deputy City Clerk

CITY OF MAYWOOD APPOPRIATIONS LIMIT CALCULATION
FISCAL YEAR 2025-2026

		FY 2025-2026 Amount
	Adjustment Factors:	
A	Inflation Ratio	1.0644
B	County of Los Angeles Population Ratio	1.0030
C	City of Maywood Population Ratio	-
D	Calculation of Factor **(A*B) or (A*C)**	1.0675932
E	**Prior Year's Appropriation Limit**	**13,987,582**
F	Current Year's Appropriation Limit (D*E)	14,933,047
	Other Adjustments:	
	Lost Responsibility (-)	
	Transfer to Private (-)	-
	Transfer to Fees (-)	-
	Assumed Responsibility (+)	-
	Other Adjustments (Explain)	-
G	Sub-Total	-
H	Current Year's Appropriation Limit {F plus G}	14,933,047
I	FY 2025-26 Proposed Proceeds of Taxes	**10,235,240**
J	FY 2025-2026 Over/(Under) Limit (I-H)	**(4,697,807)**

Note:

FY2025-2026: the City's population change was negative 0.25% and the County of Los Angeles population change was 0.3%. The population change that is most favorable to the City was the County of Los Angeles population which was selected for the calculation.

City of Maywood
General Fund
Proposed Budget FY 2025-2026 Revenues

Exhibit B

Fund Code	GL Code	Acct Description	FY 2025-26 Proposed Budget	Proceeds of Taxes	Non-Proceeds of Taxes	Total
100	4101/4103	Property Tax - Sec Taxes Curr	$ 265,200	$ 265,200	$ -	$ 265,200
100	4102	Property Tax - Unsec Curr	8,080	8,080	-	8,080
100	4105	Recognized Obligation Payment Schedule (ROPS)	320,400	320,400	-	320,400
100	4106	Property Tax - State Reimb to City of Homeowners Exemption	1,000	1,000	-	1,000
100	4107	Motor Vehicle License Fee (VLF)	3,783,840	3,783,840	-	3,783,840
100	4109	Recognized Obligation Pymt Schedule (ROPS) Pass Through Pymt	100,000	100,000	-	100,000
100	4110	Vehicle License Fees Excess - State of California	30,600	-	30,600	30,600
100	4201	Sales and Tax Use Revenue	2,240,720	2,240,720	-	2,240,720
100	4202	Transient Occupancy -TOT Tax	83,000	83,000	-	83,000
100	4203	Franchise Tax	237,000	-	237,000	237,000
100	4205	Business License Tax	267,000	267,000	-	267,000
100	4206	Real Estate Transfer Tax	16,000	16,000	-	16,000
100	4207	Prop 172: Public Safety Sales Tax	98,550	-	98,550	98,550
100	4211	Utility Users Tax	1,500,000	1,500,000	-	1,500,000
100	4212	Cannabis Sales Tax	1,650,000	1,650,000	-	1,650,000
100	4301	Compliance Program Fee	47,810	-	47,810	47,810
100	4302	Collector Fee	367,000	-	367,000	367,000
100	4303	SB 1186 Lic Fee & Use for Construction	5,500	-	5,500	5,500
100	4304	License Processing Fee (HdL)	3,500	-	3,500	3,500
100	4305	Public Works Permit Fees	100,000	-	100,000	100,000
100	4307	Commercial Cannabis Renewal Fees	74,250	-	74,250	74,250
100	4308	Pre-Sale Property Report Fee	2,500	-	2,500	2,500
100	4309	Fireworks Application Fee/Sales	194	-	194	194
100	4310	Tobacco Retailer License	200	-	200	200
100	4311	Apartment License (HdL)	22,000	-	22,000	22,000
100	4312	Garage Sale Pemits	3,000	-	3,000	3,000
100	4313	Building Permits	70,000	-	70,000	70,000
100	4314	Conditional / Land Use Permit	1,220	-	1,220	1,220
100	4315	Construction & Demo Waste Admin Fees	500	-	500	500
100	4316	Plumbing Permits	4,500	-	4,500	4,500
100	4317	Electrical Permits	7,500	-	7,500	7,500
100	4318	Mechanical Permits	3,000	-	3,000	3,000
100	4319	Misc Building Permits	7,000	-	7,000	7,000
100	4320	Occupancy Permits	1,200	-	1,200	1,200
100	4322	Parking Permits(HdL)	65,000	-	65,000	65,000
100	4401	Penalties : Apt. & Bus. Lic (HdL)	13,000	-	13,000	13,000
100	4402	Parking Citations	450,000	-	450,000	450,000
100	4403	Citations: Administrative	5,000	-	5,000	5,000
100	4404	Southeast Municipal Court (SEMC) - Court Collections	240,000	-	240,000	240,000
100	4501	Leased Prop Rental Income	59,880	-	59,880	59,880
100	4503	Vending Machine Revenue (HdL)	300	-	300	300
100	4702	Rents and Concessions	25,005	-	25,005	25,005
100	4704	Plan Check Fees	65,000	-	65,000	65,000

City of Maywood
General Fund
Proposed Budget FY 2025-2026 Revenues

Fund Code	GL Code	Acct Description	FY 2025-26 Proposed Budget	Proceeds of Taxes	Non-Proceeds of Taxes	Total
100	4751	Rental Registry Program	60,000	-	60,000	60,000
100	4803	LAIF Interest Earning	550,000	-	550,000	550,000
100	480X	Other Interest Income	8,950	-	8,950	8,950
100	4809	Miscellaneous Revenue	10,000	-	10,000	10,000
100	4814	Refunds & Overpayments-Reimb.	10,000	-	10,000	10,000
100	4816	Rebates & Insurance Claim Pymts	2,000	-	2,000	2,000
100	4817	Good Corporate Citizen Prog	21,000	-	21,000	21,000
100	4819	Donations	20,000	-	20,000	20,000
100	4850	Parks & Rec Revenue	2,600	-	2,600	2,600
100	4800	Transfer In-Suppl Law Enf	350,000	-	350,000	350,000
100	4800	Transfer in - Successor Agency	202,000	-	202,000	202,000
		Total Proposed Revenues FY 2025-2026	$ 13,481,999	$ 10,235,240	$ 3,246,759	$ 13,481,999

May 2025

Attachment A

A. **Price Factor**: Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2025-26 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2025-26	6.44

B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2025-26 appropriation limit.

2025-26:

Per Capita Cost of Living Change = 6.44 percent
Population Change = 0.28 percent

Per Capita Cost of Living converted to a ratio: $\frac{6.44 + 100}{100} = 1.0644$

Population converted to a ratio: $\frac{0.28 + 100}{100} = 1.0028$

Calculation of factor for FY 2025-26: 1.0644 x 1.0028 = 1.0674

FISCAL YEAR 2025-26
Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2024 to January 1, 2025 and Total Population January 1, 2025

Bellflower City	Los Angeles	-0.32	76,902
Bell Gardens City	Los Angeles	0.09	38,438
Beverly Hills City	Los Angeles	-0.12	31,984
Bradbury City	Los Angeles	0.78	895
Burbank City	Los Angeles	0.29	105,842
Calabasas City	Los Angeles	-0.26	22,856
Carson City	Los Angeles	0.07	91,745
Cerritos City	Los Angeles	-0.28	48,005
Claremont City	Los Angeles	-0.02	37,305
Commerce City	Los Angeles	-0.32	12,185
Compton City	Los Angeles	-0.01	93,699
Covina City	Los Angeles	0.92	50,625
Cudahy City	Los Angeles	-0.34	22,208
Culver City	Los Angeles	0.16	40,340
Diamond Bar City	Los Angeles	-0.07	53,577
Downey City	Los Angeles	-0.02	111,891
Duarte City	Los Angeles	-0.22	23,798
El Monte City	Los Angeles	0.82	107,056
El Segundo City	Los Angeles	-0.11	16,976
Gardena City	Los Angeles	0.14	60,176
Glendale City	Los Angeles	0.26	191,706
Glendora City	Los Angeles	-0.07	51,289
Hawaiian Gardens City	Los Angeles	0.07	13,552
Hawthorne City	Los Angeles	-0.25	85,868
Hermosa Beach City	Los Angeles	-0.22	19,055
Hidden Hills City	Los Angeles	0.23	1,742
Huntington Park City	Los Angeles	-0.32	53,213
Industry City	Los Angeles	-0.23	432
Inglewood City	Los Angeles	-0.29	106,617
Irwindale City	Los Angeles	-0.07	1,510
La Canada Flintridge City	Los Angeles	0.05	20,149
La Habra Heights City	Los Angeles	-0.13	5,510
Lakewood City	Los Angeles	0.10	80,517
La Mirada City	Los Angeles	-0.17	48,315
Lancaster City	Los Angeles	1.62	170,661
La Puente City	Los Angeles	0.10	37,508
La Verne City	Los Angeles	0.59	32,111
Lawndale City	Los Angeles	-0.20	30,921
Lomita City	Los Angeles	0.04	20,398
Long Beach City	Los Angeles	0.44	460,230
Los Angeles City	Los Angeles	0.44	3,813,575
Lynwood City	Los Angeles	0.45	66,360
Malibu City	Los Angeles	-0.18	10,623
Manhattan Beach City	Los Angeles	-0.18	34,111
Maywood City	Los Angeles	-0.25	24,557
Monrovia City	Los Angeles	1.94	38,181
Montebello City	Los Angeles	0.79	62,243
Monterey Park City	Los Angeles	-0.13	59,342
Norwalk City	Los Angeles	-0.32	100,585
Palmdale City	Los Angeles	0.31	166,580
Palos Verdes Estates City	Los Angeles	-0.12	13,014
Paramount City	Los Angeles	-0.08	52,415
Pasadena City	Los Angeles	0.41	140,054
Pico Rivera City	Los Angeles	0.00	60,859

FISCAL YEAR 2025-26
Attachment C
Annual Percent Change in Population Minus Exclusions*
January 1, 2024 to January 1, 2025 and Total Population January 1, 2025

City	County	Percent Change 24-25	Population Minus Exclusions 1-1-24	Population Minus Exclusions 1-1-25	Total Population 1-1-25
Incorporated	Alameda	0.37	1,507,666	1,513,172	1,514,836
County Total	Alameda	0.31	1,655,644	1,660,751	1,662,482
County Total	Alpine	-0.42	1,181	1,176	1,177
Incorporated	Amador	-0.88	13,964	13,841	17,715
County Total	Amador	-1.34	36,131	35,646	39,563
Incorporated	Butte	2.67	149,856	153,863	153,863
County Total	Butte	-0.17	207,873	207,525	207,525
Incorporated	Calaveras	-0.42	3,585	3,570	3,570
County Total	Calaveras	-0.23	44,768	44,666	44,722
Incorporated	Colusa	-0.32	12,164	12,125	12,125
County Total	Colusa	-0.30	22,093	22,026	22,026
Incorporated	Contra Costa	0.03	981,987	982,308	982,308
County Total	Contra Costa	0.00	1,158,165	1,158,141	1,158,225
Incorporated	Del Norte	-0.69	4,064	4,036	6,056
County Total	Del Norte	-1.32	24,802	24,475	26,544
Incorporated	El Dorado	0.01	31,650	31,654	31,664
County Total	El Dorado	0.08	190,512	190,663	190,770
Incorporated	Fresno	0.97	863,943	872,318	876,849
County Total	Fresno	0.84	1,022,826	1,031,466	1,037,053
Incorporated	Glenn	1.36	14,975	15,179	15,179
County Total	Glenn	1.35	28,979	29,369	29,369
Incorporated	Humboldt	0.36	62,966	63,191	63,346
County Total	Humboldt	-0.22	133,591	133,298	133,817
Incorporated	Imperial	1.06	147,725	149,297	151,728
County Total	Imperial	0.98	179,096	180,854	186,499
Incorporated	Inyo	-0.10	3,854	3,850	3,850
County Total	Inyo	-0.27	18,792	18,742	18,800
Incorporated	Kern	1.09	598,320	604,862	617,253
County Total	Kern	0.74	902,508	909,213	923,961
Incorporated	Kings	1.98	109,956	112,128	123,857
County Total	Kings	1.88	135,091	137,628	154,015
Incorporated	Lake	0.57	21,436	21,559	21,559
County Total	Lake	-0.24	67,325	67,166	67,254
Incorporated	Lassen	1.90	9,199	9,374	12,270
County Total	Lassen	1.82	24,001	24,438	28,716
Incorporated	Los Angeles	0.31	8,834,429	8,861,693	8,872,321
County Total	Los Angeles	0.30	9,836,291	9,865,367	9,876,811
Incorporated	Madera	-0.98	80,742	79,947	85,185
County Total	Madera	0.58	156,460	157,361	162,599
Incorporated	Marin	0.09	187,756	187,922	188,136
County Total	Marin	0.14	251,013	251,363	254,550

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 17.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: MOHAMMAD MOSTAHKAMI, PE

SUBJECT: CONSIDERATION OF APPROVING RESOLUTION NO. 6421 OF THE MAYWOOD ADA SELF-EVALUATION AND TRANSITION PLAN

RECOMMENDATION:
It is recommended that the City Council:

1. Receive and File a Presentation on the City's ADA Self-Evaluation and Transition Plan by Bureau Veritas, the City's Consultant; and
2. Adopt Resolution No. 6421 approving the City's ADA Self-Evaluation and Transition Plan.

BACKGROUND:
The City of Maywood is required by regulations under Title II of the Americans with Disabilities Act to assess its services, policies, and practices as part of a Self-Evaluation; to modify any policies or practices that discriminate against people with disabilities; and to develop a Transition Plan identifying any physical changes to facilities that are necessary to achieve "program access."

On June 26, 2024, the City, through an RFP process, awarded a professional services agreement to Bureau Veritas to conduct a comprehensive self-evaluation of the City's programs, services, public facilities, and pedestrian infrastructure in the public right-of-way. Public Outreach and engagement were included in the development of the plan to ensure community feedback was incorporated. The final ADA Self-Evaluation and Transition Plan was completed on May 2, 2025. A copy of the final plan is attached to this report.

DISCUSSION:
The ADA Self-Evaluation and Transition Plan includes findings and recommendations to address accessibility barriers in City programs, buildings, parks, and pedestrian facilities. Key components of the plan include:

1. Identification and analysis of physical barriers at public facilities, parks, and pedestrian infrastructure.
2. Evaluation of City programs, services, and policies for compliance with ADA requirements.
3. Development of phased barrier removal strategies with planning-level cost estimates.
4. Prioritization of improvements at high-use facilities such as City Hall and the Maywood Library.
5. Public outreach and opportunities for community input throughout the process.

The plan provides the city with a clear and phased roadmap toward ADA compliance while balancing financial constraints and outlines the City's strategy to integrate accessibility improvements into future capital projects.

By implementing strategic barrier removal, the City ensures equitable access to public services, facilities, and infrastructure for all residents. A copy of the final plan is attached to this report.

According to the plan, the total estimated cost of recommended accessibility improvements is $46.5 million, of which $1.8 million is for City facilities improvements and $44.6 million for public right of way. Implementation of the Plan's recommendations will require funding over multiple years, with costs varying based on the type and scale of improvements, whether infrastructure-related (e.g., facility upgrades, curb ramps) or programmatic (e.g., policy updates, staff training). Funding will be pursued through a combination of local resources and potential grant opportunities. Specific improvements will be proposed for City Council consideration and approval as part of future annual budgets and capital improvement planning.

An overview of the final plan will be presented by Bureau Veritas, the plan development consultant, at tonight's meeting. A copy of the presentation is attached.

Staff recommends that the City Council receive a presentation from Bureau Veritas, the City's Consultant, and adopt the attached Resolution approving the City's ADA Self-Evaluation and Transition Plan.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact for the adoption of the ADA Self-Evaluation and Transition Plan.

ATTACHMENT(S)
1. ADA Self-Evaluation and Transition Plan (STEP) Presentation (City Council Meeting – June 25, 2025)
2. Resolution No. 6421: Adoption of ADA Title II Self-Evaluation and Transition Plan
3. Exhibit A: ADA Title II Self-Evaluation and Transition Plan (Final Report – May 2, 2025)

ADA TITLE II SELF-EVALUATION & TRANSITION PLAN

CITY COUNCIL MEETING

JUNE 25, 2025



TITLE II OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)

SELF-EVALUATION

A public entity shall evaluate its current services, policies, and practices, and those that do not meet the requirements, the public entity shall proceed to make the necessary modifications. 28 CFR § 35.105

TRANSITION PLAN

In the event structural changes to facilities will be undertaken, a public entity with 50 or more employees shall develop a transition plan setting forth the steps necessary to complete these changes. 28 CFR § 35.150(d)(1)

THREE AREAS OF SELF EVALUATION



CITY PROGRAMS, POLICIES, AND PROCEDURES

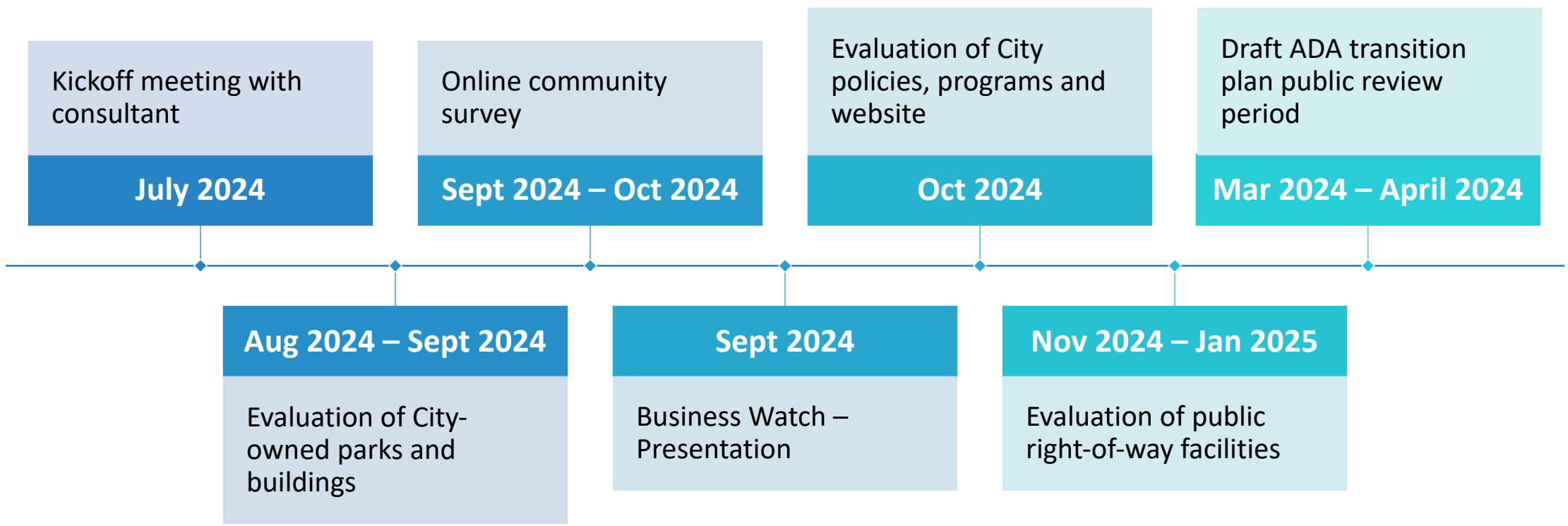


CITY-OWNED BUILDINGS AND PARKS



PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY

PROJECT PHASES & OUTREACH



RESULTS OF SELF-EVALUATION

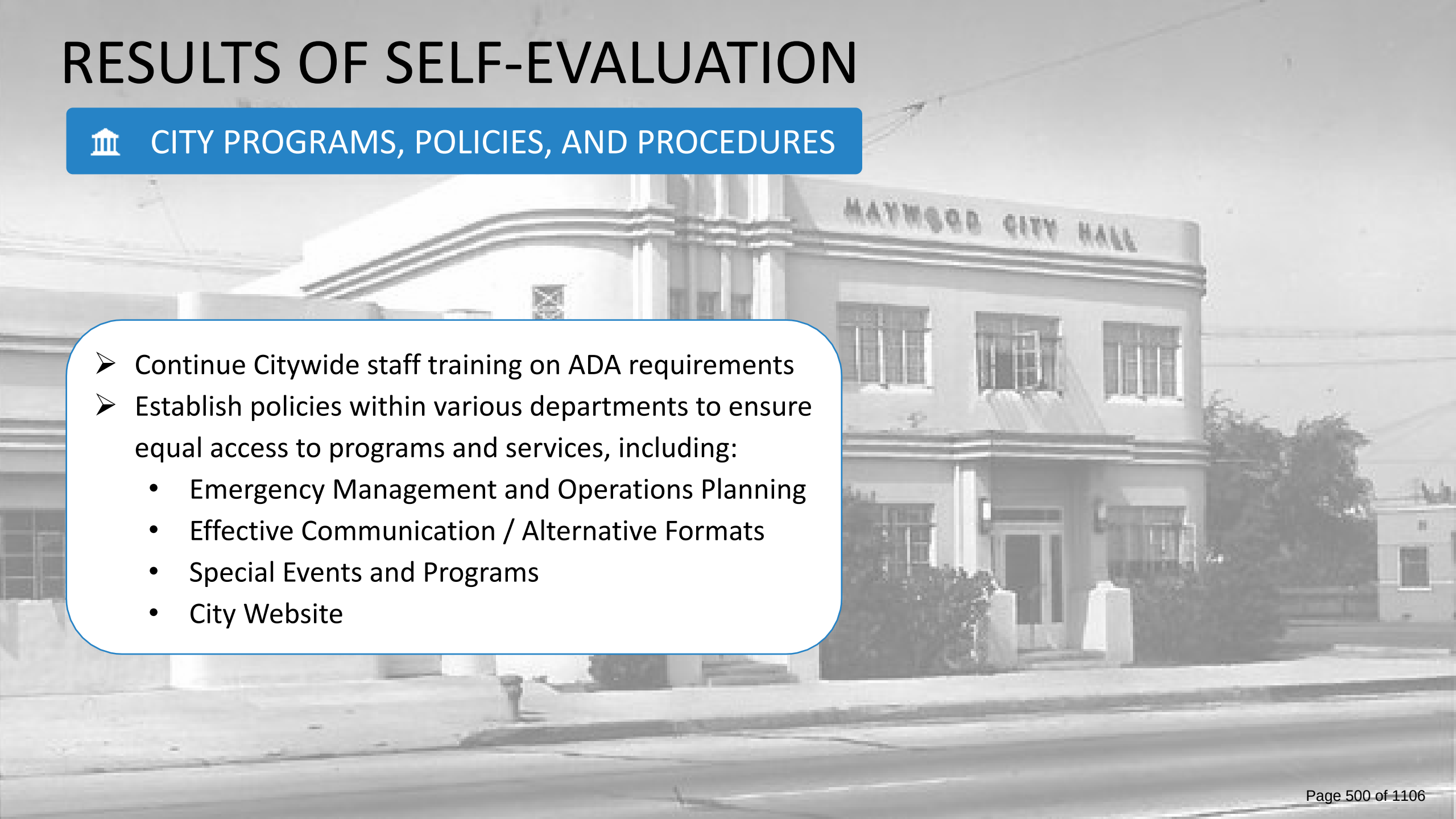
CITY PROGRAMS, POLICIES, AND PROCEDURES

CITY-OWNED BUILDINGS AND PARKS

PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY

RESULTS OF SELF-EVALUATION

CITY PROGRAMS, POLICIES, AND PROCEDURES

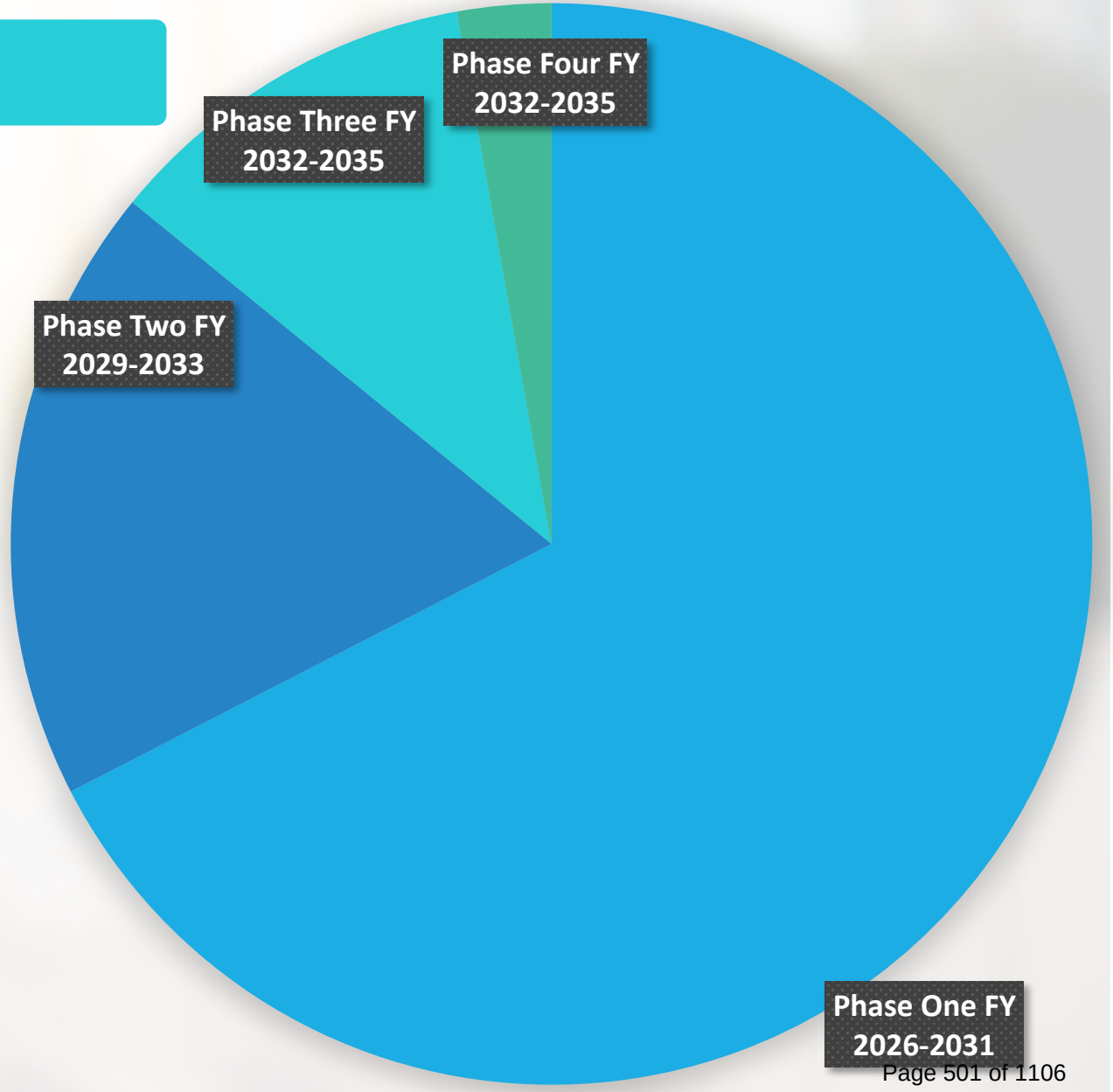


- Continue Citywide staff training on ADA requirements
- Establish policies within various departments to ensure equal access to programs and services, including:
  - Emergency Management and Operations Planning
  - Effective Communication / Alternative Formats
  - Special Events and Programs
  - City Website

RESULTS OF SELF-EVALUATION

CITY-OWNED BUILDINGS AND PARKS

- 9 City owned buildings and parks
- Interior and exterior elements assessed
- Barriers prioritized by level of severity in accessing facility
- Phasing based on usage levels and public feedback
- $1.8 million estimated cost of barrier removal
- Four phases over 10 fiscal years



RESULTS OF SELF-EVALUATION

PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY

- Miles of Sidewalk: 46.4
- Curb Ramps: 571
- Bus Stops: 47
- Pedestrian Signals: 156
- Remediation based on severity and location of barriers
- $44.6 million estimated cost of barrier removal
- Three phases over 15 fiscal years

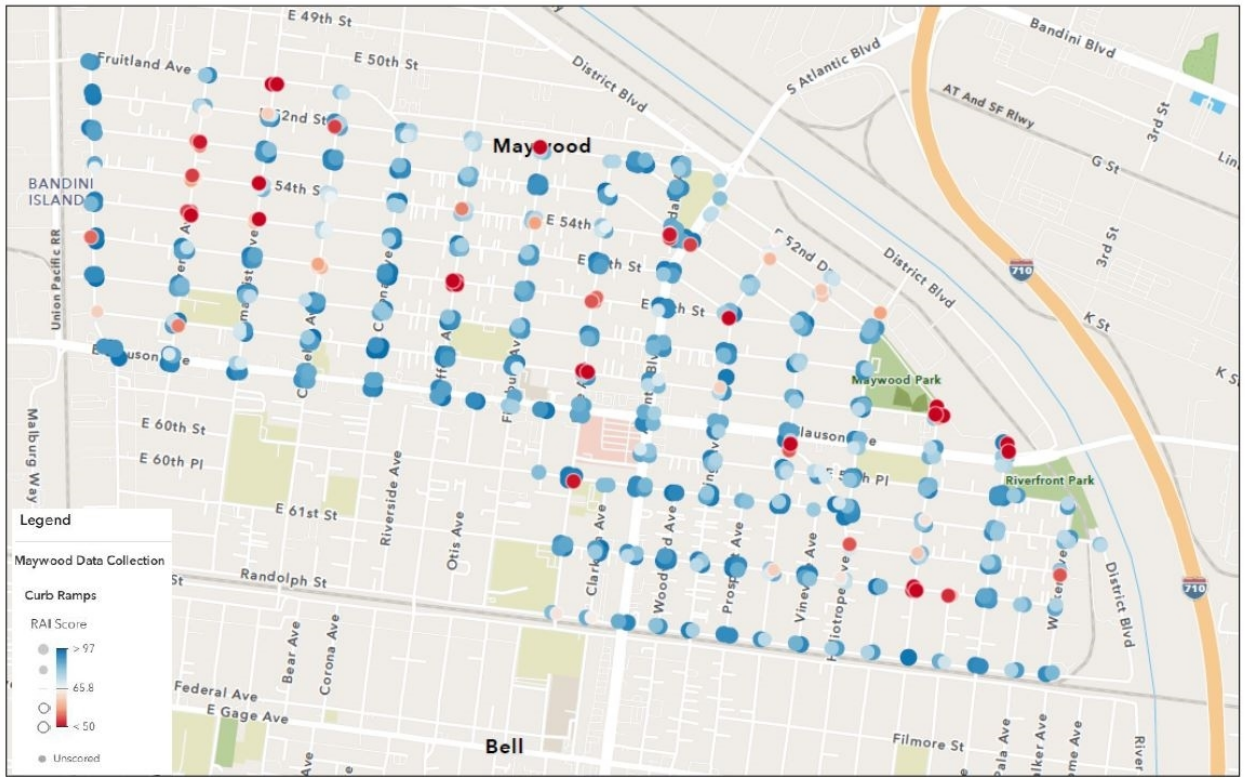
PHASE	FISCAL YEARS
Phase One	2026-2032
Phase Two	2031-2037
Phase Three	2036-2041

RESULTS OF SELF-EVALUATION

PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY



Overview of Sidewalk Data



Overview of Curb Ramp Data

OVERSIGHT AND IMPLEMENTATION

The City's Accessibility Coordinator maintains responsibility for:

- Oversight and implementation
- Tracking improvements
- Working with all City departments to remove barriers
- Updating the plan



QUESTIONS AND ANSWERS



RESOLUTION NO. 6421

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVE THE CITY OF MAYWOOD ADA SELF EVALUATION AND TRANSITION PLAN

WHEREAS, The City of Maywood is required by regulations under Title II of the Americans with Disabilities Act to assess its services, policies, and practices as part of a Self-Evaluation; to modify any policies or practices that discriminate against people with disabilities; and to develop a Transition Plan identifying any physical changes to facilities that are necessary to achieve “program access.”; and

WHEREAS, On June 26, 2024, the City awarded a professional services agreement to Bureau Veritas to conduct a comprehensive self-evaluation of the City’s programs, services, public facilities, and pedestrian infrastructure in the public right-of-way; and

WHEREAS, The final ADA Self Evaluation and Transition Plan was completed and published on May 2, 2025.; and

WHEREAS, The ADA Self Evaluation and Transition Plan includes findings and recommendations to address accessibility barriers in City programs, buildings, parks, and pedestrian facilities; and

WHEREAS, Staff recommends adoption of the attached ADA Self Evaluation and Transition Plan to demonstrate the City’s commitment to accessibility and continued progress toward full ADA compliance.

THE CITY COUNCIL OF THE CITY OF MAYWOOD HEREBY RESOLVES AS FOLLOWS:

1. All of the recitals above are true and correct and incorporated herein as if set forth in full.

2. The Maywood ADA Self Evaluation and Transition Plan attached herein as Exhibit A is hereby approved.

3. The City Clerk shall certify to the adoption of this resolution and shall enter the same in the book of original resolutions and it shall become effective immediately

PASSED, APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

I, Miguel Leon, City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution No. 6421 was adopted at a regular meeting of the City Council of the City of Maywood held on the 25th day of June 2025 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Miguel Leon, City Clerk

EXHIBIT A

ADA Title II Self-Evaluation and Transition Plan

ADA TITLE II SELF-EVALUATION AND TRANSITION PLAN

prepared for

City of Maywood
4319 East Slauson Avenue
Maywood, California 90270



PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.bvna.com

BV CONTACT:
Justin Vang
Program Manager
800.733.0660 x7297846
Justin.Vang@bureauveritas.com

BUREAU VERITAS PROJECT #:
168909.24R000-00A.206

DATE OF REPORT:
May 2, 2025

ADA TITLE II SELF-EVALUATION AND TRANSITION PLAN

FOR

City of Maywood
4319 East Slauson Avenue
Maywood, California 90270

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1. CERTIFICATION

Bureau Veritas has completed a Comprehensive Accessibility Evaluation of the City of Maywood properties in Los Angeles County, California, in accordance with the requirements of 28 CFR Part 35, the 2010 ADA Design Standards for Accessible Design, and the State of California Building Code sections related to accessibility.

The conclusions and recommendations presented in this Self-Evaluation and Transition Plan are based on the evaluations of properties under the jurisdiction of the City of Maywood, associated documentation related to the properties, and input from the City of Maywood staff.

Accessibility evaluations were conducted by Bureau Veritas Project Architects and Project Engineers during site visits to individual properties. Project Architects' and Engineers' observations were made during site visits conducted in 2024. Cost estimates for barrier removal are planning level cost estimates based on Bureau Veritas's experience with similar properties.

The assessments were performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA), including the requirements of 28 CFR Part 35, and applicable state requirements. Accessibility barriers in areas which were not readily accessible, and/or may not have been visible, may exist. Individual facility reports describe property conditions at the time that the observations and research were conducted. The individual facility reports are not an engineering evaluation of physical conditions. The Self-Evaluation did not include engineering evaluations or engineering calculations to determine the adequacy of the park or facility's original design or to determine engineered cost estimates.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of the information contained in this report, which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessments of individual properties.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas' relationship with the Client is at arms-length, and that Bureau Veritas' employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies.

This report has been prepared on behalf of and exclusively for the use of the City of Maywood for the purposes stated herein. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

If you have any questions regarding this report, please contact Justin Vang, Program Manager at (800) 766-0660 x 7297846.

Certified by:

Justin Vang

Justin Vang
Justin.Vang@bureauveritas.com

2. EXECUTIVE SUMMARY

2.1 Overview of the City of Maywood

The City of Maywood, incorporated on September 2, 1924, is a general law city located in Los Angeles County, California, with a total area of 1.18 square miles. Governed by a Council-Manager system, the City provides a range of public services, including police and fire protection, parks and recreation programs, planning and development, street maintenance, and sewer utilities, through either internal sources or outside contracts.

The City's mission is:

> *"to provide responsive, respectful, and efficient public services to enhance the quality life in our community."*

With a workforce of 26 employees, the City is committed to ensuring accessibility and compliance with ADA regulations across its public facilities, programs, services, and activities.

2.2 Summary of Findings

Bureau Veritas conducted a comprehensive accessibility evaluation to assess the City's programmatic and administrative policies and procedures, facilities, parks, and public right-of-way (PROW) for compliance with Title II of the ADA and Chapter 11B of the California Building Code.

Key findings include:

Programmatic and Administrative Policies and Procedures

- The City does not have written policies and procedures to ensure accessibility at special events.
- The City does not have written policies and procedures to ensure effective communication with individuals who are deaf or hard of hearing and those who are blind or have low vision.
- The City does not have written policies and procedures to ensure emergency services are accessible to individuals with disabilities.

City Facilities and Parks:

- Non-compliant parking areas, pathways, restrooms, and entryways in various public buildings and parks.

Public Right-of-Way (PROW):

- Sidewalks: 46.4 miles evaluated; 25% (11.5 miles) are compliant, while 58% (27 miles) exceed the 2.08% cross-slope limit.
- Curb Ramps: 571 curb ramps assessed, with many requiring upgrades to meet PROWAG and CBC standards.
- Transit Stops: 47 stops reviewed, with boarding pad access and pedestrian connectivity deficiencies identified.

- Signalized Intersections: 156 pedestrian push signals assessed, with missing audible and vibro-tactile notifications to ensure pedestrian know when to cross the street.

2.3 Recommended Improvement and Costs

The City of Maywood has developed a phased approach to address physical barriers, prioritizing high-use public facilities and pedestrian pathways.

Estimated Costs for Barrier Removal:

Total projected cost: $46.5 million, phased over multiple years.

- City Facility Improvements: $1.8 million
- City PROW Remediation: $44.6 million

2.4 Implemenation Strategy

To achieve ADA compliance, the City will:

- Prioritize high-use areas and critical pedestrian pathways.
- Integrate barrier removal into ongoing capital improvement projects.
- Seek grant funding and alternative financing sources.
- Revise policies and procedures to address programmatic and administrative barriers
- Enhance staff training on ADA compliance, including service animal policies and effective communication
- Update the ADA Transition Plan regularly

2.5 Conclusion

This Self-Evaluation and Transition Plan provides the City of Maywood with a clear, phased roadmap for achieving ADA compliance while balancing financial constraints and community needs. By implementing strategic barrier removal, the City ensures equitable access to public services, facilities, and infrastructure for all residents .

3. ACCESSIBILITY REQUIREMENTS

3.1 Americans with Disabilities Act

The Americans with Disabilities Act (ADA) of 1990 provides comprehensive, wide-ranging rights and protections to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications. Many consider it to be one of the most important civil rights laws since the Civil Rights Act of 1964. The goal of the ADA is to ensure equality of opportunity, full participation, and independent living to all individuals, including those with disabilities; it expressly prohibits all state and local governments and most private businesses from discriminating on the basis of disability. The ADA provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities. The ADA includes the definition of a disability, and in 2008, the ADA Amendments Act expanded and better defined the definition of a disability.

The ADA defines a disability, with respect to an individual, in one of three ways: a physical or mental impairment that substantially limits one or more major life activities; a record or history of such impairment; or regarded as having such as an impairment. Major life activities include, but are not limited to, caring for oneself, performing manual tasks, seeing, hearing, eating, sleeping, walking, standing, lifting, bending, speaking, breathing, learning, reading, concentrating, thinking, communicating, and working.

The ADA is divided into five sections, or titles, covering specific areas: Employment (Title I), State and Local Government (Title II), Places of Public Accommodation (Title III), Telecommunication (Title IV), and Miscellaneous Provisions (Title V). This report focuses solely on Title II.

The Department of Justice (DOJ) is responsible for the enforcement of the provisions of the ADA other than employment policy related issues. The DOJ's regulations implementing Title II of the ADA dictate that local governments and public agencies, such as the City of Maywood, must evaluate their services, programs, policies and practices, and identify barriers that may limit accessibility for individuals with disabilities in a process called a Self-Evaluation and develop a transition plan describing how they will address the removal of physical/structural barriers to accessibility.

In 2010, the DOJ issued revised and expanded ADA regulations. The new regulations revised and updated earlier standards as well as included new standards for various recreational uses such as play equipment, amusement rides, fishing piers, etc. These are collectively called the 2010 ADA Standards for Accessible Design (2010 Standards). These new standards guide all new construction and renovation projects. All facilities and parks have been evaluated and audited using the 2010 Standards.

Generally, Title II of the ADA prohibits discrimination by public entities to access and use of programs, services and activities on the basis of disability. In addition, public agencies must provide program access to all programs of the agency. Program, as used in the phrase "program access", is defined by the Department of Justice as "programs, services, and activities" of the public agency. Program access requires that each service, program, or activity, when viewed in its entirety, be readily accessible and usable by individuals with disabilities and allows for other methods in achieving program access besides structural changes. Where there are no feasible other methods to make the program accessible, structural changes in existing facilities are required. Structural changes to existing buildings, must comply with requirements of the 2010 ADA Standards to the extent feasible to meet program access requirements.

Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available, or a reasonable modification/accommodation must be made. However, program access by the public is still required.

A full explanation of the ADA is located in Appendix A.

3.2 Accessibility in the Public Right-of-Way

As part of the Rehabilitation Act of 1973, the U.S. Access Board, originally known as the Architectural and Transportation Barriers Compliance Board was created with the purpose of promoting equality for individuals with disabilities and developing accessibility guidelines and standards in the built environment.

After the Americans with Disabilities Act was enacted in 1990, the Access Board began developing accessibility guidelines for pedestrian facilities in the public right-of-way. The Board issued proposed guidelines in 1992 followed by interim guidelines in 1994 but was met with numerous public comments that indicated that further research was needed on accessible pedestrian facilities in the public right-of-way.

In 1999, a Federal advisory committee was created to recommend accessibility guidelines in the public right-of-way. After various comments and revisions to draft recommendations, in July 2011, the Access Board initiated the instant rulemaking and issued a Notice of Proposed Rulemaking for Accessibility Guidelines for Public Rights-of-Way. In February 2013, the Board issued a Supplemental Notice of Proposed Rulemaking to include accessibility requirements for shared use paths.

The Board reviewed all public comments carefully, consulted with the Department of Justice and United States Department of Transportation, and revised the new guidelines for final publication. The Public Right-of-Way Accessibility Guidelines (PROWAG) final rule came to a halt in January 2017 in response to Executive Order 13771 which required that agencies eliminate two regulations for every new regulation proposed and that total incremental cost of any new regulation and deregulation actions to be zero.

In 2021, Executive Order 13772 rescinded Executive Order 13771, and work resumed on the PROWAG rulemaking. The Board published the final rule in the Federal Register on August 8, 2023 with an effective date of September 7, 2023. On December 18, 2024 the US Department issued a final rule adopting the PROWAG as part of its Americans with Disability Act (ADA) standards for new construction and alterations of transit stops in the public right-of-way. The DOT ruling became effective January 17, 2025. New construction and alterations of transit stops in the public right-of-way are required to comply with technical accessibility specifications. On the other hand, DOJ has yet to adopt the final guidelines, but once the guidelines are adopted by the DOJ, with or without modifications, they will become the minimum design standards enforceable under the ADA for new construction and alterations of all elements within the pedestrian facilities in the public right-of-way.

In addition to federal standards, PROW in the state of California is subjected to the applicable standards in the California Building Code (CBC). Amended in 2004 and 2009, California Government Code, Section 4450, required “all buildings, structures, sidewalks, curbs, and related facilities, constructed in this state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and usable by persons with disabilities.” This led to the enactment of the CBC section 1.9, which required all “Publicly funded buildings, structures, sidewalks, curbs, and related facilities shall be accessible to and usable by persons with disabilities” and the public rights-of-way (PROW) being subjected to Chapter 11B of the CBC.

4. REQUIREMENTS FOR A SELF-EVALUATION AND ADA TRANSITION PLAN

The purpose of the ADA is to make sure that people with disabilities can fully participate in all aspects of civic life. Under Title II of the ADA, all state/local governments are required to give people with disabilities an equal opportunity to benefit from their programs, services, and activities.

As part of the City of Maywood's effort to comply with Title II of the Americans with Disabilities Act (ADA), the City has performed a comprehensive Citywide Self-Evaluation that included programs and services, policies and procedures, public buildings and parks, and public right-of-way facilities. In addition, the City has developed an ADA Transition Plan to remediate physical barriers to accessibility. The purpose of this Self-Evaluation and Transition Plan is to plan accessibility compliance for the City of Maywood with the requirements of Title II of the ADA and applicable state regulations contained in the accessibility and related chapters of the California Building Code.

A Self-Evaluation is a governmental organization's evaluation of its current programs, services, activities, policies, practices, and procedures, and all physical facilities. The Self-Evaluation identifies and corrects barriers to accessibility that are not consistent with Title II of the ADA.

This Self-Evaluation includes:

- a review of the City's current programs, services, activities, policies, practices, procedures, and physical facilities
- findings and recommendations regarding those programs, services, activities, policies, and practices, and physical facilities
- the opportunity to interested persons to participate in the Self-Evaluation process through comments and public outreach.

The Transition Plan summarizes the physical obstacles in the City's facilities identified during the Self-Evaluation that limit the accessibility of its program, services, and activities and sets forth the necessary steps to complete those structural changes.

This Transition Plan includes:

- field survey data of physical barriers to accessibility at City owned and leased facilities and pedestrian facilities in the public right-of-way
- remediation methods to make the facilities accessible
- estimated cost for remediations
- a schedule for barrier removal including barrier removal prioritization
- official responsible for implementation of the plan
- an opportunity for the public to review and comment on the draft ADA Transition Plan prior to finalization.

A full description of the Self-Evaluation and Transition Plan is provided in Appendix A

5. PUBLIC OUTREACH

5.1 Public Comments

The City of Maywood recognizes the importance of public opinion. To provide all interested persons the opportunity to comment on the self-evaluation and transition strategies, the City of Maywood:

1. Announced on their website that the City is in the process of conducting an ADA Self-Evaluation and developing an ADA transition plan and accepting public input.

2. Solicited public input via online survey from September 4, 2024 – October 4, 2024. See Appendix B for survey.

3. Hosted a public presentation of the City's Self-Evaluation and Transition Plan on September 19, 2024 at City Hall

4. Made the draft Self-Evaluation and Transition Plan for public review from March 24, 2025 – April 22, 2025 prior to finalization. No comments were received during this period.

5. Will present the final Self-Evaluation and Transition Plan to City Council for adoption at a public meeting on June 2025.

Public outreach presentations, surveys, and notice to review the draft Self-Evaluation and ADA Transition Plan were advertised to the public in the following ways:

- City Social Media
- City Website
- Announcements at City public meetings
- Flyers posted at City facilities

The City of Maywood maintains a record of persons consulted, comments received, and any further audit or assessment performed based on the comments received and modifications made. These records will be maintained by the ADA Coordinator, Nancy Rodriguez, and will be made available for public inspection. Nancy Rodriguez can be reached by email at (323) 562-5674, by phone at Nancy.Rodriguez@cityofmaywood.org, or in person at 4319 East Slauson Avenue, Maywood, California 90270.

6. SELF-EVALUATION: PROGMATTIC AND ADMINISTRATIVE REVIEW

Program access under Title II of the ADA is required for public entities in all of their services, policies, and practices. Public entities shall modify any such services, policies and practices to meet the requirements of 28 CFR Part 35. An evaluation of the City's current programmatic and administrative requirements was completed with recommendations for modifications. The City of Maywood is implementing modifications for non-structural program access immediately to be in compliance with the 28 CFR 35.105. This action plan will correct all deficiencies noted and create established policies and practices for the City to follow.

6.1 Community Services

Requirement:

Programs and services provided by the City of Maywood must not discriminate against individuals with disabilities. This extends to providing programs (such as exercise, recreational, swimming, etc.) in an integrated setting. Providing segregated/separate programs for individuals with disabilities is not acceptable. Additionally, programs that have presentations and use audio/amplified communication (i.e., microphones) need to accommodate individuals with hearing disabilities.

Findings:

The City of Maywood has written policies and procedures to support individuals of all abilities, but the ADA service accommodation request form is not readily made available to the public. See Appendix C for ADA service accommodation request form.

The City of Maywood does not have a written policy/procedure in place that speaks to accessibility for special events. This document should provide the basis of ADA requirements to where all special events are held.

The City of Maywood does not provide a statement on their website under each program, services, and activities that accommodation can be provided.

The City of Maywood does not have a written policy/procedure that provides staff with training in supporting individuals of all abilities in all programming where they meet prerequisite requirements with or without reasonable accommodation.

The City of Maywood does not have written policies regarding the use of service animals and wheelchairs and manually powered mobility aids.

The City of Maywood does not have a preventative maintenance program to maintain accessible features at all facilities.

Recommendations:

- Post the ADA service accommodation request form on the City’s website and make available at City Hall.
- The following are recommended for policies/procedures for accessibility for special events.
    - It is recommended that the contact information of a knowledgeable person to respond to questions regarding disabilities be included in the printed material for the events.
    - It is recommended to include protocols to staff about the inquiry of a service animal:

- Staff may only ask two questions.
    - Is the dog a service animal required because of a disability?
    - What work or task has the dog been trained to perform?
- Staff cannot ask about the person's disability, require medical documentation, require a special ID or training documentation for the dog.
- Staff cannot ask the dog to demonstrate its ability to perform the work or task

- It is recommended to include a provision to work with vendors to ensure people with disabilities will have comparable access to food, drinks, merchandise, or services offered.
- It is recommended to include a provision that all staff and volunteers should have a basic awareness of and sensitivity to disability issues. Staff should understand that people with disabilities expect to be treated like all other event participants.
- It is recommended to include provision to ensure events provide compliant dining/work surfaces, if provided.
- It is recommended to include a provision that event holders should provide maintenance of accessible features including placement of temporary signs/trash receptacles/and other portable amenities to not obstruct required clearances.

- For any activity taking place in a swimming pool, ensure that the pool has a pool lift in accordance with the 2010 ADA Standards for Accessible Design.
- All notifications (written/print, website, posters, etc.) should state: *"if you need an accommodation in order to participate in this program (wheelchair access, sign language interpreter, written materials in alternate format) please contact……."*
- If a program has a fee assigned to it and an individual with a disability requires his own personal assistant to participate, it is advised that the assistant not be charged an admission fee. The City of Maywood is not required to provide personal assistance for an individual with a disability.
- Develop and adopt written policies and procedures and develop ADA training for staff in supporting individuals of all abilities.
- Information about the current accessibility of facilities where programs, services and offices take place needs to be coordinated with the offices who operate the programs and services. If an applicant or participant needs to be accommodated, it may require moving the program to an accessible location or the City of Maywood employee must meet the resident at an accessible location within the variety of City facilities.
- Develop written policies and procedures regarding the use of mobility devices. The policy shall:
    - Permit individuals with mobility disabilities to use wheelchairs and manually-powered mobility devices (Walkers, crutches, canes, braces, or other similar devices)

- Permit the use of power-driven mobility devices by individuals with mobility disabilities, unless the City can demonstrate that the class of power-driven mobility devices cannot be operated with legitimate safety requirements.

- Shall not allow staff to ask an individual using a wheelchair or other power-driven mobility device questions about the nature and extent of the individual's disability.

- Allow staff to ask a person using an-other power-driven mobility device to provide credible assurance that the mobility device is required because of the person's disability. Staff should accept presentation of a State-issued disability parking placard or card, or other State-issued proof of disability as a credible assurance. If a State-issued disability parkin placard or card cannot be provided, staff will accept as credible assurance a verbal representation, unless contradicted by observable fact. This does not mean that a mobility disability must be observable as a condition before allowing the use of an other power-driven mobility device, but rather that if an individual is observed thereafter engaging in a physical activity that is contrary to the nature of the disability, the assurance is no longer credible and the individual may be prevented from using the device.

- Develop written policies and procedures regarding the use of service animals. The policy shall:

  - Permit the use of a service animal by an individual with a disability

  - Allow staff to remove a service animal if the animal is out of control and the animal's handler does not take effective action to control it, or if the animal is not housebroken,

  - Allow a person with disabilities to the opportunity to participate in the service, program, or activity without the service animals on the premises if the service animal is properly excluded as mentioned above.

  - Shall only allow staff to ask:

    - Is the dog a service animal required because of a disability?
    - What work or task has the dog been trained to perform?
    - Staff shall not make these inquiries when it is apparent that an animal is trained to do work for an individual with a disabilities

  - Shall not require documentation, such as proof that the animal has been certified or trained as a service animal.

  - Shall not allow staff to ask or require an individual with a disability to pay a surcharge, even if people accompanied by pets are required to pay fees.

  - make reasonable modifications to permit the use of a miniature horse by an individual with a disability if the miniature horse has been individually trained to do work or perform tasks for the benefit of the individual with a disability.

- Furniture placement throughout the facilities creates barriers to access. Maintenance of accessible feature policy shall be adopted to ensure accessibility of facilities.

6.2 Housing

Requirements:

Residential facilities with residential dwelling units shall comply with Section 233 and with the technical and scoping requirements in Chapters 1 through 10 of the 2010 ADA Standards for Accessible Design. These facilities may also be subject to the requirements of the Fair Housing Act (FHA), Section 504 of the Rehabilitation Act of 1973, as amended and/or The US Department of Housing and Urban Development (HUD).

Findings:

The City of Maywood offers a rental assistance program, but does own, lease, or operate any residential facilities.

Recommendations:

- No recommendation.

6.3 Personnel and Internal Policies and Procedures

Requirements:

No qualified individual with a disability shall, on the basis of disability, be subjected to discrimination in employment under any service, program, or activity conducted by a public entity.

Findings:

The City of Maywood has very extensive and thorough policies ranging from administrative, personnel, rules and regulations, and other miscellaneous categories. Key administrative policies reviewed include:

- Non-Discrimination and Sexual Harassment Policy: The policy is thorough and lists all forms of harassment including, basis of political opinions and affiliations, race, religious creed, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, age, sexual orientation, denial of family and medical care leave, or pregnancy disability.
- Leave Procedures: The policy addresses leave procedures including unpaid leave of absence granted to employees who are temporarily unable to work due to disability related to pregnancy, childbirth, or related medical conditions, and temporary disability leave.
- Family Medical Leave Act (FMLA): The City has an extensive policy on FMLA.
- Disciplinary Procedures: The policy is thorough and provides in detail the disciplinary procedures.
- Grievance Procedure: The policy speaks to work-related concerns and gives steps to take to resolve complaints and grievances including discrimination based on disability.
- Personnel Files: The policy ensures that all medical and accommodation information is kept separate from the employee's personnel file and kept confidential.

A policy directly mentioning the process for requesting or providing reasonable accommodations for employees with disabilities is not provided.

Recommendations:

- Include an ADA Accommodation policy. Specify in the reasonable accommodation process a clear timeline for each step to avoid unnecessary delays. Document all discussions to ensure transparency.

- Continue to provide ADA training for HR staff, supervisors, and managers to ensure they understand their responsibilities in recognizing and accommodating disabilities.

6.4 Human Resources: Position Descriptions

Requirements:

Title I of the ADA prohibits employers from discriminating against qualified individuals with disabilities in job application procedures, hiring, firing, advancement compensation, job training, and other terms, conditions, and privileges of employment. The ADA covers employers with 15 or more employees and includes State and local governments. No qualified individual with a disability shall, on the basis of disability, be subjected to discrimination in employment under any service, program, or activity conducted by a public entity.

Findings:

The following position descriptions were reviewed.

- Assistant Planner
- Community Development Analyst
- Public Works Maintenance Worker

Job descriptions are broken down into “Essential Job Functions” and “Secondary Functions”.

Job descriptions include an Equal Employment Opportunity (EEO) statement.

Job descriptions provide a contact information for accommodation requests.

Job descriptions provide a “”Working Condition” section that provides approximation of frequency of work conditions and physical requirements, but uses non-inclusive language that may deter people with disabilities from applying. Non-inclusive language includes:

- “sitting, standing, walking, kneeling, squatting, and stooping”,
- “the position requires both near and far vision”
- “finger dexterity is needed”
- “vision to read printed materials”
- “acute hearing is required.”

Recommendations:

- ADA-compliant words shall be used to describe physical demand. Words that convey the actual requirements of the job shall be used without limiting the physical demands to certain abilities.
    - Instead of stand/sit, use remain in stationary position
    - Instead of walk, run, use move, traverse
    - instead of use hand/fingers to handle or feel use operate, activate, use, prepare, inspect, place, detect, diagnose, install/place, remove/replace, adjust, attach, drafts/writes,
    - instead of climb (stairs/ladders) or balance use ascend/descend, work atop, traverse.

- Instead of stoop, kneel, crouch, or crawl use position self (to), move.
- Instead of talk/hear use communicate, detect, converse with, discern, convey, express oneself, discuss, exchange information
- Instead of see, use detect, determine, discern, perceive, identify, assess
- Instead of lift, carry weight, use move, transport, position, install

6.5 ADA Coordinator

Requirements:

Title II also requires a designated accessibility coordinator to ensure the resolution of complaints and by inference, an employee or employees who will coordinate removal of barriers. A public entity that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and carry out its responsibilities under this part, including any investigation of any complaint communicated to it, alleging its noncompliance with this part, or alleging any actions that would be prohibited by this part. The public entity shall make available to all interested individuals the name, office address, and telephone number of the employee or employees designated pursuant to this paragraph.

Findings:

The City of Maywood has an ADA Coordinator, Nancy Rodriguez, who investigates all complaints alleging that the government does not comply with the ADA. The name of the ADA Coordinator is available on the City's website.

All the roles and responsibilities of the ADA Coordinator are not described.

Recommendations:

- All the roles of the ADA Coordinator should be established to ensure the City of Maywood complies with the requirements of the ADA. See Appendix D.
- Establish person responsible when ADA coordinator is not available.

6.6 Notice of the ADA's Provisions

Requirements:

An ADA Public Notice is required by all state and local governments covered by Title II, even entities with less than 50 employees. The target audience for the notice includes everyone who interacts with or would potentially interact with the Title II entity. The notice should include relevant information regarding Title II of the ADA, and how it applies to programs, services, activities of the public entity, and the contact information of the ADA Coordinator. The head of the public entity shall determine the most effective way of providing the public notice and provide the information on an ongoing basis. Information must be accessible to all and available in alternative formats (recording, radio announcement, large print, Braille, HTML format)

Findings:

The City of Maywood adopts an ADA public notice and posts the notice on their website. See Appendix E for public notice.

Recommendations:

- Establish a written policy to inform people of their protection under the ADA and make the notice available in alternate formats. Consider posting the notice at all facilities, program handbooks, public transit stops, social media, etc.

6.7 Grievance Procedures

Requirements:

Title II of the Americans with Disabilities Act (ADA) requires government entities to establish a complaint procedure for both the public and employees. A public entity that employs 50 or more persons shall adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by the ADA. The complaint procedure must include an accessible method of filing an accessibility complaint, such as a grievance procedure and grievance form posted on the city website.

Findings:

The City of Maywood adopts a comprehensive ADA grievance procedure and grievance form. See Appendix F for the City's ADA grievance procedure and grievance form.

The ADA grievance procedure and grievance form is posted on the city's website.

ADA grievance appeal forms were not located.

Recommendations:

- Establish a written policy to inform people of the ADA Grievance Procedure and to provide the procedure in alternate formats. Consider posting the grievance procedure at all facilities.
- Develop a written policy to update procedure and contact information as necessary.
- Develop grievance appeal forms to streamline the grievance procedure process.
- Distribute grievance procedures to all department heads.

6.8 General Effective Communications

Requirements:

Title II of the ADA requires that all state and local government take steps to ensure their communications with people with disabilities are as effective as communications with others. This requirement is referred to as "effective communication" and is required except where a state or local government can show that providing effective communication would fundamentally alter the nature of the service or program in question or would result in an undue financial and administrative burden. Effective communication applies to all members of the public with a disability, including job applicants, program participants, people who contact the state or local government seeking information about programs, services, or activities.

Findings:

The City of Maywood does not have a written policy and procedures in place to deal with requests from the general public for sign language, oral, cued speech interpreters.

The City of Maywood does not have employees who are qualified interpreters and does not have arrangements with one or more vendors to provide interpreting services when needed.

The City of Maywood does not have a written policy or procedure to deal with requests from the general public for documents in Braille, large print, audio, recording, and accessible electronic format.

The City of Maywood does not have a written policy or procedure to deal with requests from the general public for notetakers, computer-assisted real- time transcription services, and other auxiliary aids.

The City of Maywood does not have equipment or arrangements with vendors to provide written materials in alternative formats.

Telecommunication Relay Services and Video Relay Services are not answered in the same ways as other telephone calls.

Recommendations:

- Develop written policy on interpreter including:
    - the time required to obtain interpreter. Interpreters should be able to be obtained in a short period of time. In an emergency, sign language interpreter should be available in person or video relay system within an hour of receiving the request. In non-emergency situations, sign language interpreter should be made available within a reasonable advance notice.
    - a statement that a family member or companion of deaf persons shall not be requested to serve as sign language interpreter.
    - a statement that a person with a hearing impairment shall not be charged for the cost of the interpreter
    - a statement of when a request for an interpreter is deny based on undue financial and administrative burden and that the individual with a disability will receive the benefits or services provided
- Make arrangements with vendors so interpreters are available when needed.
- Develop policies and procedures to provide auxiliary aids and services.
- Train employees so they know the policies and appropriate procedures to follow when they receive a request for interpreter or auxiliary aids.
- Make policy and procedures on the provision of interpreters/auxiliary aids available to employees in all departments who face the public.
- Make arrangements with vendors to provide written materials in alternate formats (e.g., Braille large print, audio format, electronic format).
- Publish the City’s effective communication policy on the City’s website in an accessible format.

- Solicit feedback from the community who have different disabilities on the effectiveness of the communication policy.

- Develop written policies, procedure and training to employees who answer telephone calls to ensure calls made through a relay service are handled as quickly and effectively as other calls.

6.9 9-1-1 and Emergency Communication Services

Requirements:

The ADA requires that all Public Safety Answering Points (PSAPs) provide direct and equal access to their services for people with disabilities who use teletypewriters (TTYs). PSAPs must directly receive TTY calls without relying on an outside relay service or third-party services. Telephone emergency services provided for TTY users must be as effective as those provided for people who make voice calls. All basic emergency services provided by public safety agencies are covered, including police, fire, and ambulance services. Direct, equal access must be provided to all services included in the system.

Findings:

The City of Maywood's 9-1-1 call services are handled through outside contracted services.

Recommendations:

- Ensure outside services provide direct and equal access to their services for people with disabilities.

6.10 Website Accessibility

Requirements:

The Department of Justice (DOJ) has stated, as they have in the past with other elements, spaces, or technologies for which there are no technical accessibility specifications, that the absence of a technical standard does not "serve as a basis for noncompliance" with the ADA's general obligation to ensure equal access to goods and services; rather, it means that entities have flexibility in how to facilitate that access. There are standards and guidelines that can help web developers create and maintain accessible websites. For example, the Web Content Accessibility Guidelines (WCAG) developed by the global Web Accessibility Initiative (WAI), which is part of the World Wide Web Consortium, the main international standards organization for the Internet, have long been available, and DOJ has often referred to these guidelines as a way of measuring the accessibility of websites.

Findings:

The City of Maywood has performed an extensive analysis of the City's website for accessibility. Results can be found in Appendix G.

The City of Maywood has an accessibility policy posted on their website that includes standards and guidelines that are being used to provide accessibility

Recommendations:

- Remediate website accessibility barriers identified in the website accessibility report.

6.11 Curb Ramps and Pedestrian Crossing

Requirements:

Title II of the ADA requires State and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps. This requirement applies if your state or local government has responsibility or authority over highways, streets, roads, pedestrian crossing, or walkways. Some public entities have extensive responsibilities for the street, roads, sidewalk, and pedestrian crossing in their area, but most public entities have limited responsibility for them.

Findings:

The City of Maywood has not reviewed their standard design for construction to ensure ADA compliance.

The City of Maywood has written procedures for the public to make general requests such as speed humps, street lamp light replacement, and installation of, or modification to curb ramps.

Recommendations:

- Review the City's standardized design for compliance with the 2010 ADA Standards for Accessible Design and the most current version of the California Building Code Chapter 11B and make any necessary changes.
- Include request for curb ramps in the City's written procedures.

6.12 Emergency Management

Requirements:

One of the primary responsibilities of state and local governments is to protect residents and visitors from harm, including assistance in preparing for, responding to, and recovering from emergencies and disasters. State and local governments must comply with Title II of the ADA in the emergency- and disaster-related programs, services, and activities they provide. This requirement applies to programs, services, and activities provided directly by state and local governments as well as those provided through third parties, such as the American Red Cross, private nonprofit organizations, and religious entities. Under Title II of the ADA, emergency programs, services, activities, and facilities must be accessible to people with disabilities and generally may not use eligibility criteria that screen out or tend to screen out people with disabilities. The ADA also requires making reasonable modifications to policies, practices, and procedures when necessary to avoid discrimination against a person with a disability and taking the steps necessary to ensure effective communication with people with disabilities. The ADA generally does not require state or local emergency management programs to take actions that would fundamentally alter the nature of a program, service, or activity or impose undue financial and administrative burdens.

Findings:

The City of Maywood has agreements with third party organizations to help with emergency management with the agreement containing policies and procedures to ensure the organization complies with the ADA.

The City of Maywood does not have written procedures to ensure that their community evacuation plan enables people with a variety of disabilities to safely self-evacuate and, for those who cannot self-evacuate, to receive assistance.

The City of Maywood establishes a voluntary, confidential registry for persons with disabilities to request individualized notification, evacuation assistance, and transportation, but does not have written policies and procedures to ensure the registry remain confidential.

The City of Maywood does not have policy/procedures to train shelter staff and volunteers with instructions for providing people with disabilities access to all services at emergency shelters.

The City of Maywood does not have written policy and procedures to ensure accessible features of emergency shelters are maintained and that barriers to access are not created by staff/volunteers.

The City of Maywood does not have written policies and procedures in place to provide assistance for people with low vision or who are blind or use mobility devices.

The City of Maywood does not have a written policy or procedure to ensure that facilities used as a shelter in the future be surveyed for accessibility and have barriers to access removed.

The City of Maywood does not have supplies of informational materials routinely handed out at emergency shelters available in alternative formats (Braille, large print) for people who are blind or have low vision.

The City of Maywood does not offer “stress-relief” zones at any emergency shelters.

The City of Maywood does not provide TTYs at all emergency shelters.

The City of Maywood does not have written policies and procedures regarding the use of service animals.

The City of Maywood does not have back-up generators or a way to keep medication refrigerated.

The City of Maywood emergency management plan does not include a way for people with disabilities to request and receive durable medical equipment and medication while in shelter.

The City of Maywood does not have policies to provide immediate access to food and refrigerated medications for shelter residents and volunteers.

The City of Maywood does not have written procedures to regularly seek and use input from persons with a variety of disabilities and organizations with expertise in disabilities in all phases of emergency planning.

The City of Maywood does not have policies and procedures to ensure medical and social services and other benefit programs are accessible to people with disabilities.

Recommendations:

- Ensure third party organizations contracted or arranged to help with emergency preparedness or management commit to compliance with the requirements of Title II of the ADA in formalized agreements.
- Plan and acquire the resources you will use to meet the needs of individuals with disabilities.
    - Include written procedures to ensure the use of a combination of methods to provide prompt notification of emergencies to persons who are deaf or hard of hearing
    - Identify accessible transportation resources that will be available to evacuate persons with mobility disabilities, including people who use wheelchairs or scooters, medical equipment such as oxygen tanks, or service animals?

- Adopt policies to ensure people with disabilities, including those who have mobility, vision, hearing, cognitive, and psychiatric disabilities, can safely self-evacuate or be evacuated by others.

- Develop policies and procedures to ensure the voluntary registry are confidential, including outreach to people with disabilities, and organizations with expertise on disability issues. Outreach should explain the purpose of the registries and emphasis that the registry is voluntary and guarantee confidential.

- Ensure that all those involved in the emergency management are trained in the requirements of Title II of the ADA. Develop instructions for staff and volunteers who will perform duties during the emergency process, such as notifying, evacuating, transporting, routing people with disabilities and their families to, and placement in shelters.

- Develop site-specific instructions and training materials for “mass care”, “medical”, and “special needs” shelter volunteers and staff to ensure ADA compliance.

- Train staff and volunteers on procedures to follow when issues arise regarding disability, such as contacting the ADA coordinator or ADA incident manager on site.

- Establish policies and procedures to ensure facilities considered as possible emergency shelters are surveyed and that barriers to access are removed before facilities are designated as emergency shelters

- Adopt procedures to ensure staff and volunteers maintain the accessible features on site including limited protruding hazards and beds and furniture placements from reducing required clearances of accessible routes.

- Adopt procedures for staff and volunteers to offer wayfinding to people who are blind or have low vision to orient themselves to all amenities in the shelter and providing informational materials in alternative formats (Braille, Large Print), or provide assistance by reading and completing forms and other written materials that are not available in alternate format.

- Adopt policies to ensure any future facility used as an emergency shelter is surveyed for barriers to accessibility and that the barriers are removed before being considered a shelter.

- Adopt procedures to provide effective communication for people who are deaf or have low vision.

- If space allows, offer low-stimulation “stress-relief zones”. Adopt policies and procedures to give priority to people whose disabilities are aggravated by stress.

- Adopt policies to provide TTYs at all emergency shelters.

- Adopt “service animal” policies and procedures to allow people with disabilities to stay with their service animals and participate in all emergency services. Food, water, and waste disposal shall be provided. Allow people with disabilities to take their animals outside for relief without unnecessary delays for screening upon re-entry.

- Ensure shelters have back-up generators and a way to keep medication refrigerated. These shelters shall give priority to people whose disabilities require access to electricity and refrigeration. Routinely notify the public about the location of shelters with these features.

- Establish policies and procedures that provide electricity to people who need electricity for life-sustaining equipment and that priority access be given to them. Where feasible, priority shall also be given to people who rely on electrically powered mobility devices.

- Adopt kitchen-access polices to allow residents and volunteers whose disabilities may require it can obtain immediate access to food and refrigerated medication. In planning, ensure that at least some kinds of foods and beverages are available for people with dietary restrictions such as people with diabetes or food allergies.

- Seek and use input from people with different types of disabilities and organizations with expertise on disabilities issues regarding all phases of the emergency management plan.

- Establish policies and procedures to ensure medical, social service, and other benefit programs are accessible to people with disabilities.

7. SELF-EVALUATION: FACILITY and PUBLIC RIGHT-OF-WAY (PROW) ASSESSMENTS

A public entity shall evaluate all existing programs and facilities to ensure they are readily available to and usable by people with disabilities. This includes removing physical/structural barriers to accessibility at buildings, parks, and public right-of-way pedestrian facilities. Assessments were completed for all City owned or leased facilities. Physical/structural barrier to accessibility from the facility assessments will be scheduled for barrier removal into the City's Transition Plan.

7.1 City Facilities

The table below lists the locations of all city buildings and parks where programs, services, and activities are provided by the City of Maywood.

FACILITY	AMENITIES/PROGRAMS/SERVICES	ADDRESS
Benito Juarez Park	Skate Park, Soccer Field, Playgrounds, Picnic Areas, Recreational/Cultural/Education Activities, Community Events	5515 Maywood Avenue, Maywood, CA 90270
City Hall	Administrative Services, City Council Meetings, Permit and Licensing, Public Works, , Planning Commission Meetings, Community Services	4319 East Slauson Avenue, Maywood, CA 90270
Maywood Boxing Club	Boxing Training, Youth and Fitness Programs	4747 East 56th Street, Maywood, CA 90270
Maywood Cesar Chavez Library	Library Services, Children and Adult Programs, Technology Access, Community Events	4323 Slauson Avenue, Maywood, CA 90270
Maywood Park & Recreation	Baseball Field, Swimming Pool, Recreation Center, Daycare Center, Preschool, Restroom Facilities, Recreational/Cultural/Education Activities, Community Events, Facility Rentals, Youth and Adult Programs	4801 East 58th Street, Maywood, CA 90270
Pine Avenue Park	Picnic Areas, Walking Paths, Community Events	5313 Pine Avenue, Maywood, CA 90270
Pixley Park	Basketball Court, Tot Lot Playground, Picnic Areas, Walking Paths	3626 East 56th Street, Maywood, CA 90270
Public Works Yard	Public Works Services	5600 Heliotrope Avenue, Maywood, CA 90270
Riverfront Park	Basketball and Handball Courts, Fitness Courts, Playgrounds, BBQ/Picnic Areas, Walking Paths, Restroom Facilities, Community Events	5000 Slauson Avenue, Maywood, CA 90270

The scope of the individual assessments comprised of the exterior features/amenities of the site and the interior of the buildings on site. Exterior elements assessed include accessible parking and exterior accessible pedestrian paths of travel to and from all amenities and features provided at each site. Interior spaces consist of the common corridors, public restrooms, conference rooms, offices, and other interior elements along the common path of travel, such as water fountains.

A Bureau Veritas Subject Matter Expert visited each property within the City of Maywood to evaluate the facilities in accordance with the ADA and State of California Building Code and assess the existing property improvements' compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements.

The field observer conducted a thorough review of the facility to observe and identify barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer met with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. All features of the property are subject to observation, which includes but is not limited to parking lots, sidewalks, access ramps, and all common areas accessible to the public, as well as employee areas.

During the site walk-through, the field observer followed a Survey Form that meets or exceeds the current ADAAG format and utilized a digital level, measuring tape, pressure gauge, and digital camera. The field observer identified and prioritized any existing improvements not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ in general categories and refined by Bureau Veritas.

The Bureau Veritas team assessed exterior and interior in order to identify existing conditions that are not in accordance with the applicable regulations. Examples of elements required to be accessible are:

- Parking- adequacy as to automobile number, van accessible number, signage, and markings
- Parking and passenger loading zones
- Accessible routes: sidewalks and paths, interior routes
- Space allowance and ranges
- Protruding objects
- Ground and floor surfaces
- Curb and other ramps; size, distance, slope, rails, and surface finishes
- Exterior and interior common stairs
- Platform lifts (wheelchair lifts)
- Entrances and exits to common areas and employee areas
- Handrails and grab bars
- Alarms (visual and audible) and warnings
- Signage, Braille, and visual
- Switches and outlets

Individual assessment reports for each property surveyed included:

- Summary of Findings for all amenity features (parking stalls, curb ramps, paths of travel, etc.)
- Individually recorded barriers
- Digital photos of observed deficiencies and representative photos of elements observed to be in compliance
- Geocode GPS references for the location of observed deficiencies
- Applicable ADA and State of California regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Planning level cost estimates for each barrier

Assessment results were tabulated into an ADA database using AssetCALC™, an online interactive database created by Bureau Veritas to manage ADA and state accessibility code information. The AssetCALC™ asset management database used by Bureau Veritas establishes an online database in www.Assetcalc.net, which is used to compile records of all deficiencies and accessibility barriers, store photos, and documents related to the individual facilities, and create reports. AssetCALC™ provides the ability to list, prioritize, query, and track accessibility barrier removals. Cost data in the database is calculated using rounding. Any minor discrepancies in the costs shown in this report are the result of rounding.

7.2 City Public Right-of-Way Pedestrian Facility

As part of the City of Maywood's effort to comply with Title II of the ADA, the City's pedestrian facilities in the public right-of-way were evaluated for ADA compliance using the proposed PROWAG and applicable state and local accessibility regulations. 571 curb ramps, 47 transit stops, 156 pedestrian signals, and 46.4 miles of sidewalk were assessed for physical barriers to accessibility. The figure below displays all areas evaluated as part of the City owned public right-of-way.



Map View of City PROW Facility

Sidewalk and curb ramp data was collected using Daxbot's sidewalk ADA assessment robots. The robots utilize RTK GPS to gather data with high locational accuracy, are equipped with calibrated Keyence IL-300 Laser devices to ensure precise records of cracks and uplifts and carry an onboard inclinometer to measure ADA compliance of sidewalks and curb ramps. Sidewalk measurements include cross slope, running slope, clear width of sidewalks, protruding hazards, and level changes. Curb ramp data collected included: running slope, cross slope, width and length dimensions, flare information, the presence of detectable warnings, damages, obstructions, landing slopes, as well as several other attributes. Deviations from the required ADA standards and other applicable guidelines pertaining to PROW are identified using detailed information on slopes and surface variations. A comprehensive data set has been provided to the City for inclusion into the City's existing GIS system.



7.3 Basis for Probable Costs

The estimates for the repair and capital reserves items noted within this report are summarized in Section 11.2. Individual observation details for City facilities are provided in Appendix I.

The estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* Bureau Veritas' experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stalls, curb ramps, ramps). Grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of probable costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

8. COMPLIANCE STRATEGY

The proposed strategy for ADA compliance is a multi-phase approach for facility access as well as programmatic access. The goal of this strategy is to ensure that the programs, services, and opportunities offered by the City of Maywood are accessible to the citizens of the City of Maywood community, regardless of abilities, yet provide a realistic plan for barrier removal, which is within the fiscal capabilities of the City of Maywood.

The provision of facility access is proposed to be based on a park/facility level, with the initial focus on the highest use properties. As its foundation, the proposed strategy is to ensure amenities which are in highest demand are accessible, subject to various limitations such as technically infeasible conditions and undue financial and administrative burdens. The strategy takes into account numerous factors such as population density, usage levels, amenity uniqueness, and other factors. This strategy will enable the best use of available funds to provide the optimal facility access to the City's programs for all citizens.

Programmatic access will be an ongoing effort. The City of Maywood will initiate efforts to improve facility access, develop, and expand its review of its many programs with a focus on policy initiatives, inclusion, and reasonable accommodation needs. Not all structural barriers must be removed, as long as the disabled community is accommodated, and the unique programs, facilities, and services of the city are made available for disabled users. Selected recurring amenities will be made barrier-free, so that at least one of each type of amenity is accessible.

The level of funding is expected to continue at the same level going forward. Therefore, the majority of barrier removal is not anticipated to be funded as a separate initiative, but rather as part of larger capital projects. Barrier removal must be accomplished in phases, as funding becomes available.

9. PHASING AND PRIORITIES

9.1 City Facility Phasing and Individual Facility Barrier Priorities

Barrier removal of physical/structural barriers to accessibility will not be instantaneous, but rather, it will occur over the course of several years. In order to prioritize barrier removal that will have the most impactful effect, the City of Maywood has adopted a multi-phase strategy.

With feedback from the public during development of the Transition Plan and according to facility usage levels, priority groupings of facilities were identified to guide the barrier removal work. Facility usage rates were primarily determined by the number of amenities, services, and programs available at a facility and general visual observation by City staff. Phasing plans based on priorities are:

- Phase One (Fiscal Years 2026 – 2031) – City Hall, Maywood Cesar Chavez Library,
- Phase Two (Fiscal Years 2029 – 2033) – Maywood Park and Recreation, Riverfront Park
- Phase Three (Fiscal Years 2032 – 2035) – Benito Jaurez Park, Maywood Boxing Club, Pine Avenue Park, Pixley Park
- Phase Four (Fiscal Years 2034 – 2036) – Public Works Yard

In addition to barrier removal based on a facility phasing, barrier removal at each individual facility will be prioritized further according to their priority level.

The following priority levels have been used to assign priorities to barriers within each property and facility.

Priority 1: ***Path of Travel-***

Accessible Van Parking – Access to a public facility begins with accessible parking. Van accessible parking is deemed the most important barrier. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, when only the minimum number of accessible spaces is required, it must be a van accessible space. This priority includes all barriers associated with the compliance of a van accessible space including signage, restriping, constructing, or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Access to a public facility begins with accessible parking. Car accessible parking is deemed the second most important barrier. This priority includes all barriers associated with the compliance of a van accessible space including signage, restriping, constructing, or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – A public agency is required to take measures to provide access to a place of public accommodation and employee areas from public sidewalks, parking, or public transportation. The DOJ dictates the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: ***Elements used for programs, services, and activities-*** Barriers may include play equipment, picnic tables, public counters, benches, and trash receptacles.

Priority 3: ***Restrooms, Signage -*** Barriers may include widening of toilet stalls, installation of grab bars, and lowering lavatories and mirrors.

Priority 4: ***Access to Auxiliary Features and Amenities –*** A public agency is required to take measures to provide access to auxiliary features and amenities along paths of travel, for instance, kiosks, water fountains, and kitchen appliances.

Priority 5: ***Employee-only Areas-*** Employee-only areas are required to have accessible entrances and exits, and accessible paths of travel within interior work areas and workstations. Corridors in employee-only areas, employee-only restrooms, employee-only kitchens and employee-only break rooms are considered public areas (rather than employee-only areas) under the ADA, and therefore, are required to fully comply with accessibility regulations governing those types of areas.

Employee areas have been set as the lowest priority, due to the fact that the total estimated cost for barrier removal in public areas is the more pressing need.

Some of the existing accessibility barriers require a minimal amount of effort or expense to remove and are found throughout the system. These types of barrier removals are called “Low Hanging Fruit,” or easy barrier removal. “Low hanging fruit” is defined as accessibility barrier removal which can be incorporated into recurring work being completed on a life cycle basis, and which is relatively low in cost.

9.2 City PROW Barrier Phasing

The City of Maywood has adopted a 15-year plan to complete barrier remediation for pedestrian facilities within the public right of way (PROW). Barrier remediation has been prioritized into three phases based on the severity and location of the barriers. To provide a method to determine the severity, a sidewalk Route Accessibility Index (RAI) score and a curb ramp score was created and assigned to each sidewalk section and curb ramp. Phasing for barrier removal in the PROW was prioritized using the RAI value and curb ramp score. The estimated fiscal years to remove barriers to accessibility in each phase are summarized below.

- Phase 1 – Fiscal Years 2026 – 2032
- Phase 2 – Fiscal Years 2031 – 2037
- Phase 3 - Fiscal Years 2036 – 2041

The sidewalk RAI scores range from 0 to 100 and are a weighted scale of the vertical level changes, clear width, running and cross slopes. A sidewalk section with a score of 0 to 40 is considered inadequate with multiple barriers to access and a score of 80 - 100 is considered great to good with zero to little barriers to access. For example, a sidewalk section with an RAI of 0 - 40 may be identified with vertical changes in level greater than 1”, cross slopes greater than 6.0%, and a clear width less than 48”. The purpose of the RAI is to provide a weighted usability average to each segment of sidewalk. The RAI can be adjusted based on City of Maywood’s needs. The current weights are set at 40% level changes, 15% clear width, 40% cross slope, and 5% running slopes.

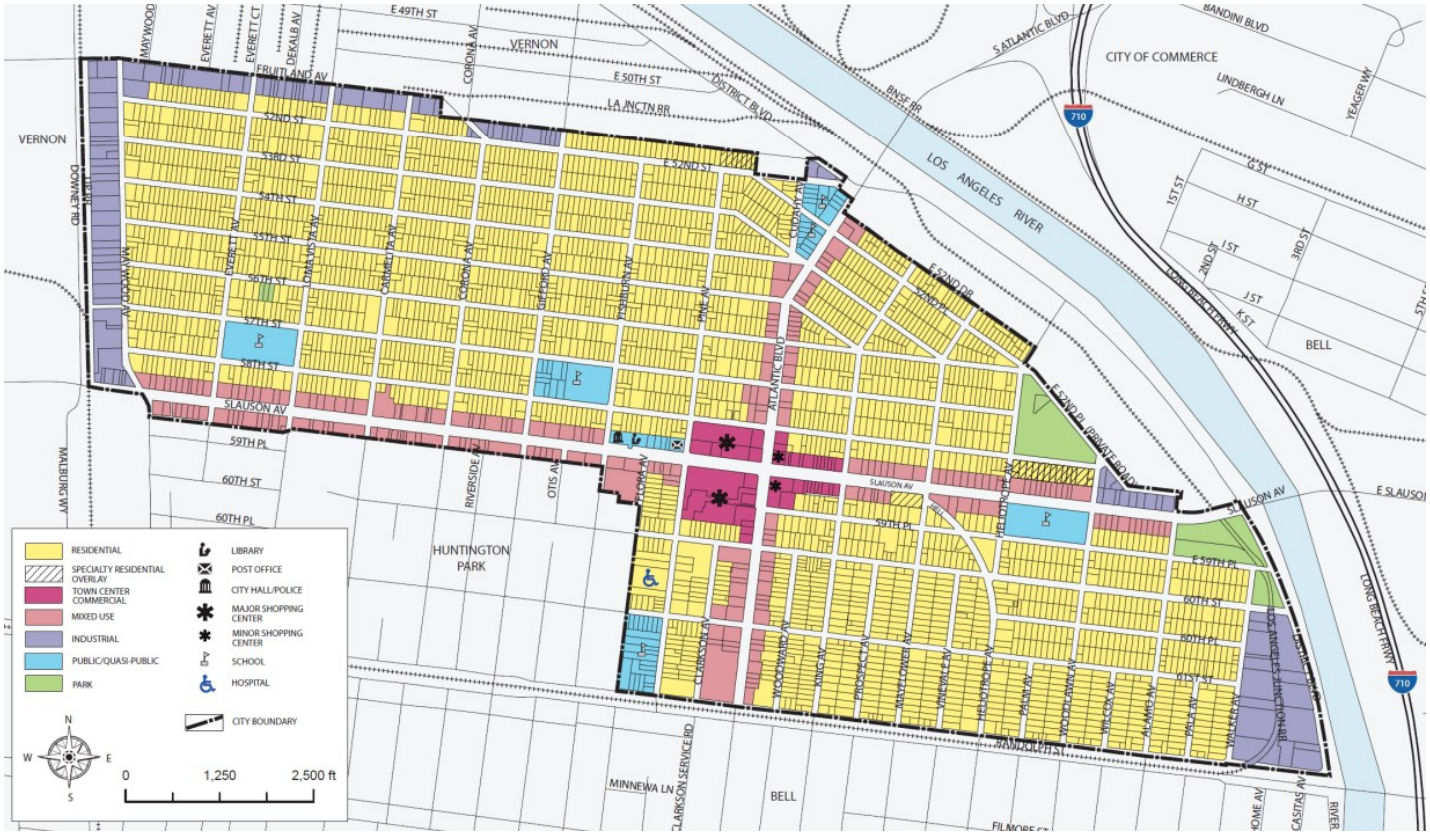
Similarly, the curb ramp score is a weighted calculation of the various measured attributes including cross slopes, running slopes, flare slopes, landing slopes, clear width, obstructions, and the presence of detectable warnings. It is intended only to provide a general usability rating (0 - 40 being missing / poor, and 80 - 100 being fully or nearly fully compliant), and can be adjusted based on the City of Maywood’s needs.

In addition to barrier removal based on RAI and curb ramp scores, criteria for removal of barriers in the right-of-way will be prioritized accordingly:

1. Locations of citizen complaint or request (ADA Title II program access),
2. Locations serving government offices and public facilities,
3. Locations serving transportation,
4. Locations serving commercial districts and employers; and
5. Residential areas

For example a Phase 1 curb ramp serving an area with government offices and public facilities will take priority over a Phase 1 curb ramp serving a transportation area and so forth. Citizens’ complaint or request will take priority above all else.

In conjunction with the City's 2023 General Plan, the City of Maywood has identified several priority areas surrounding frequently accessed public buildings, schools, and retail areas. Sidewalk, curb ramp, bus stop, and pedestrian signal barriers have been identified within these areas and a budgetary cost to remove them has been established.



(City of Maywood General Plan 2023)

10. CITY OF MAYWOOD FUNDING LEVELS

The total amount of proposed revenue in the 2024 - 2025 operating budget is $23,676,158. The majority of the funds are allocated to expenses not related to physical facility improvements, such as wages, insurance, equipment, and other program expenses. The existing revenue level is not anticipated to increase significantly in the future. The City of Maywood generates its funding from several sources:

- Taxes
- License & permits
- Charges for services
- Fines and Forfeitures
- Miscellaneous

Through the use of external funds and grants, the Capital Improvement Plan proposed budget for 2024-2025 fiscal year is approximately $23 million.

Based on the information above, the annual funding level for barrier removal can be no greater than the funds available for Capital Projects at a maximum, although some barriers may be removed through maintenance project funds, such as “low hanging fruit”.

11. TRANSITION PLAN COMPONENTS

11.1 Overview

The 2025 Transition Plan is a snapshot in time to evaluate and prioritize barrier removal of physical/structural barriers to accessibility throughout the City of Maywood system. The Transition Plan will be a living document and not a static view of the existing state of ADA compliance at the City of Maywood. As such, it can be modified and updated on a periodic basis to reflect barrier removal efforts, changes in economic conditions, new and revised strategies, and reflect future public input.

The Transition Plan is a flexible document, as strategies, priorities, and funding opportunities change. The City of Maywood demographics may vary from the current demographic composition of Los Angeles County. Public preferences for recreational types may change, while funding priorities and funding levels may change as well.

The Transition Plan will require modification as conditions and priorities are changed, new ADA requirements are issued by the DOJ, and/or unanticipated policy, or fiscal needs occur.

As the ADA Coordinator for the City of Maywood, Nancy Rodriguez is responsible for implementing and updating the City of Maywood Transition Plan. At a minimum of at least once a year, the Transition Plan should be updated, noting the barriers removed and any changes to the funding noted. Nancy Rodriguez can be reached by email at (323) 562-5674, by phone at Nancy.Rodriguez@cityofmaywood.org, or in person at 4319 East Slauson Avenue, Maywood, California 90270.

11.2 Barriers Summary

The removal of all identified physical accessibility barriers for building, parks, and pedestrian facilities in the public right-of-way (PROW) in the City of Maywood system is estimated to cost $46,450,580. The existing barrier planning level cost estimate totals are summarized in table below:

Facility Type	Estimated Cost
Buildings and Parks	$1,818,979
PROW	$44,631,601
Total	**$46,450,580**

For the accessibility summaries of individual facilities for buildings and parks, see Appendix H.

11.3 Buildings and Parks Barrier Removal Strategy

The City of Maywood has adopted a multi-phase strategy using the ranking criteria of facility usage levels to determine the phases for barrier removal. The long-term goal is to make all unique amenities and at least one of each type of recurring amenity accessible. In order to meet the programmatic requirement for accessibility of programs, services, and activities to individuals with disabilities by local agencies, the City will make accommodations upon request. For further explanation of the obligations of a public agency, see Appendix A.

The planning level cost estimates for each phase are summarized below:

Facility / Building	Total Est. Cost	Items
Phase One (Fiscal Years 2026 – 2031)		
City Hall	$629,747	222
Maywood Cesar Chavez Library	$116,972	35
Maywood Park & Recreation	$479,841	199
Total Phase One	**$1,226,560**	456
Phase Two (Fiscal Years 2029 – 2033)		
Pixley Park	$48,037	12
Riverfront Park	$287,656	80
Total Phase Two	**$335,693**	92
Phase Three (Fiscal Years 2032 – 2035)		
Benito Juarez Park	$74,739	10
Maywood Boxing Club	$126,307	52
Pine Avenue Park	$4,679	7
Total Phase Three	**$205,725**	69
Phase Four (Fiscal Years 2034 – 2036)		
Public Works Yard	$51,001	23
Total Phase Four	**$51,001**	**23**
Grand Total	**$1,818,979**	**640**

See Appendix I for the full listing of barriers in each phase.

11.4 PROW - Sidewalk Barrier Removal Summary

The data collected on this assessment was in continuous block runs of sidewalks. The data was captured into 5-foot run sections, so as not degrade an entire block for one 5 linear foot issue. Each 5-foot run segment provides an aggregated score of the extreme value of vertical level changes and slopes. The GIS data provided to the City is capable of being viewed in both "block-level" runs and 5-foot run sections.



Overall GIS / Map View of Sidewalk Inventory

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist within the city sidewalks. The observed elements were analyzed using the Access Board's proposed Public Rights-of-Way Accessibility Guidelines (PROWAG) and the California Building Code.

The following table summarizes the sidewalk barriers that were identified including remediation method and cost and their priorities base on their RAI score.

MAYWOOD, CALIFORNIA - SIDEWALK ACCESSIBILITY SUMMARY

Metric	As-Built	Feet	As-Built	Feet	As-Built	Feet	As-Built (Compliant)	10'Seg
Vertical Changes	1" Plus	9,150	0.5" to 1"	4,115	0.25" to 0.5"	16,876	<0.25"	214,797
Running Slope*	N/A	N/A	> 8.3%	3,996	5%-8.3%	6,574	< 5%	234,918
Cross Slope	> 5.0%	38,802	3.0% to 5.0%	47,613	2.08% to 3.0%	55,919	< 2.08%	105,021

Total Feet = 244,946

- ** Running Slope is currently an issue with ADA. Running Slope issues have been addressed in the 2022 CBC and the US Access Board has published their final rule for the Public Right of Way Accessibility Guidelines (PROWAG).Both of these rules allow for the sidewalk running slope to match the running slope of the adjacent street. No costs were associated with the running slope barriers as they should come into compliance when the DOJ adopts the rule.*

MAYWOOD, CALIFORNIA - SIDEWALK PHASING BY RAI

Metric	Phase 1	Feet	Phase 2	Feet	Phase 3	Feet	Lifecycle Replacement	Feet
Route Accessibility Index (RAI)	0 - 40	3,947	41-70	50,314	71-99	130,179	100	60,506

Total Feet = 244,946

MAYWOOD, CALIFORNIA – SIDEWALK REMEDIATION COST BY PHASES

Metric	Phasing	Remediation Method	Cost per section	# of feet	Remediation Cost
Vertical Rise	Phase 1 (1" plus)	Grinding	$161.00	9,150	$1,473,150.00
	Phase 2 (0.5" – 1")	Grinding	$161.00	4,115	$662,515.00
	Phase 3 (0.25" – 0.5")	Grinding	$161.00	16,876	$2,717,036.00
	Total Cost				$4,852,701.00
RAI Score	Phase 1 (0-40)	Replacement	$175.00	3,947	$690,725.00
($25/s.f.)	Phase 2 (41-70)	Replacement	$175.00	50,314	$8,804,950.00
(5 s.f. / section)	Phase 3 (71-99)	Replacement	$175.00	130,179	$22,781,325.00
	Lifecycle (100)*	Replacement	$0.00	60,506	$0.00
	Total Cost				$32,277,000.00
Totals	Phase 1				$2,163,875.00
	Phase 2				$9,467,465.00
	Phase 3				$25,498,361.00
	Total Cost				$37,129,701.00

*Sidewalks with a RAI score of 100 are compliant. Replacement costs are not shown, and the sidewalk are recommended for future lifecycle replacement.

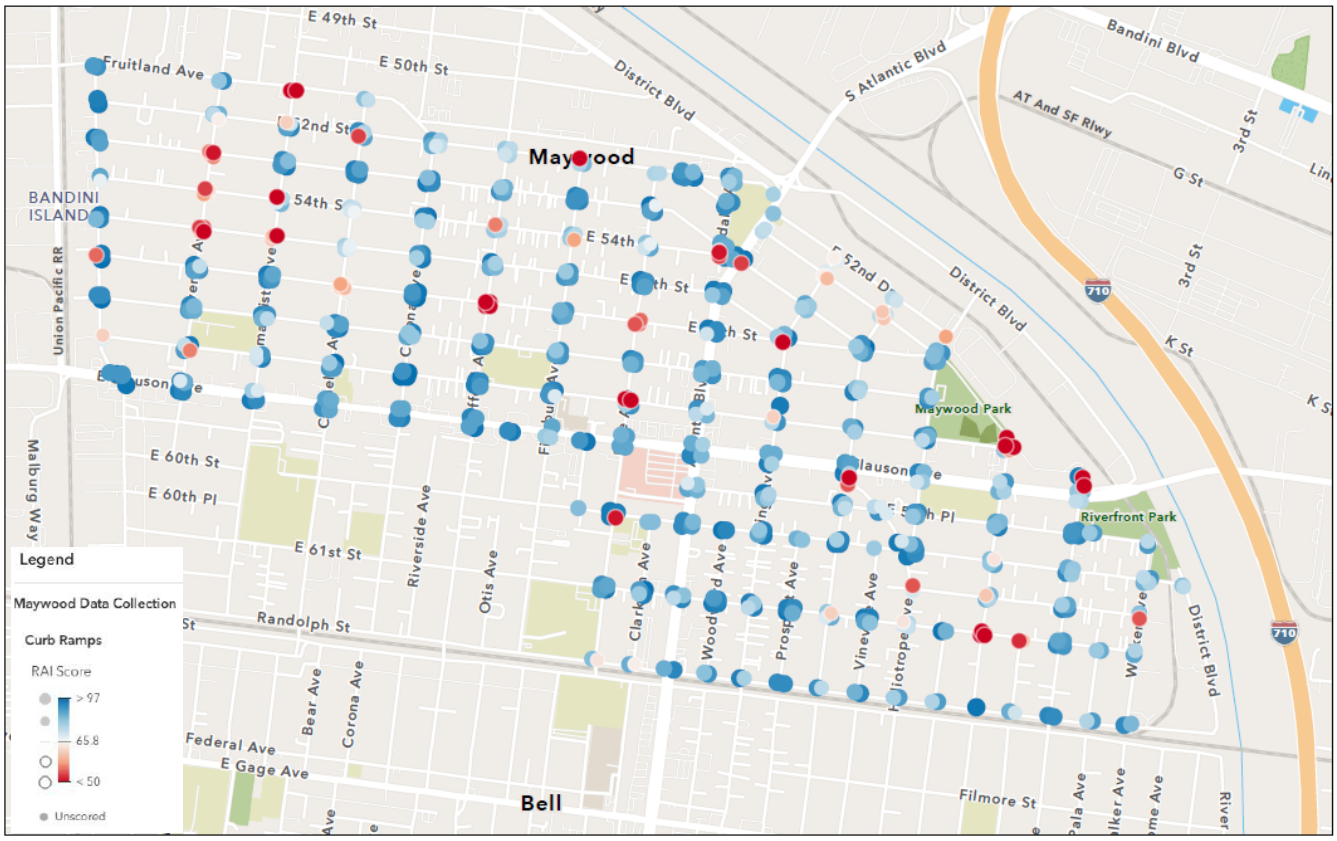
Costs are marked up by 40% to account for contingencies, soft costs and escalation.

SUMMARY OF BARRIERS TO ACCESS – SIDEWALKS

- 46.4 miles of sidewalk were assessed
- 11.5 (25%) miles of sidewalk are compliant
- 27 miles (58%) of sidewalk had cross slopes greater than the maximum of 2.08%
- 30,141 instances where vertical change in level was greater than the allowable ¼”

11.5 PROW - Curb Ramp Barrier Removal Summary

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist within the City’s curb ramp inventory. The observed elements were analyzed using the Access Board’s proposed Public Rights-of-Way Accessibility Guidelines (PROWAG) and California Building Code (CBC).



Overall GIS / Map View of Curb Ramp Inventory

The following table summarizes the curb ramp barriers that were identified including remediation method and cost and their priorities base on their curb ramp score.

MAYWOOD, CALIFORNIA – CURB RAMP ACCESSIBILITY SUMMARY

Metric	As-Builts	Ramps	As-Builts	Ramps	As-Builts	Ramps	As-Builts (Compliant)	Ramps
Running Slope	> 9%	244	8.6% - 9%	51	8.4% - 8.6%	40	<8.3%	236
Cross Slope	> 5.0%	33	3% - 5%	64	2.08% - 3%	96	<2.08%	378
Width	< 32”	26	32” – 36”	8	36” - 48”	212	>48”	325
Landing Slope	> 5.0%	77	3% - 5%	121	2.08% - 3%	163	<2.08%	220

Total Curb Ramps = 571

MAYWOOD, CALIFORNIA – CURB RAMP PHASING BY RAI

Metric	Phase 1	# of Curb Ramps	Phase 2	# of Curb Ramps	Phase 3	# of Curb Ramps	Lifecycle Replacement	# of Curb Ramps
Curb Ramp Score	0 - 40	35	41-70	75	71-99	461	100	0

Total Curb Ramps = 571

MAYWOOD, CALIFORNIA –CURB RAMP REMEDIATION COST BY PHASES

Metric	Priority	Remediation Method	Cost per Ramp	# of Ramps	Remediation Cost
Curb Ramp Score	Phase 1 (0-40)	Install New/Replacement	$10,500.00	35	$367,500.00
	Phase 2 (41-70)	Replacement	$10,500.00	75	$787,500.00
	Phase 3 (71-99)	Replacement	$10,500.00	461	$4,840,500.00
	Lifecyle Replacement(100)*	Lifecycle Replacement	$0.00	0	$0.00
	Total Cost				$5,995,500.00

Total Curb Ramps = 571

*Curb ramps with a score of 100 are compliant. Replacement costs are not shown, and the ramps are recommended for future lifecycle replacement.

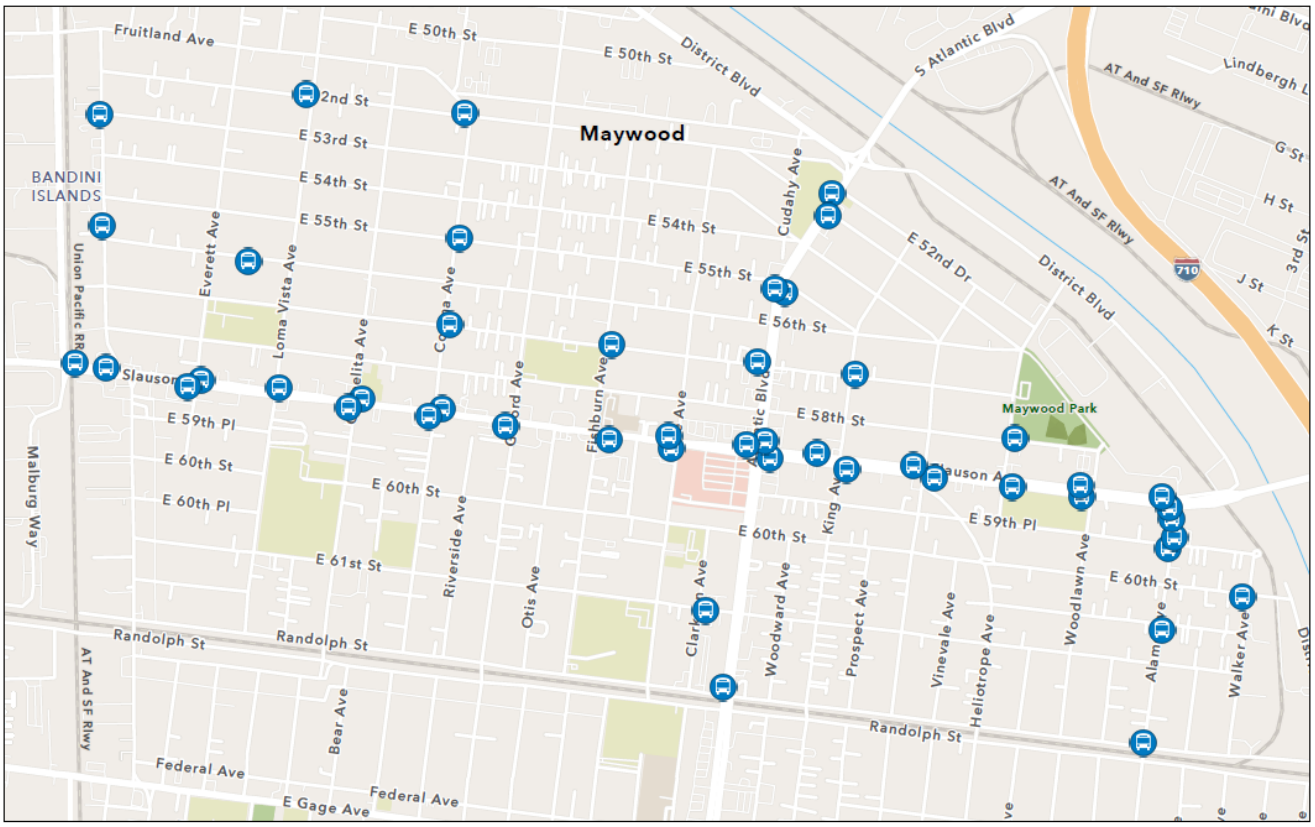
Costs are marked up by 40% to account for contingencies, soft costs and escalation.

SUMMARY OF BARRIERS TO ACCESS – CURB RAMPS

- 571 curb ramps were assessed.
- 0 curb ramps were compliant .
- 335 (59%) curb ramps had running slopes greater than the maximum allowed of 8.33%.
- 193 (34%) curb ramps had cross slopes greater than the maximum allowed of 2.08%.
- 246 (43%) curb ramps had clear width less than the minimum of 48”.
- 361 (64%) curb ramps had top landing slopes exceeding the maximum of 2.08%.

11.6 PROW - Bus Stops Barrier Removal Summary

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist within the City’s bus stop inventory. The observed elements were analyzed using the Access Board’s proposed Public Rights-of-Way Accessibility Guidelines (PROWAG) and California Building Code (CBC). The following table summarizes the bus stop barriers that were identified including remediation method.



Overall GIS / Map View of Transit Stop Inventory

MAYWOOD, CALIFORNIA – BUS STOP ACCESSIBILITY SUMMARY

Metric	Phase 1	# of Bus Stops	Phase 2	# of Bus Stops	Phase 3	# of Bus Stops	Lifecycle Replacement	# of Bus Stops
Boarding/Alighting Depth	<48" or missing	7	48"<84"	26	84"<96"	2	>96"	12
Boarding/Alighting Slope	>5.0%	2	3.0% - 5.0%	15	2.08% - 3.0%	8	<2.08%	22

Total Bus Stops = 47

MAYWOOD, CALIFORNIA – BUS STOP BARRIER REMDIATION COST ESTIMATE

Metric	Remediation Method	Cost per Bus Stop	# of Bus Stops	Remediation Cost
Bus Stop	Replacement	$11,200.00	37	$414,400

Total Bus Stops = 47

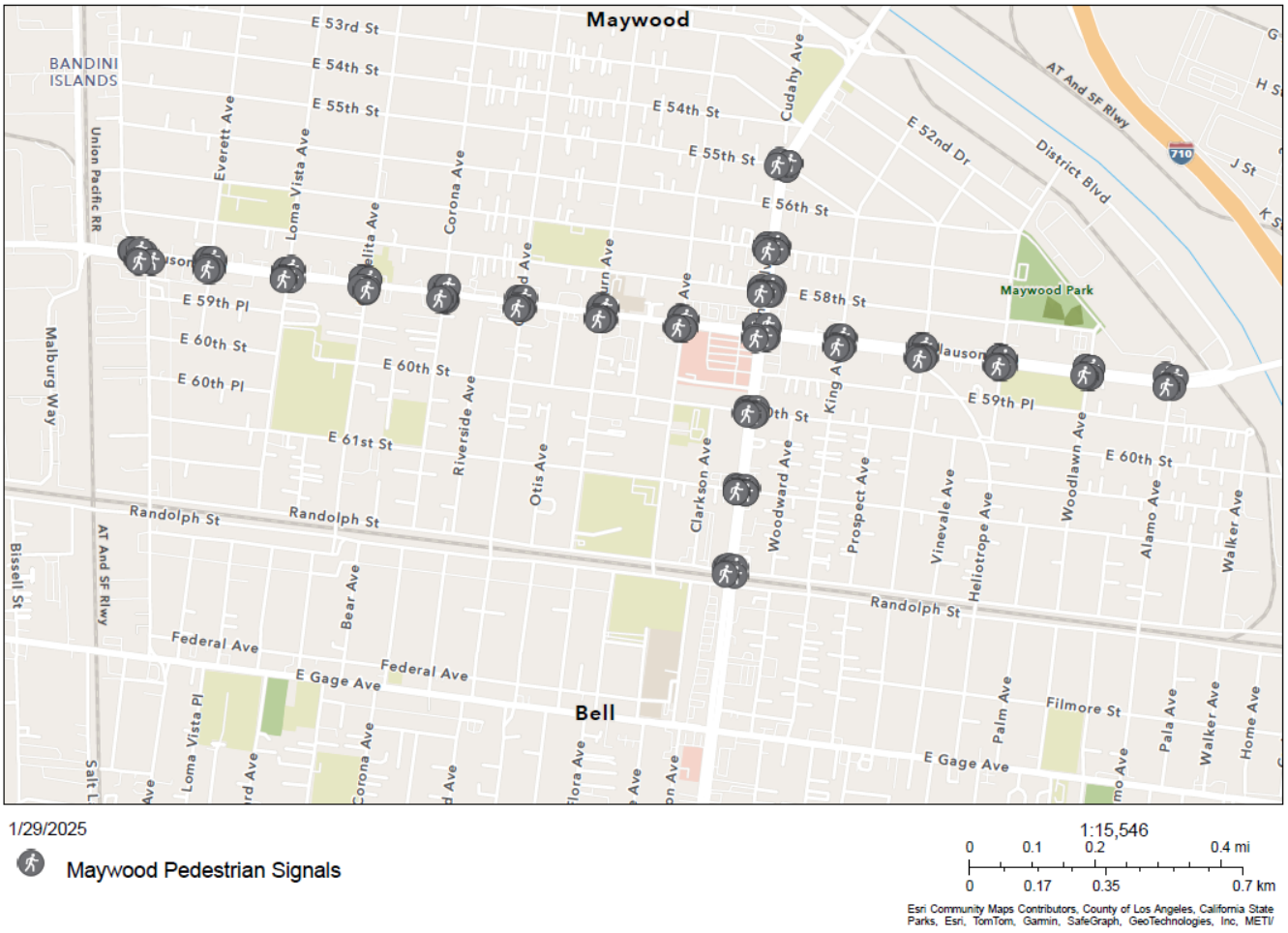
Costs are marked up by 40% to account for contingencies, soft costs and escalation.

SUMMARY OF BARRIERS TO ACCESS – BUS STOPS

- 47 bus stops were assessed.
- 10 bus stops were compliant.
- 35 (89.41%) bus stops have a boarding/alighting space less than 60" wide x 96" deep .
- 25 (8.24%) bus stops have boarding/alighting space with slopes exceeding 2.08%.

11.7 PROW – Pedestrian Signals Barrier Removal Summary

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist within the City's pedestrian signal and accessible pedestrian signals (APS) inventory. The observed elements were analyzed using the Access Board's revised draft guidelines for Accessible Public Rights-of-Way (PROWAG) and the California Building Code. The following table summarizes the pedestrian signal barriers that were identified including remediation method and cost and their priorities.



Overall GIS / Map View of Pedestrian Signals Inventory

MAYWOOD, CALIFORNIA – PEDESTIRAN SIGNALS ACCESSIBILITY SUMMARY

Metric	Phase 1	# of APS	Phase 2	# of APS	Phase 3	# of APS	Lifecycle Replacement	# of APS
Does the Signal Head Exist?	No	0	-	-	-	-	Yes	156
Does an APS Exist?	No	7	-	-	-	-	Yes	149
Does the APS have a leveled clear floor space?			No	48	-	-	Yes	108
Do Signal Heads have a Countdown Timer?	-	-	No	0	-	-	Yes	156
Does the APS have vibrotactile?	-	-	-	-	No	602	Yes	39
Does the APS have an Audible Tone?	-	-	-	-	No	156	Yes	0

MAYWOOD, CALIFORNIA – PEDESTRIAN SIGNALS PRIORITIZATION

Metric	Priority	Remediation Method	Cost per Pedestrian Signals	# of Signals	Remediation Cost
Pedestrian Signals	Phase 1	Install New	$7,000.00	7	$49,000.00
	Phase 2	Replacement	$7,000.00	48	$336,000.00
	Phase 3	Replacement	$7,000.00	101	$707,000.00
	Total Cost				$1,092,000.00

Costs are marked up by 40% to account for contingencies, soft costs and escalation.

SUMMARY OF BARRIERS TO ACCESS – PEDESRIAN SIGNALS

- 156 pedestrian signals were assessed.
- 0 pedestrian signals were compliant
- 7 (0.04%) APS were missing at signalized intersections.
- 48 (31%) pedestrian signals have a non-compliant clear floor space
- 156 APS (100%) were missing an audible and vibro-tactile walk indication informing pedestrians when to cross

11.8 Schedule and Timeline

The establishment of planned phases for barrier removal is determined by the criteria adopted by the City of Maywood the regulations of the Americans with Disabilities Act, and by the necessity to schedule barrier removals within an established framework. The timing of the completion of each phase of barrier removal is subject to a number of factors. The framework timeline will be determined by the following factors, as well as potential unknown additional factors, which will determine any changes to and specificity of the Transition Plan, which may be required in future years:

- Funding sources and funding timelines
- Level of ADA barrier removal, with the highest ranking given to the highest use areas
- Opportunity to combine ADA barrier removal with scheduled capital improvements, such as playground replacements, parking lot renovations, restroom repairs or park reconstruction
- Development of a work program to eliminate “low hanging fruit” (easily removed barriers)
- Realistic time frame for accomplishment based on fiscal capability
- Demographic distributions
- Input from the community
- Public citizen grievances/complaints

Planning level estimated values for barrier removal will change over time due to inflation, changes in construction practices and materials, and unanticipated changes or additions to accessibility regulations. It is expected that the total cost of required accessibility barrier removal will change over time due to the completion of individual barrier removal efforts and due to funding of capital projects which incorporate barrier removal in the immediate and distant future.

12. APPENDICES

APPENDIX A: ADA TITLE II REQUIREMENTS

APPENDIX B: ACCESSIBILITY SURVEY

APPENDIX C: CITY OF MAYWOOD ADA SERVICE ACCOMODATION REQUEST FORM

APPENDIX D: TITLE II ADA COORDINATOR ROLE

APPENDIX E: CITY OF MAYWOOD ADA PUBLIC NOTICE

APPENDIX F: CITY OF MAYWOOD ADA GRIEVANCE PROCEDURE AND FORM

APPENDIX G: CITY OF MAYWOOD WEBSITE ACCESSIBILITY INSPECTION

APPENDIX H: ACCESSIBILITY SUMMARIES BY FACILITY

APPENDIX I: BARRIERS BY TRANSITION PHASE

APPENDIX A:
ADA TITLE II REQUIREMENTS

The Americans with Disabilities Act

With the passage of the Americans with Disabilities Act (ADA) in 1990, people with disabilities were, for the first time, assured of access to all programs and services provided by state and local government agencies. Previously, under Section 504 of the Rehabilitation Act of 1973, as amended, only those public entities that receive federal funding were explicitly prohibited from discriminating on the basis of disability. Signed into law by President George H.W on July 26, 1990, Title I, II, and III of the ADA became effective on January 26, 1992. Title IV took effect in 1993.

The Americans with Disabilities Act is divided into five areas, Titles I through V.

Title I - Employment: Title I of the Americans with Disabilities Act prohibits all employers, including government agencies, from discriminatory practices in the hiring, training, advancement, compensation, or discharge of any employee, or in any terms, conditions, and rights of employment.

Title II - Public Services: Title II of the American Disabilities Act, which governs state and local government entities, prohibits all public entities, even those completely independent from federal funding, from discriminating against people with disabilities. Generally, Title II of the ADA prohibits discrimination to services, programs, and activities of public entities on the basis of disability.

Title II I- Public Accommodations and Services by Private Entities: Title III requires places of public accommodation (privately funded and operated facilities) and commercial facilities that serve the public to be accessible to and usable by people with disabilities.

Title IV - Telecommunications: Title IV covers private telecommunication carriers offering services to the public to increase the availability of interstate and intrastate telecommunication relay services to individuals with hearing and speech disabilities.

Title V - Miscellaneous Provisions: Title V contains miscellaneous provisions, including construction standards and practices, provisions for attorneys' fees, and technical assistance provisions.

Terms such as "Public Entity" and "Governmental Agency" are applicable to Title II entities, which are defined as state and local governments.

The Department of Justice (DOJ) is tasked with the enforcement of the ADA.

Scope of Title II

Title II of the ADA is divided into two subtitles. This discussion focuses only on subtitle A, which is implemented by the DOJ's Title II regulation at 28 CFR § Part 35. Subtitle B of Title II of the ADA covers public transportation services, programs, and activities of public entities are subject to the regulation of the Department of Transportation (DOT) at 49 CFR Part 37 and are not covered by this part. The DOT's ADA regulation establishes requirements for construction of transportation facilities and acquisition of vehicles. Matters not covered by subtitle B, such as the provision of auxiliary aids, are covered by subtitle A. Activities that are covered by the DOT's regulation implementing subtitle B are not required to be included in the self-evaluation required by §35.105. The use of the term "Title II" anywhere in the Self-Evaluation and Transition Plan report refers only to Subtitle A.

28 CFR §35.102 Application

(a) Except as provided in paragraph (b) of this section, this part applies to all services, programs, and activities provided or made available by public entities.

(b) To the extent that public transportation services, programs, and activities of public entities are covered by Subtitle B of Title II (42 U.S.C.12141) of the ADA, they are not subject to the requirements of this part.

The obligation to comply with Title II extends to all public entities, including:

- Any state or local government
- Any department, agency, special purpose district, or other instrumentality of a state or local government

All local agencies, including municipalities, are required to comply with Title II because they are considered "instrumentalities" of the state government. All programs, activities, and services of local government, including municipalities, must be in compliance with Title II. Examples of activities covered include:

- The operation of all services and programs offered by the entity;
- All aspects of the employment relationship; and
- Services carried out by contractors.

Title II covers any and all events the local government system offers, for example, any public meetings, entertainment or lecture series, all events offered by the school system including after-school activities and social events, festivals or other special events, and all services provided for the public or staff. Services provided by any private contractors on behalf of the municipal system must also comply fully with relevant provisions of Title II.

Under Title II, a public entity (i.e. governmental agency) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. The local government may not deny the benefits of its programs, activities, and services to individuals with disabilities because its facilities are inaccessible.

Public meeting rooms must be accessible to people with disabilities. Buildings where public meetings, services, programs, or activities take place must provide access to telephones and restrooms, if provided, for people with disabilities as well as the general public. When a program, service or activity is scheduled in an inaccessible location and a person with a disability notifies the agency of their desire or need to participate, that program, service, or activity must be moved to an accessible location.

The government must maintain equipment and features of facilities in working order if those features and equipment are required to provide ready access to individuals with disabilities. Isolated or temporary interruptions in access due to maintenance and repair of accessible features are not prohibited. For example, where the governmental agency must provide an accessible route, the route must remain accessible and not blocked by obstacles such as furniture, filing cabinets, or potted plants. An isolated instance of placement of an object on an accessible route, however, would not be a violation if the object is promptly removed. Similarly, accessible doors must be unlocked when the governmental agency's offices are open for business.

Mechanical failures in equipment such as elevators or automatic doors will occur from time to time. The obligation to ensure that facilities are readily accessible to and usable by individuals with disabilities would be violated if repairs are not made promptly or if improper or inadequate maintenance causes repeated failures.

However, this does not --

(1) Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;

(2) Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or

(3) Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

In summary, Title II requires state, county, and city governments to ensure that all of their programs, services, and activities, when viewed in their entirety, are accessible to people with disabilities. Program access is intended to remove physical barriers to state, county, and city services, programs, and activities, but it generally does not require that a government agency make each facility, or each part of a facility, accessible. For example, all restrooms in a facility may not be accessible. However, signage directing people with disabilities to the accessible features and spaces in a facility, including at least one accessible restroom, should be provided.

Program accessibility may be achieved in a variety of ways. State, county, and city governments may choose to make structural changes to existing facilities to achieve access or can pursue alternatives to structural changes to achieve program accessibility. For example, governments can move public meetings to accessible buildings, or can relocate services for individuals with disabilities to accessible levels or sections of buildings. When choosing between possible methods of program accessibility, governments must give priority to the choices that offer services, programs, and activities in the most integrated setting appropriate. [28 C.F.R. § 35.149, 35.150, 35.151, 35.163]

Definition of Disability

The ADA stipulates a three-pronged definition of disability. Disability is defined as an individual who:

- Has a physical or mental impairment that substantially limits one or more major life activities; or
- Has a record or history of such an impairment; or
- Is perceived or regarded as having such an impairment;
- Major life activities encompass activities such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working. [28 CFR § 35.104]

Human Resources

The ADA requires equal opportunity for individuals with disabilities in all areas of employment practices, including the application process, interviewing, testing, hiring, job assignment, evaluation, discipline, medical examinations, compensation, promotion, on-the-job training, layoff/recall, termination, leave and benefits such as health insurance. The non-discrimination requirement applies to the hiring process, as well as employees.

The ADA requires that all employees be provided equal access to benefits, such as health insurance, regardless of disability. However, the regulations also indicate that certain restrictions, such as pre-existing condition waiting periods or caps on particular types of services, such as out-patient physical therapy, are permissible unless proven to be a subterfuge for discrimination.

The ADA requirements for the hiring protocol and all areas of responsibility of the human resources department extend to seasonal workers, workers covered by collective bargaining agreements and works who may be hired through outside agencies. Volunteers, interns, or student teachers who may be placed at an agency program or recruiters are not necessarily defined as government employees.

An important factor in the Self-Evaluation process is the identification of unionized employees and the terms of union agreements. For example, the terms of a collective bargaining agreement may include job restructuring or reassignment requests, which may affect seniority provisions. If the granting of requests would create an undue hardship, the Equal Employment Opportunity Commission (EEOC) has the authority to determine on a case-by-case basis whether the claim of undue hardship is valid.

Employment regulations treat alcohol and drug use differently. Alcoholism is recognized as a disability under the ADA; however, employers do not have to tolerate poor work performance due to alcoholism. If a person with alcoholism is provided only one paid leave for treatment of the alcoholism, while persons with different diseases are provided multiple paid leave, then such a provision is a violation of the ADA.

The ADA does not protect an individual currently engaging in the illegal use of drugs. However, a person with a history of drug addiction who (1) has been successfully rehabilitated or is participating in a drug rehabilitation program and (2) is not engaging in the illegal use of drugs is protected if the person is a qualified individual with a disability. An individual who is erroneously regarded as being a drug addict is also protected. [28 CFR § 35.104, 131]

Communications

People who have disabilities that affect hearing, seeing, speaking, reading, writing, or understanding may use different ways to communicate than people who do not. Governmental agencies are required to take steps to ensure that the agency's communications with people with disabilities are as effective as communications with others. [28 CFR § 35.160(a)(1)]

This effective communication requirement applies to all members of the public with disabilities, including job applicants, program participants, and even people who simply contact state or local government agencies seeking information about programs, services, events, or activities. The requirement applies to all agencies and to all modes of communication including written, spoken, telecommunications, television, and video. Specifically, where the governmental agency communicates by telephone with applicants and any other person, text phones (TTY's) or equally effective telecommunications systems are required to be used for individuals who are deaf, hard of hearing, or have speech impairments. [28 CFR § 35.161]

When the government uses an automated-attendant system, including, but not limited to, voice mail and messaging, or an interactive voice response system, for receiving and directing incoming telephone calls, that system must provide for real-time communication with individuals using auxiliary aids and services, including TTY's and all forms of FCC-approved telecommunications relay system, including Internet-based relay systems. [28 CFR § 35.161]

Under 28 CFR § 35.161, the ADA requires that all Public Safety Answering Points (PSAPs) provide direct and equal access to their services for people with disabilities who use text phones (TTYs). All basic emergency services are included in this requirement. Both primary and secondary PSAPs have the same responsibilities under the ADA. To be in compliance, every call-taking position within the PSAP must have its own TTY or TTY-compatible equipment.

Additionally, telephone emergency services, including 911 services, shall provide direct access to individuals who use telecommunication devices for the deaf (TDD's) or computer modems. [28 CFR § 35.162]

The governmental agency must provide equal access to the programs, services, and activities available on the agency's website(s). This can include making websites accessible to people with disabilities or providing an alternative format for people to access the information, programs, and services available through the web. In order to aid development of a government website which is accessible, the web administrator can consult the Web Content Accessibility Guidelines, developed by the Web Content Accessibility Working Group, which is part of the World Wide Web Consortium Web Accessibility Initiative, and available at http://www.w3.org/TR/WCAG20.

When an auxiliary aid or service is requested, the Department must provide an opportunity for the requester to specify aids or services of their choice, and that choice must be given primary consideration. There are many types of auxiliary aids and services that may be used to provide effective communication for people with disabilities, but not all ways work for all people or even for people with the same type of disability. The law does not require the agency to provide every one of these aids and services, but it does require that each person who interacts with the agency receives effective communication. [28 CFR § 35.160]

Requirements for an ADA Coordinator

A Title II entity with more than 50 employees must designate an ADA Coordinator who coordinates agency efforts to comply with and carry out the responsibilities of the ADA. The Coordinator provides a single point of contact for members of the public about ADA and the agency. In order to ensure that individuals can easily identify the ADA Coordinator, the governmental agency must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals [28 CFR § 35.107].

The ADA Coordinator facilitates compliance with the ADA and provides expertise regarding the Americans with Disabilities Act and ADA Standards. The ADA coordinator receives and investigates complaints related to discrimination on the basis of disability.

Under 28 CFR § 35.107, a grievance procedure is required for public entities of 50 or more employees. Title II entities are required to adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by 28 CFR § 35.

New Construction and Alterations

A public Title II entity may not deny the benefits of its programs, activities, and services to persons with disabilities because its existing facilities are inaccessible. Thus, it is the general availability of a program to persons with disabilities that must be evaluated, not compliance with facility standards developed for new construction and alterations.

While state and local governments may wish to measure the accessibility of their existing buildings against the scoping and technical provisions in the 2010 Standards, program accessibility may be achieved without making every existing facility - or every part of an existing building - accessible. Alternatives to building retrofit can include the temporary relocation of an activity to an accessible facility or the delivery of the service or benefit by other means. In many cases, however, permanent construction that provides physical access may be the most efficient and economical approach to program access, particularly when life cycle costs are considered.

Although physical changes are required only when there is no other feasible way to make a program accessible, public entities are nevertheless required to give priority to methods that result in the most integrated setting appropriate. The program access obligation is limited: Title II entities do not have to take actions that they can demonstrate would result in a fundamental alteration in the nature of a program or that would impose undue financial or administrative burdens.

In compliance with 28 CFR §35.151 (c), if new construction and alterations to a facility were begun prior to September 15, 2010, then the facility or portion of the facility that is affected by the alteration shall comply with the 1991 standards. If new construction and alterations to a facility were begun on or after September 15, 2010, and before March 15, 2012, then either the 1991 standards or the 2010 ADA Standards for Accessible Design are applicable. For all new construction or alterations begun on or after March 15, 2012, the 2010 ADA Standards for Accessible Design are applicable. New construction and alterations must fully comply with all applicable 2010 ADA Standards for Accessible Design if begun on or after March 15, 2012.

The DOJ definition of the commencement of construction is the establishment of a physical object, such as a foundation wall, rather than the groundbreaking first shovel and initial grading of the site.

Existing facilities (including all buildings, exterior facilities, and the on-site access to them) constructed prior to January 26, 1992, and not altered in any way since that date, are held to the lesser standard of complying, with the extent allowed by structural feasibility and the financial resources available, or when a reasonable accommodation can be made.

An alteration that affects or could affect the usability of or access to an area of a facility that contains a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration. [28 C.F.R. § 35.151(b)(4)]

If the cost of providing a path of travel to an altered facility is more than 20% of the cost of the alteration to the primary function area, then the cost is disproportionate to the overall area and therefore not required. Costs that may be considered as part of the cost of providing an accessible path of travel may include: (1) the costs associated with providing an accessible entrance and an accessible route to the altered area, for example, the cost of widening doorways or installing ramps; (2) costs associated with making restrooms accessible, such as installing grab bars, enlarging toilet stalls, insulating pipes, or installing accessible faucet controls, if the restroom is not the primary function of the area (e.g. the restroom is not in a highway rest area); (3) costs associated with providing accessible telephones, such as relocating the telephone to an accessible height, installing amplification devices, or installing a text telephone (TTY); and (4) costs associated with relocating an inaccessible drinking fountain. [28 C.F.R. § 35.151(b)(4)(iii)]

When the cost of alterations necessary to make the path of travel to the altered area fully accessible is disproportionate to the cost of the overall alteration, the path shall be made accessible to the extent that it can without incurring disproportionate costs. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, in the following order: (1) an accessible entrance; (2) an accessible route to the altered area; (3) at least one accessible restroom for each sex or a single unisex restroom; (4) accessible telephones; (5) accessible drinking fountains; and (6) when possible, additional accessible elements such as parking storage and alarms. [28 CFR § 35.151(b)(4)(iv)] A series of smaller alterations cannot be used to evade the requirement if the alterations are served by a single path of travel. [28 C.F.R. § 35.151(b)(4)(v)]

Safe Harbor

The 2010 ADA Standards for Accessible Design use the terms incremental change and supplemental change. Incremental changes are those elements which were requirements under the 1991 standards, but which were changed in some way under the 2010 standards. Supplemental changes are those regulations or regulatory areas which were not included in the 1991 standards but are included in the 2010 standards.

"Safe harbor" is the term used in the 2010 ADA Standards to describe situations where the 2010 incremental changes to the ADA regulations are not required if alterations to the building or facility are not made. Specifically, "safe harbor" applies to a path of travel. "A 'path of travel' includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility and other parts of the facility. "[28 CFR § 35.151(b)(4)(ii)] "An accessible path of travel may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. For the purposes of the section the term 'path of travel' also includes the restrooms, telephones and drinking fountains serving the altered area." [28 C.F.R. § 35.151(b)(4)(ii)(B)]

Safe harbor applies only if a building or facility built after July 26, 1992, was compliant with the 1991 standards prior to the enforceable date of the 2010 regulations, which is March 15, 2012. "Safe harbor" is granted to facilities or buildings if and only if the facilities are fully in compliance with the 1991 standards prior to March 15, 2012. However, if alterations are made after March 15, 2012, the alteration of the building or facility must fully comply with the 2010 standards, and any other portions of the existing building or facility that are substantially affected by the alteration in terms of their use, must also comply with the 2010 standards. "Safe harbor" does not apply to areas of supplemental change. (i.e., elements for which there are neither technical nor scoping specifications in the 1991 Standards) For instance, the 2010 standards include regulations for residential facilities dwelling units, amusement rides, recreational boating facilities, exercise equipment or exercise areas, fishing piers and platforms, golf facilities, miniature golf facilities, play areas, saunas and steam rooms, swimming pools, wading pools, spas, shooting facilities with firing positions, bowling, and court sports. These elements are not governed by "safe harbor." [28 C.F.R. § 35.151(b)(4)(ii)(c)]

For example, one of the regulated areas where "safe harbor" makes an impact is in a single occupant restroom. The 2010 ADA Standards for Accessible Design require a clear floor space next to the water closet, while the 1991 ADAAG allows the lavatory to overlap the clear space. The intent of the new provisions is to allow space for a side transfer to the water closet. The 2010 ADA Standards allow the door to swing into the bathroom as long as there is a clear floor space past the swing of the door, so that a person can enter the room, shut the door, and then maneuver. The 1991 ADAAG does not allow the door swing and the clear floor space to overlap for any of the fixtures. While the 2010 standards do not allow clear space overlap in multi-stall bathrooms, overlap is allowed in single occupant bathrooms.

Undue Burden

A public entity must operate each service, program, or activity so that when viewed in its entirety, the service, program, or activity is readily accessible to and usable by individuals with disabilities. This does not necessarily require the public entity to make each of its facilities accessible to and usable by individuals with disabilities. Additionally, a public entity is not required to take any action that would threaten or destroy the historical significance of an historic property.

If the state or local government agency can demonstrate that an action would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens, then the decision must be made in a written statement describing the reason for the conclusion, and the decision must be made by the head of the government agency, or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity. The public entity has the burden of proof that compliance with 28 CFR § 35.151 would result in such alterations or burdens.

If an action would result in a fundamental alteration of the service, program, or activity or in undue financial and administrative burdens, the Title II entity shall take any other action to ensure that individuals with disabilities receive the benefits or services provided by the state or local government agency.

Self-Evaluation Requirements

A Self-Evaluation is a Title II entity's evaluation of its current services, policies, and practices to ensure that people with disabilities have equal access to all benefits provided by the public entity. A government entity is required to conduct a Self-Evaluation within one year of the effective date of 28 CFR § 35.105, the effective date being January 26, 1992. All governments were required to complete a Self-Evaluation of their services, policies, and practices by January 26, 1993. The evaluation required by January 26, 1993, shall apply only to programs not subject to section 504 or those policies and practices, such as those involving communications access, that have not already been included in a self-evaluation required under an existing regulation implementing section 504. Because most evaluations were done more than 5 years ago, the DOJ expects many public entities will be reexamining all of their policies and programs.

The Self-Evaluation identifies and corrects those policies and practices that are inconsistent with Title II's requirements. Self-Evaluations should consider all of a local government's programs, activities, and services, as well as the policies and practices that a governmental agency has put in place to implement its various programs and services. Remedial measures necessary to bring the programs, policies, and services into compliance with Title II should be specified -- including, but not limited to: (1) relocation of programs to accessible facilities; (2) offering programs in an alternative accessible manner; (3) structural changes to provide program access; (4) policy modifications to ensure nondiscrimination; and (5) auxiliary aids needed to provide effective communication. [28 CFR §§ 35.105, 35.150(d)] The Self-Evaluation process identifies those policies and practices that are inconsistent with the requirements of Title II of the ADA. As part of the Self-Evaluation, the governmental agency is required to:

A. Identify all of its programs, activities, and services.
B. Review all the policies and practices that govern the administration of the governmental agency's programs, activities, and services.
C. Examine each program to determine whether any physical barriers to access exist, including whether individuals with mobility impairments are provided access to public meetings.
D. Review its policies and practices to determine whether any have the effect of excluding or limiting the participation of individuals with disabilities in the governmental agency's programs, activities, or services. The Self-Evaluation should provide justification for any agency policy that creates a barrier for people with disabilities that will not be modified.
E. Review its policies to assess whether communications with persons with disabilities are as effective as its communication with others.
F. Review its policies for responding to requests for accommodations to ensure such requests are responded to expeditiously.
G. Review its employment practices to assess whether they comply with other applicable nondiscrimination requirements, including Section 504 of the Rehabilitation Act and the ADA regulations issued by the Department of Justice.
H. Review its building and construction policies to assess whether construction of each new facility or part of a facility, or alteration of existing facilities, conforms to the standards designated under the Title II regulations.
I. Provide the opportunity to interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the Self-Evaluation process by submitting comments.

In addition, a public entity that employs 50 or more persons shall for at least three years following completion of the Self-Evaluation maintain on file and make available for public inspection: (1) a list of the interested persons consulted; (2) a description of areas examined, and any problems identified, and (3) a description of any modification made.

Transition Plan Requirements

If a state or local government that employs 50 or more persons decides to make structural changes to achieve program access, it must develop a transition plan that identifies those changes and sets a schedule for implementing barrier removal. Transition plans must be available to the public for inspection and allow an opportunity to interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the development of the transition plan by submitting comments.

If a public entity has responsibility or authority over streets, roads, or walkways, its transition plan shall include a schedule for providing curb ramps or other sloped areas where pedestrian walks cross curbs, giving priority to walkways serving entities covered by the Act, including State and local government offices and facilities, transportation, places of public accommodation, and employers, followed by walkways serving other areas.

The plan shall, at a minimum:

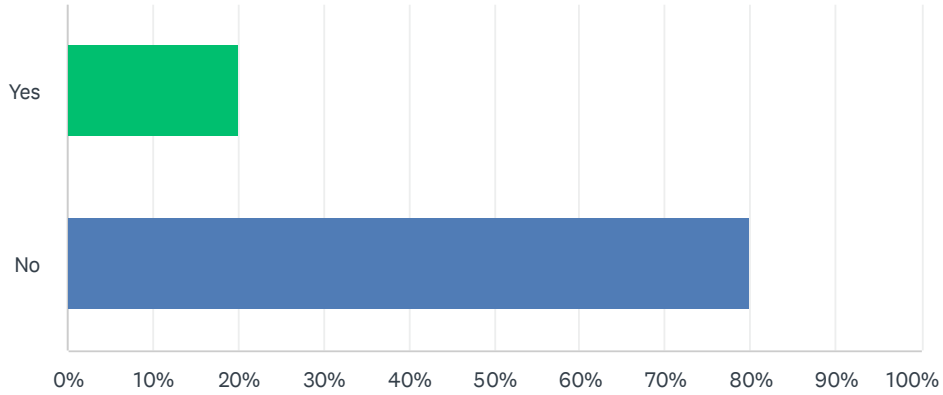
- Identify physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities
- Describe in detail the methods that will be used to make the facilities accessible
- Specify the schedule for taking the steps necessary to achieve compliance with this section and, if the time period of the transition plan is longer than one year, identify steps that will be taken during each year of the transition period
- Indicate the official responsible for implementation of the plan.

If a public entity has already complied with the transition plan requirement of a Federal agency regulation implementing section 504 of the Rehabilitation Act of 1973, then the requirements of this paragraph (d) shall apply only to those policies and practices that were not included in the previous transition plan. [28 CFR §35.150(d)]

APPENDIX B:
ACCESSIBILITY SURVEY

Q1 Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

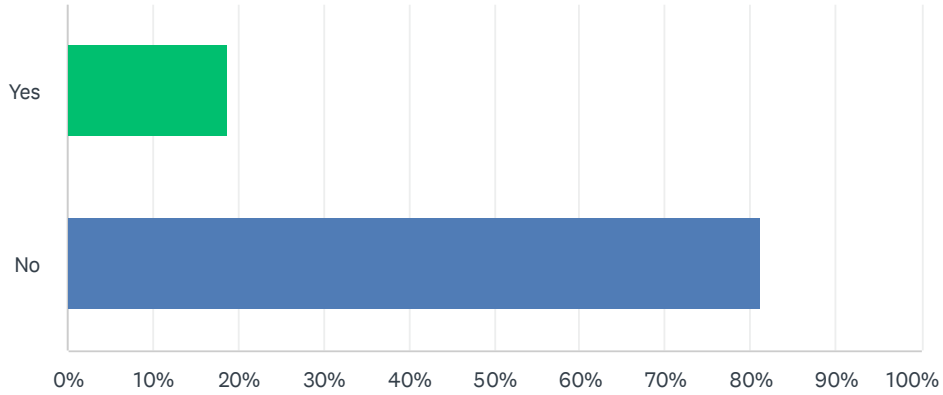
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	20.00%	3
No	80.00%	12
TOTAL		15

Q2 Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

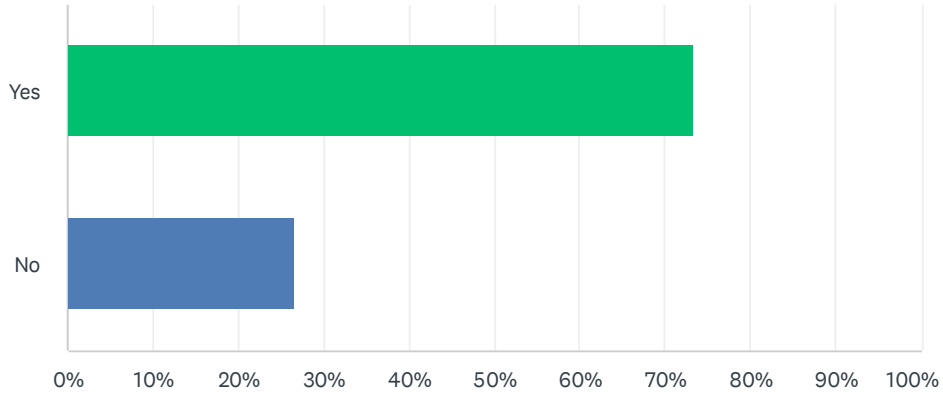
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	18.75%	3
No	81.25%	13
TOTAL		16

Q3 Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

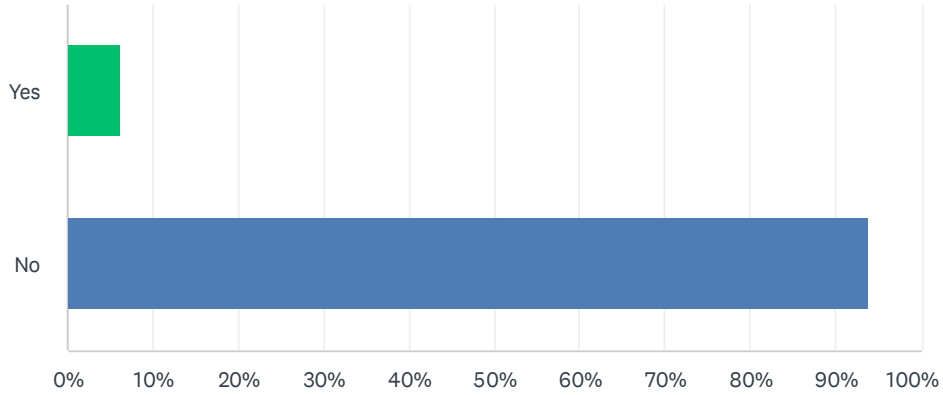
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	73.33%	11
No	26.67%	4
TOTAL		15

Q4 Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

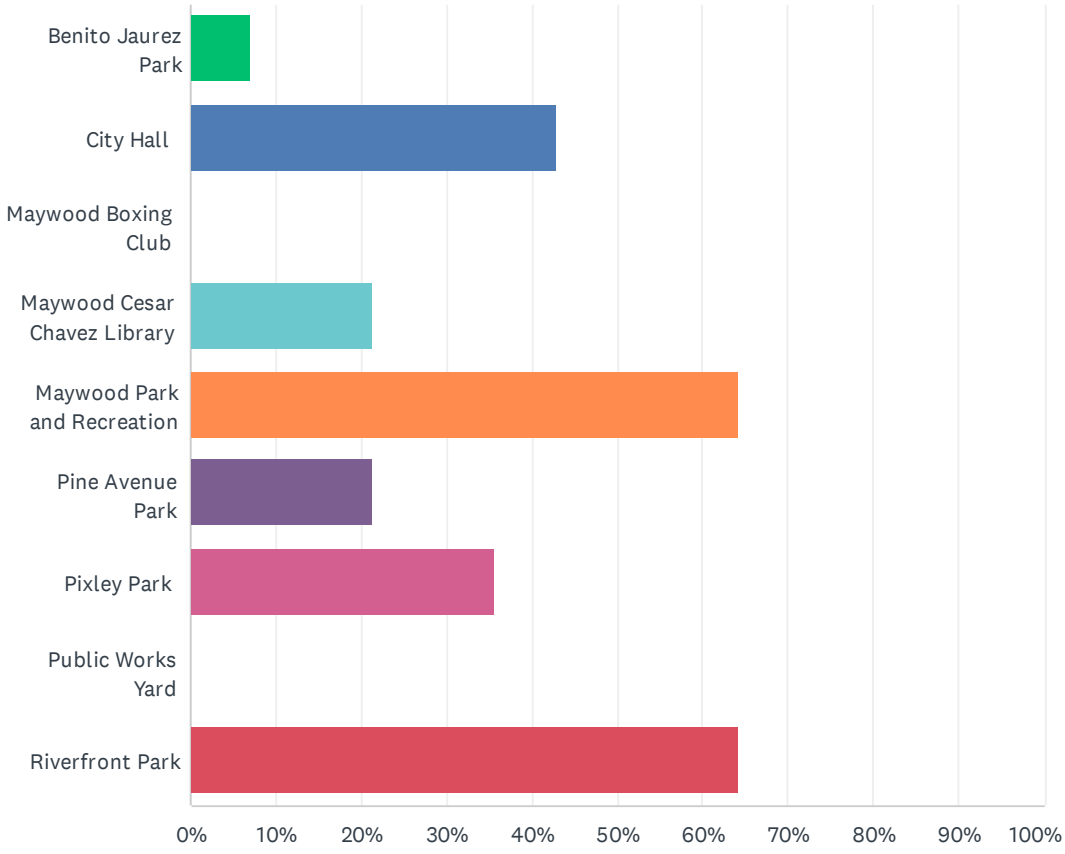
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	6.25%	1
No	93.75%	15
TOTAL		16

Q5 Which City buildings or parks do you visit most often? (Check all that applies)

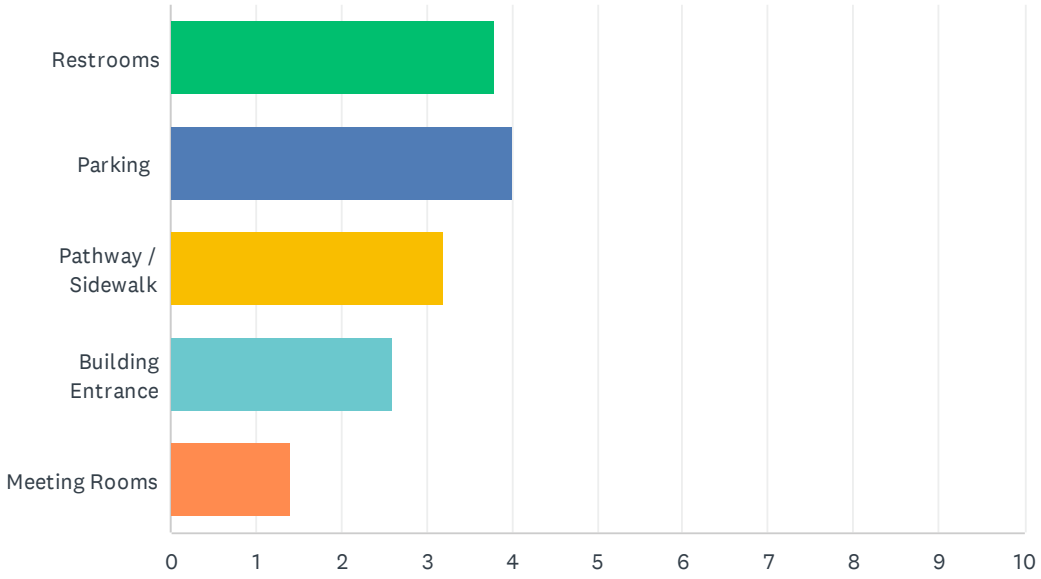
Answered: 14 Skipped: 2



ANSWER CHOICES	RESPONSES	
Benito Jaurez Park	7.14%	1
City Hall	42.86%	6
Maywood Boxing Club	0.00%	0
Maywood Cesar Chavez Library	21.43%	3
Maywood Park and Recreation	64.29%	9
Pine Avenue Park	21.43%	3
Pixley Park	35.71%	5
Public Works Yard	0.00%	0
Riverfront Park	64.29%	9
Total Respondents: 14		

Q6 Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

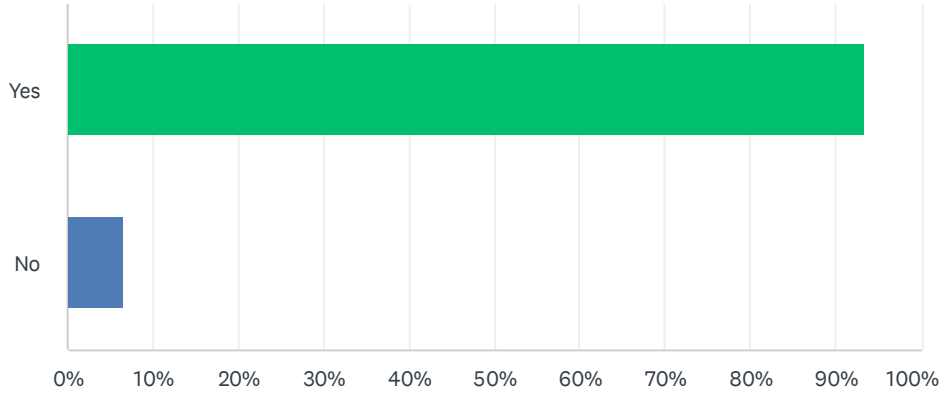
Answered: 15 Skipped: 1



	1	2	3	4	5	TOTAL	SCORE
Restrooms	40.00% 6	20.00% 3	26.67% 4	6.67% 1	6.67% 1	15	3.80
Parking	33.33% 5	46.67% 7	6.67% 1	13.33% 2	0.00% 0	15	4.00
Pathway / Sidewalk	13.33% 2	26.67% 4	33.33% 5	20.00% 3	6.67% 1	15	3.20
Building Entrance	13.33% 2	0.00% 0	26.67% 4	53.33% 8	6.67% 1	15	2.60
Meeting Rooms	0.00% 0	6.67% 1	6.67% 1	6.67% 1	80.00% 12	15	1.40

Q7 Is the City of Maywood’s website and phone system accessible to you?

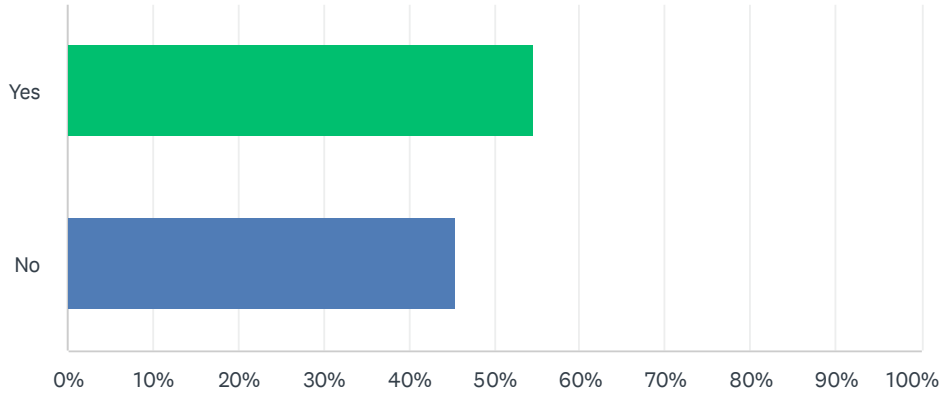
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	93.33%	14
No	6.67%	1
TOTAL		15

Q8 Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

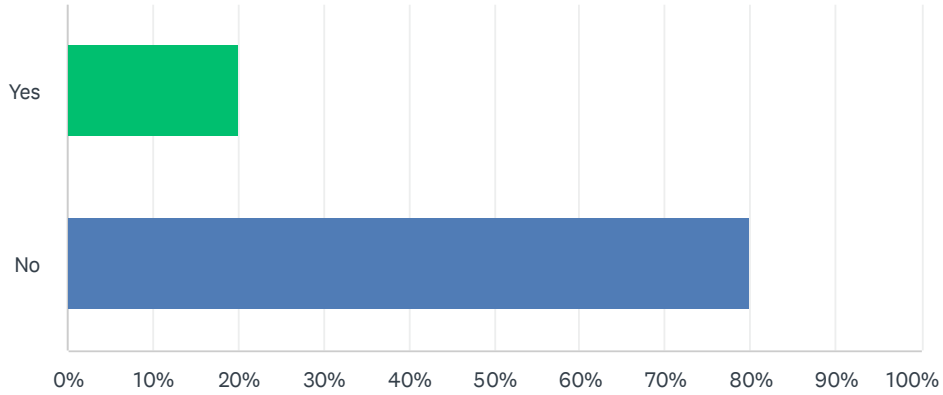
Answered: 11 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	54.55%	6
No	45.45%	5
TOTAL		11

Q9 Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

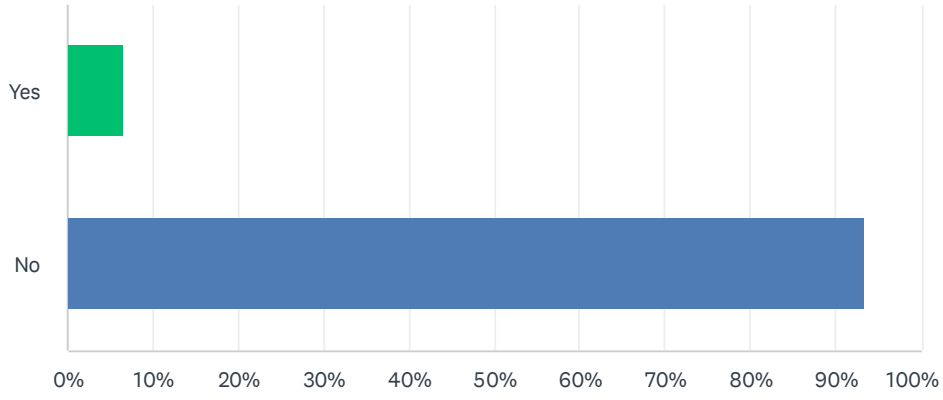
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	20.00%	3
No	80.00%	12
TOTAL		15

Q10 Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

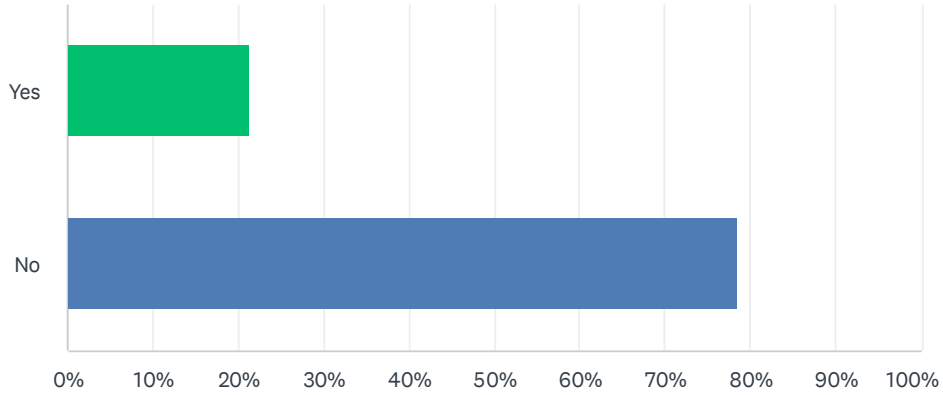
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	6.67%	1
No	93.33%	14
TOTAL		15

Q11 Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Answered: 14 Skipped: 2



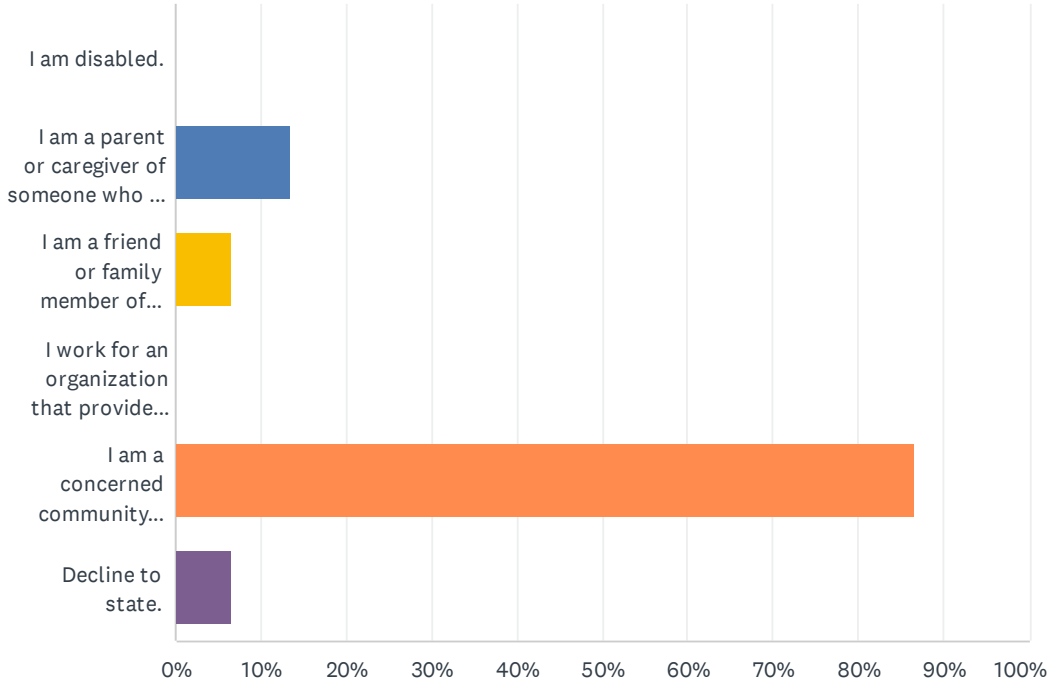
ANSWER CHOICES	RESPONSES	
Yes	21.43%	3
No	78.57%	11
TOTAL		14

Q12 What program, activity or facility improvements would promote accessibility to the City of Maywood’s programs, services, and facilities?

Answered: 10 Skipped: 6

Q13 Please select which of the following best describes you:

Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
I am disabled.	0.00%	0
I am a parent or caregiver of someone who is disabled.	13.33%	2
I am a friend or family member of someone who is disabled.	6.67%	1
I work for an organization that provides services to disabled people.	0.00%	0
I am a concerned community member.	86.67%	13
Decline to state.	6.67%	1
Total Respondents: 15		

#1

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, September 04, 2024 12:30:55 PM
Last Modified: Wednesday, September 04, 2024 12:35:09 PM
Time Spent: 00:04:13
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
The parks

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Maywood Cesar Chavez Library,

Maywood Park and Recreation,

Pixley Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**4**
Parking	**2**
Pathway / Sidewalk	**3**
Building Entrance	**1**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Respondent skipped this question

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

We need a dog park

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#2

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, September 04, 2024 12:38:41 PM
Last Modified: Wednesday, September 04, 2024 12:40:51 PM
Time Spent: 00:02:09
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

No

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Respondent skipped this question

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**2**
Parking	**1**
Pathway / Sidewalk	**4**
Building Entrance	**5**
Meeting Rooms	**3**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Respondent skipped this question

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Respondent skipped this question

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Respondent skipped this question

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#3

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, September 04, 2024 5:49:42 PM
Last Modified: Wednesday, September 04, 2024 5:52:42 PM
Time Spent: 00:03:00
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
National night out

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

Yes,
If yes, did you receive assistance?:
Spanish translator to city council meetings

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,

Maywood Park and Recreation

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**4**
Pathway / Sidewalk	**2**
Building Entrance	**3**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

No,
Please explain::
Would like to see more of this

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

Yes,
If yes, please describe the location and experience::
Atlantic and Slauson

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Yes,
If yes, please describe the location and experience::
Near pixley park

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

More ramps

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#4

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, September 04, 2024 8:17:29 PM
Last Modified: Wednesday, September 04, 2024 8:34:00 PM
Time Spent: 00:16:31
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

Yes,
If yes, please describe:
Events for the community do not have an area to sit. It is difficult for me to stand for a long period of time.

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
The Dodger event, Trunk and Treat, and the Tree Lighting ceremony

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,

Maywood Park and Recreation,

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**2**
Pathway / Sidewalk	**4**
Building Entrance	**3**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Respondent skipped this question

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

If there is no place to sit while waiting for an event, I will not attend.

Q13 **Decline to state.**

Please select which of the following best describes you:

#5

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Saturday, September 07, 2024 4:12:20 PM
Last Modified: Saturday, September 07, 2024 4:14:38 PM
Time Spent: 00:02:18
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
it was a nice experience playing with the games and rides!

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Maywood Park and Recreation,

Pine Avenue Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**2**
Pathway / Sidewalk	**3**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Respondent skipped this question

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

81

#6

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Saturday, September 07, 2024 9:17:07 PM
Last Modified: Saturday, September 07, 2024 9:19:53 PM
Time Spent: 00:02:45
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

Yes,
If yes, please describe:
Parking enforcement department don't do their job

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

No

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**2**
Pathway / Sidewalk	**4**
Building Entrance	**3**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Please explain::
No

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Respondent skipped this question

Q13

Please select which of the following best describes you:

I am a friend or family member of someone who is disabled.

,

I am a concerned community member.

#7

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Monday, September 09, 2024 11:39:52 AM
Last Modified: Monday, September 09, 2024 11:40:58 AM
Time Spent: 00:01:06
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

Yes,
If yes, please describe:
Sports

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

No

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,
Maywood Park and Recreation,
Pixley Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Respondent skipped this question

Q7 Is the City of Maywood’s website and phone system accessible to you?	**Yes**
Q8 Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?	**No**
Q9 Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?	**No**
Q10 Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?	**No**
Q11 Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?	**No**
Q12 What program, activity or facility improvements would promote accessibility to the City of Maywood’s programs, services, and facilities?	**Respondent skipped this question**
Q13 Please select which of the following best describes you:	**I am a parent or caregiver of someone who is disabled.**

#8

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 12, 2024 10:46:38 AM
Last Modified: Thursday, September 12, 2024 10:53:55 AM
Time Spent: 00:07:16
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

Yes,
If yes, please describe:
In July the City of Maywood Hall was giving out Food for the community and I was told no food was going to be distribute. We can see the Pantry setting up and was odd I was informed by a big fat guy that who informed us about the pantry. The news arrived, but not sure what event it was. I thought it was for the community. At the end they gave me food. I am happy to know that City of Maywood ask for address proof because others come from other city to try and get food from different pantries. If I was not in need I would not be going to the pantry. Thank you for supporting the community and making sure the food is fresh. Thank you.

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
Food pantry

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,

Other (please specify):

YMCA

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**3**
Parking	**4**
Pathway / Sidewalk	**5**
Building Entrance	**1**
Meeting Rooms	**2**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

No,

Please explain::

Sometimes no one answer the phones. Not sure if the City is still working from home.

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Make sure the City employees answer phones and respond to emails. I work for USC and let me tell you customer services is number one.

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#9

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 12, 2024 3:40:17 PM
Last Modified: Thursday, September 12, 2024 3:43:07 PM
Time Spent: 00:02:50
IP Address:

Page 1

Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
Ymca

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Benito Jaurez Park,

Maywood Park and Recreation,

Pixley Park,

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**2**
Pathway / Sidewalk	**3**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

No

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Yes,

If yes, please describe the location and experience::

Most streets

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Police patrolling around neighborhood and parks.

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

92

#10

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 12, 2024 3:28:52 PM
Last Modified: Thursday, September 12, 2024 3:51:50 PM
Time Spent: 00:22:58
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

Yes,
If yes, please describe:
I've spoken with older residents who either don't have transportation or find it difficult to get to the park on the other side of Maywood. I live in the area between Loma Vista and Maywood Avenue.

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
Yes, The Y.M.C.A

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Riverfront Park,

Other (please specify):
Riverfront Park is great, but it's too far to fully enjoy since we live near Loma Vista and 52nd Street.

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**3**
Parking	**2**
Pathway / Sidewalk	**1**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes,
If no, what functions are not accessible to you?:
But it is difficult to get someone from the right department to return phone calls.

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

No,
Please explain::
• Accessible evacuation plans and routes. • Specialized training for emergency responders to assist those with physical, sensory, or cognitive impairments. • Early warning systems with adaptive features, such as visual alerts for the hearing impaired or tactile alerts for those with vision impairments. • Community education programs tailored to the needs of people with disabilities. • Pre-registration systems allowing emergency services to identify and prioritize individuals requiring additional assistance.

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

Yes,
If yes, please describe the location and experience::
Slauson and Maywood ave

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

Yes,
If yes, please describe the location and experience::
Pixley park

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Yes,
If yes, please describe the location and experience::
Loma vista and fruitland

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

To promote greater accessibility to the City of Maywood's programs, services, and facilities, the following improvements could be considered:

1. Add More Trees and Green Spaces: Expanding tree planting initiatives along sidewalks, parks, and community areas would provide shade, improve air quality, and create more comfortable spaces for residents, particularly the elderly and those with mobility challenges, to enjoy outdoor areas.
2. Accessible Transportation Services: Implementing or improving shuttle or ride services specifically for elderly residents or individuals with disabilities would enhance access to parks, community centers, and other facilities. This could include on-demand shuttles, wheelchair-accessible vehicles, and pick-up services from different neighborhoods.
3. Improved Sidewalks and Pathways: Ensuring that sidewalks are level, wide, and free of obstacles, as well as adding more ramps and handrails, would make it easier for people with mobility aids to navigate the city safely. Including clear signage in multiple languages and with visual aids would also enhance accessibility for people with cognitive or visual impairments.
4. Accessible Park Features: Adding accessible playground equipment, sensory gardens, and more seating areas at city parks would encourage greater participation from children and adults with disabilities. Additional trees and shaded seating areas would promote comfort and inclusivity for those who may need rest during activities.
5. Upgraded Facilities: Renovating community centers, libraries, and other public buildings to ensure compliance with ADA standards, including the addition of automatic doors, accessible restrooms, and clear signage in Braille, would make city facilities more welcoming to all.
6. Inclusive Programming: Offering more programs tailored to individuals with disabilities, such as adaptive fitness classes, sensory-friendly events, or workshops, would ensure that all community members can participate in city-sponsored activities. These programs could also incorporate quiet, shaded outdoor spaces created by increased tree planting.
7. Communication Enhancements: Providing city information, announcements, and program details in multiple formats—such as large print, audio, and Braille—along with bilingual options, would improve access to services for those with visual, hearing, or cognitive disabilities.

These improvements would help make the city more inclusive and accessible for all its residents.

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#11

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 12, 2024 7:51:57 PM
Last Modified: Thursday, September 12, 2024 7:54:34 PM
Time Spent: 00:02:37
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

Respondent skipped this question

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

Yes,
If yes, please describe:
Youth sports done by either city or volunteers not the YMCA

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

No

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Respondent skipped this question

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**3**
Parking	**1**
Pathway / Sidewalk	**2**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Respondent skipped this question

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Respondent skipped this question

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

Respondent skipped this question

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

Respondent skipped this question

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

Respondent skipped this question

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Respondent skipped this question

Q13 **Respondent skipped this question**

Please select which of the following best describes you:

#12

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 12, 2024 8:04:20 PM
Last Modified: Thursday, September 12, 2024 8:41:20 PM
Time Spent: 00:37:00
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

If yes, please describe the experience:
100 year celebration of Maywood. It was awesome, great day. Makes me want to continue being a Maywood Resident.

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Maywood Cesar Chavez Library,

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**1**
Parking	**3**
Pathway / Sidewalk	**2**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

Yes,
If yes, please describe the location and experience::
In the intersection of 54th and Cudahy Ave it is very difficult to walk and cross the street. A lot of parents cross in the area of no crossing. A walk way or crossing guard would be great and safer.

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Better usage of the YMCA pool. It is very heartbreaking to see Maywood with a beautiful pool yet it is unavailable to its residents or YMCA members.

Q13	I am a parent or caregiver of someone who is disabled.,
Please select which of the following best describes you:	I am a concerned community member.

#13

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Friday, September 13, 2024 7:41:59 AM
Last Modified: Friday, September 13, 2024 7:45:12 AM
Time Spent: 00:03:13
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

City Hall,

Maywood Park and Recreation,

Riverfront Park,

Pine Avenue Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**3**
Parking	**1**
Pathway / Sidewalk	**2**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

No

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Respondent skipped this question

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

104

#14

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Friday, September 13, 2024 9:47:02 AM
Last Modified: Friday, September 13, 2024 9:50:24 AM
Time Spent: 00:03:21
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,

If yes, please describe the experience:
Early learning and t ball

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Maywood Cesar Chavez Library,

Maywood Park and Recreation,

Pixley Park,

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**2**
Parking	**1**
Pathway / Sidewalk	**3**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Clean parks and get rid of homeless on river walk

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

#15

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 19, 2024 7:22:57 PM
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Time Spent: 00:14:20
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes,
If yes, please describe the experience:
The Maywood Fair

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Maywood Park and Recreation,

Pixley Park,

Riverfront Park,

Pine Avenue Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**2**
Parking	**1**
Pathway / Sidewalk	**3**
Building Entrance	**4**
Meeting Rooms	**5**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

A nonprofit program that offers different activities that can help residents achieve their goals.

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

110

#16

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, September 19, 2024 8:51:05 PM
Last Modified: Thursday, September 19, 2024 8:55:40 PM
Time Spent: 00:04:35
IP Address:

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Q1

Are there programs or activities sponsored by the City of Maywood, or facilities owned by the City of Maywood, that you or someone you know cannot participate in or enjoy because of a disability?

No

Q2

Have you encountered any communication barriers within a City of Maywood facility or park which prevented you from utilizing or participating in a program, service, or activity?

No

Q3

Have you participated in a program, activity or visited a City of Maywood facility or park that you particularly enjoyed?

Yes

Q4

Do you or someone you know require visual interpretive services or assisted listening systems at the City of Maywood's programs or public meetings?

No

Q5

Which City buildings or parks do you visit most often? (Check all that applies)

Riverfront Park

Q6

Rate the following features of the City of Maywood's facilities in order of importance to you from 1 to 5, with the most important as 1:

Restrooms	**5**
Parking	**2**
Pathway / Sidewalk	**1**
Building Entrance	**3**
Meeting Rooms	**4**

Q7

Is the City of Maywood's website and phone system accessible to you?

Yes

Q8

Do you feel that the City of Maywood provides adequate emergency response services to assist citizens with disabilities?

Yes

Q9

Have you encountered street or intersection crossings near a city building or park where missing or inoperable pedestrian crossing push buttons affect your ability to cross the street?

No

Q10

Do you have difficulty accessing city parks, buildings, or schools due to inaccessibility of public sidewalks or curb ramps?

No

Q11

Have you experienced physical barriers to accessibility on a public pedestrian circulation path, such as broken / damaged concrete, missing curb ramp(s)?

No

Q12

What program, activity or facility improvements would promote accessibility to the City of Maywood's programs, services, and facilities?

Curb enhancement for disabled or strollers

Q13 **I am a concerned community member.**

Please select which of the following best describes you:

APPENDIX C:
CITY OF MAYWOOD ADA SERVICE ACCOMODATION REQUEST FORM

CITY OF MAYWOOD
ADA Service Accommodation Request Form

Date:	Phone of Requestor:
Name of Requestor:	Email of Requestor:
Address of Requestor (Optional):	

This is a request for accommodation which is needed because of my disability

1. I am applying for services provided by the City of Maywood, Department of _____
2. The accommodation I am requesting will allow me to participate in the following activity and/or service:

   _____

   _____
3. My specific functional limitation is:

   _____

   _____
4. Describe the reasonable accommodations that are necessary:

   _____

   _____

   _____
5. Additional Comments:

   _____

   _____

Requestor Signature:	Date:

Return this form to: Nancy Rodriguez, City ADA Coordinator
4319 E. Slauson Avenue, Maywood, CA 90270
Email: nancy.rodriguez@cityofmaywood.org
Phone: (323) 562-5764



APPENDIX D:
TITLE II ADA COORDINATOR ROLE

TITLE II ADA COORDINATOR ROLE IN STATE AND LOCAL GOVERNMENT

ADA Coordinator's Role

Title II of the ADA requires all state or local government entities with 50 or more employees to appoint a responsible person to coordinate the administrative requirements of ADA compliance and to respond to complaints filed by the public. The name and contact information for the responsible person is required to be publicly advertised. The ADA coordinator can be either a single individual or an office of the ADA Coordinator with more than one staff member, however the Title II requirements dictate that one individual's name be publicized.

[28 C.F.R. § 35.107]: *A Title II entity with more than 50 employees must designate an ADA Coordinator who coordinates agency efforts to comply with and carry out the responsibilities of the ADA. The coordinator provides a single point of contact for members of the public about ADA and the agency. In order to ensure that individuals can easily identify the ADA Coordinator, the governmental agency must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals.*

The ADA Coordinator facilitates compliance with the ADA and provides expertise regarding the American Disability Act and ADA Standards. The ADA coordinator receives and investigates complaints related to discrimination on the basis of disability.

Under 28 C.F.R. § 35.107, a grievance procedure is required for public entities of 50 or more employees. Title II entities are required to adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by 28 C.F.R. § 35.

The drafters of the ADA modeled this position after the 504 Coordinator that had been required under the Rehabilitation Act. Title II of the ADA stipulates five major administrative duties:

1. Publicize the name and contact information of the designated ADA Coordinator responsible to oversee compliance;
2. Administer and write self-evaluation of the programmatic barriers in services offered by the state or local government;
3. Establish a complaint or grievance procedure to respond to complaints of noncompliance from the public;
4. Develop a transition plan if structural changes are necessary for achieving program accessibility; and
5. Retain the self-evaluation for three years.

While additional duties of an ADA Coordinator are not defined by law, the usual duties would require the attention of an experienced professional who can effectively handle a variety of responsibilities. The ADA coordinator should have a general understanding of the ADA and the legal requirements of the ADA. Duties most often include coordination and development of ongoing efforts for full ADA compliance, including administering ADA consultative services to agency/department management.

Other tasks may include:

- involvement in agency/department public outreach;
- developing processes for fulfillment of public requests for alternative formats, interpreting services and other communication access needs;
- coordinating and monitoring programmatic and physical barrier surveys and barrier removal;

- development of the required Transition Plan to remove accessibility barriers;
- assistance to the agency/department to facilitate policy formation and to review existing policies, such as reasonable accommodation for employees.
- establishing training programs for employees, including conducting training.

APPENDIX E:
CITY OF MAYWOOD ADA PUBLIC NOTICE

CITY OF MAYWOOD
ADA PUBLIC NOTICE



In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Maywood will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: City of Maywood does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication: City of Maywood will generally, upon request, and without cost to the requestor, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City of Maywood programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: City of Maywood will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in City of Maywood offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of City of Maywood**,** should contact the ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the City of Maywood to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of City of Maywood is not accessible to persons with disabilities should be directed to:

Nancy Rodriguez, ADA Coordinator
4319 East Slauson Avenue
Maywood, CA 90270
(323) 562-5764

E-mail: nancy.rodriguez@cityofmaywood.org

The City of Maywood will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

APPENDIX F:
CITY OF MAYWOOD ADA GRIEVANCE PROCEDURE AND FORM

CITY OF MAYWOOD
ADA Grievance Procedure

The grievance procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 (ADA). It may be used by anyone wishing to file a complaint alleging discrimination on the basis of disability in the provisions of services, activities, programs or benefits by the City of Maywood.

Written Complaint: The complaint should contain as much information as possible about the alleged discrimination. Information should include name, address, phone number of the complainant and location, date and a description of the problem(s). Alternative means of filing a complaint, such as personal interview or a tape recording of the complaint, assistance with filing on the City of Maywood Grievance Form, is available upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged discrimination to:

Nancy Rodriguez, City ADA Coordinator
4319 E. Slauson Avenue
Maywood, CA 90270
Email: nancy.rodriguez@cityofmaywood.org
Phone: (323) 562-5764

Meeting: Within fifteen (15) calendar days after receipt of the complaint, the ADA Coordinator will schedule a meeting with the complainant to discuss the complaint and possible resolutions. After an investigation and review of the complaint, the ADA Coordinator will respond in writing, and where appropriate, in a format accessible to the complainant. The response will explain his/her position on the issue and offer options for substantive resolution of the complaint**.**

Appeal: If the response by the ADA Coordinator does not satisfactorily resolve the issue, the complainant may appeal the decision within fifteen (15) calendar days after receipt of the response to the City Manager.

After receiving the appeal, the City Manager or his designee will review the appeal and the ADA Coordinator finding. Within a reasonable period, after a review, the City Manager or his designee will respond in writing, or in a format that is accessible to the complainant, with a final resolution to the complaint.

CITY OF Maywood
ADA Grievance Procedure

Date:	Phone of Grievant:
Name of Grievant:	Email of Grievant:
Address of Grievant:	
Name, Address and Phone of Alternate Contact Person:	
Department alleged to have denied access:	Date of denied access:
Location:	
Disability Statement - My disability is:	
This problem is: (Circle one) temporary permanent	
Please describe the particular way in which you believe you have been denied the benefits of any services, program or activity or have otherwise been subjected to discrimination. Attach any additional pages if necessary. Include a description of the way in which accommodation could be provided to allow access.	

Return this form to: Nancy Rodriguez, ADA Coordinator
4319 E. Slauson Avenue, Maywood, CA 90270
Email: nancy.rodriguez@cityofmaywood.org Phone: (323) 562-5764

REFERENCES: Americans with Disabilities Act Title II Regulations, Department of Justice 28 CFR Part 35 §35.107

APPENDIX G:
CITY OF MAYWOOD WEBSITE ACCESSIBILITY INSPECTION

Website Accessibility Inspection: City of Maywood

November, 2024

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EXECUTIVE SUMMARY

The inspection includes a comprehensive website accessibility inspection of the City of Maywood's website: https://www.cityofmaywood.com/.

The primary objective of this inspection is to identify accessibility barriers in compliance with the Web Content Accessibility Guidelines (WCAG) standards and to provide recommendations for remediation.

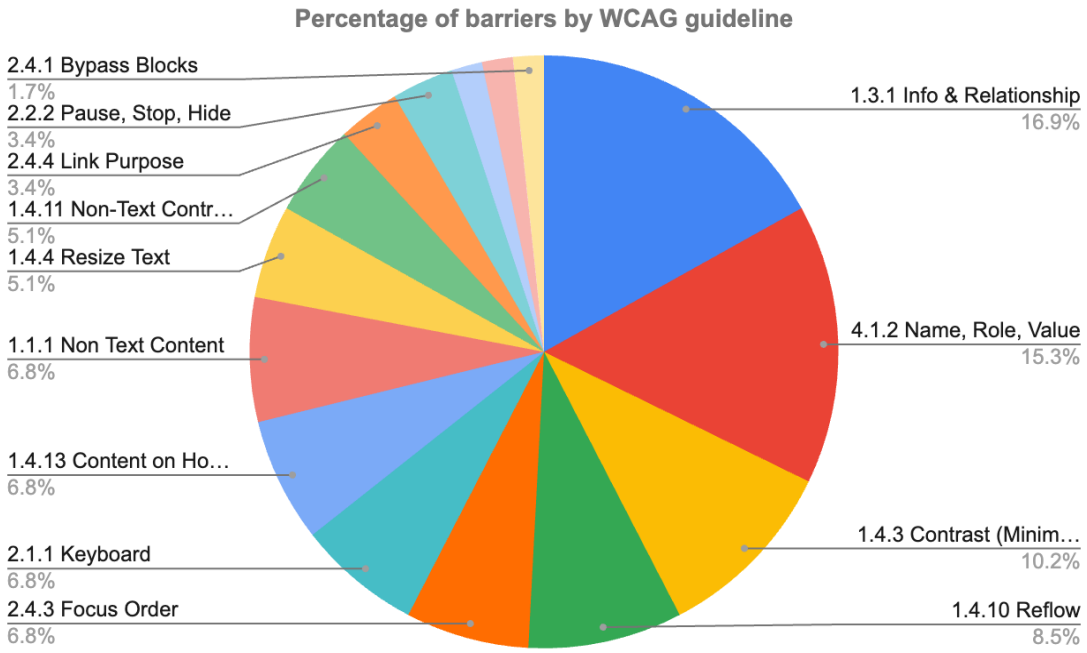
Analysis of the website revealed a few key takeaways:

- The barriers were found to impact a range of website users, primarily Visually Impaired users (58%), Low Vision users (29%), and Motor Impaired users (10%).
- Three WCAG guidelines represented almost half of the barriers identified: 1.3.1 Info & Relationship (17%), 4.1.2 Name, Role, Value (15%), and 1.4.3 Contrast Minimum (10%). These are very common barriers and often can be resolved expeditiously.
- Over 60% of identified barriers can be categorized as Screen Reader barriers, which indicates significant challenges for users who rely on assistive technologies to navigate the website.
- About 15% of identified barriers can be categorized as Color Contrast barriers, highlighting the need to improve visual clarity and readability for users with low vision or color blindness.

Addressing the identified accessibility barriers is a moral responsibility and a strategic necessity. Ensuring compliance with WCAG standards demonstrates the City of Maywood's commitment to inclusivity, protecting against potential lawsuits while providing a more equitable online experience for all users. The rise in website accessibility lawsuits highlights the importance of proactive management to mitigate legal risks and enhance the City's reputation as a responsible public entity. Compliance with accessibility guidelines also aligns with broader community engagement and public service goals, ensuring an inclusive and legally sound online presence.

The identified barriers primarily affect visually impaired users, followed by those with low vision, motor, and cognitive impairments. Common issues such as improper content structuring, insufficient color contrast, and non-compliant interactive elements create significant challenges for users relying on

assistive technologies like screen readers. To achieve WCAG compliance, a prioritized remediation strategy should focus on the most prevalent barriers.



- *1.3.1 Info & Relationship (17%* of all barriers found)
- *4.1.2 Name, Role, Value (15%* of all barriers found)
- *1.4.3 Contrast (Minimum) (10%* of all barriers found)
- *1.4.10 Reflow (8%* of all barriers found)
- *2.4.3 Focus Order (7%* of all barriers found)
- *2.1.1 Keyboard (7%* of all barriers found)
- *1.4.13 Content on Hover or Focus (7%* of all barriers found)
- *1.1.1 Non-Text Content (7%* of all barriers found)
- *1.4.4 Resize Text (5%* of all barriers found)
- *1.4.11 Non-Text Contrast (5%* of all barriers found)
- *2.4.4 Link Purpose (3%* of all barriers found)
- *2.2.2 Pause, Stop, Hide (3%* of all barriers found)
- *4.1.3 Status Messages (2%* of all barriers found)
- *2.4.7 Focus Visible (2%* of all barriers found)
- *2.4.1 Bypass Blocks (2%* of all barriers found)

INSPECTION METHODOLOGY

The inspection methodology used is designed to thoroughly analyze website accessibility, ensuring that potential barriers are identified and addressed. The process involves manual testing, leveraging the expertise of our accessibility specialists to deliver accurate and actionable insights.

1. **Website Inspection:** The inspection begins with evaluating key pages using WCAG 2.0 and 2.1 Success Criteria at varying levels. This process includes screen reader testing (JAWS on Windows 10, Google Chrome, VoiceOver on iPhone with Safari), keyboard-only navigation on Windows 10, Google Chrome, color contrast testing, and full browser zoom testing on Windows 10 with Internet Explorer 11. Automated tools are also used to detect common accessibility issues.
2. **Barriers Compiled:** Barriers encountered during the inspection are collected and analyzed for severity and user impact. This data is essential for understanding the website's accessibility and guides the next steps.
3. **Barriers Documented:** All identified barriers are documented in detail, compared against benchmarks, and described clearly, providing a transparent view of the website's accessibility status.
4. **Recommendations Developed:** Tailored recommendations are based on the inspection findings, focusing on remediation best practices. These guide developers and content creators in resolving identified issues.
5. **Remediation Solutions:** A comprehensive remediation approach is proposed, involving collaboration with developers, designers, and strategists to ensure full WCAG compliance and ongoing accessibility improvements.

This rigorous five-step process ensures that the inspection deliverable is thorough and practical, providing clear guidance on achieving and maintaining web accessibility compliance.

Website Accessibility Guidelines

The Web Content Accessibility Guidelines (WCAG) are a series of criteria that help website owners create a website accessible to those with disabilities. The number of website accessibility lawsuits is increasing. All websites risk being sued if they do not demonstrate accessibility to people with disabilities. From small businesses to Fortune 500 companies and government, any website will be expected to conform to WCAG guidelines.

Through the inspection of the City of Maywood's website, https://www.cityofmaywood.com/, the accessibility barriers found have been categorized by WCAG guidelines. Within the Remediation Recommendations section, we have provided more details on the guidelines and suggested remediation steps.

Ensuring website accessibility is crucial for creating an inclusive digital environment for all users, including those with disabilities. Adhering to WCAG is essential for compliance, enhancing user experience, and expanding your website's reach. Addressing these barriers will make the site more accessible, user-friendly, and compliant with current standards. Embracing these guidelines shows a commitment to accessibility and reduces the risk of legal challenges.

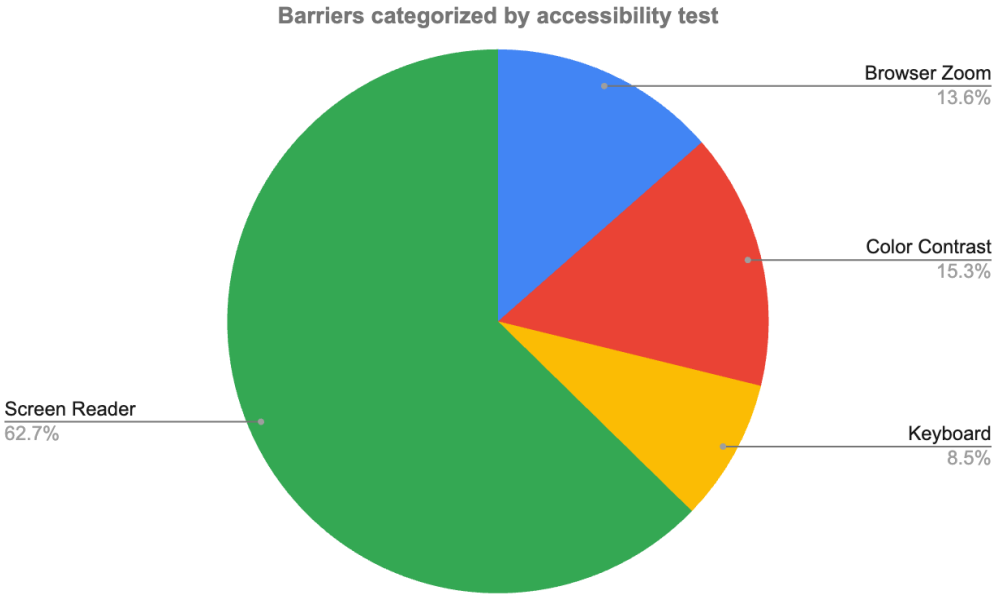
WEBSITE ACCESSIBILITY INSPECTION:

As part of the commitment to ensuring accessibility of the City of Maywood's website, https://www.cityofmaywood.com/, a manual inspection of the city website was conducted. Unlike automated scans, a manual approach allows for a deeper, more nuanced analysis, particularly for issues that automated tools may overlook. Given the website's critical role in providing information, services, and community engagement, many pages and elements were meticulously reviewed.

The inspection process involved testing for screen reader compatibility, keyboard accessibility, color contrast, and other essential features. By focusing on technical compliance and user experience, barriers were identified that could hinder access for users with disabilities. The findings from this comprehensive review and tailored recommendations for remediation are presented in the following sections.

Analysis of the website revealed a few key takeaways:

- The barriers were found to impact a range of website users, primarily Visually Impaired users (58%), Low Vision users (29%), and Motor Impaired users (10%).
- Three WCAG guidelines represented almost half of the barriers identified: 1.3.1 Info & Relationship (17%), 4.1.2 Name, Role, Value (15%), and 1.4.3 Contrast Minimum (10%). These are very common barriers and often can be resolved expeditiously.
- Over 60% of identified barriers can be categorized as Screen Reader barriers, which indicates significant challenges for users who rely on assistive technologies to navigate the website.
- About 15% of identified barriers can be categorized as Color Contrast barriers, highlighting the need to improve visual clarity and readability for users with low vision or color blindness.



During the website inspection, the following specific barriers were identified and categorized by WCAG guidelines and in order of prevalence on the website:

- *1.3.1 Info & Relationship (17%* of all barriers found): Improper content structuring hindered assistive technologies—correct HTML to ensure clear content relationships for better accessibility.
- *4.1.2 Name, Role, Value (15%* of all barriers found): Custom controls and interactive elements were not properly coded, causing issues for assistive technologies. Implement ARIA attributes or native HTML for accurate identification and accessibility.
- *1.4.3 Contrast (Minimum) (10%* of all barriers found): Insufficient text-to-background contrast impaired readability. Adjust contrast to meet WCAG standards for better user readability.
- *1.4.1 Reflow (8%* of all barriers found): Reliance on color alone made content hard to understand for color-blind users. Use alternative indicators like text labels or patterns.
- *2.4.3 Focus Order (7%* of all barriers found): The focus order was illogical, confusing keyboard users. Adjust the focus order to ensure seamless and intuitive navigation.
- *2.1.1 Keyboard (7%* of all barriers found): Some interactive elements were not keyboard-operable, limiting access. Ensure all elements are fully operable via keyboard to support motor-impaired users.
- *1.4.13 Content on Hover or Focus (7%* of all barriers found): Hover/focus content was not keyboard accessible. Ensure it can be interacted with or dismissed via keyboard.
- *1.1.1 Non-Text Content (7%* of all barriers found): Missing text alternatives for non-text content affected screen reader users. Add descriptive alt text and captions for better accessibility.
- *1.4.4 Resize Text (5%* of all barriers found): Text resizing issues affected device readability. Test and adjust the site to ensure content remains functional at 200% text size.
- *1.4.11 Non-Text Contrast (5%* of all barriers found): Poor contrast for graphical elements impacted visibility. Enhance non-text contrast for better distinction and visibility.
- *2.4.4 Link Purpose (3%* of all barriers found): Ensure users understand the purpose of each link so they can decide whether they want to follow the link.
- *2.2.2 Pause, Stop, Hide (3%* of all barriers found): Moving, blinking, and scrolling" refers to content in which the visible content conveys a sense of motion.
- *4.1.3 Status Messages (2%* of all barriers found): Status messages were not conveyed to screen readers. Use ARIA live regions or role="alert" to ensure assistive technologies relay these updates.
- *2.4.7 Focus Visible (2%* of all barriers found): Ensure a person knows which element has the keyboard focus.
- *2.4.1 Bypass Blocks (2%* of all barriers found): Users couldn’t skip repetitive blocks, affecting navigation. Implement "skip to main content" links or ARIA landmarks for better navigation.

REMEDIATION RECOMMENDATIONS

The City of Maywood's website, https://www.cityofmaywood.com/, has undergone a manual inspection, revealing several accessibility barriers that must be addressed to ensure compliance with the Web Content Accessibility Guidelines (WCAG). The following remediation recommendations outline the steps necessary to achieve compliance, prioritize barriers, and provide a clear path forward for ongoing accessibility management.

Given the range of barriers identified, it is crucial to prioritize remediation efforts based on the severity and frequency of each issue. The most critical barriers, particularly those affecting screen reader functionality, keyboard navigation, and contrast, should be addressed first. Three guidelines accounted for almost half of all barriers identified. These three guidelines are:

- 1.3.1 Info & Relationship (17% of all barriers found): Improper content structuring should be corrected to improve the site's overall usability for assistive technologies.
- 4.1.2 Name, Role, Value (15% of all barriers found): This issue, found on multiple properties, is the most prevalent and should be prioritized to ensure all interactive elements are accessible.
- 1.4.3 Contrast (Minimum) (10% of all barriers found):

The suggested steps for remediation include:

1. Conduct a Full Review of the Codebase: Ensure all custom controls and interactive elements are properly coded with accessible names, roles, and values. Implement ARIA (Accessible Rich Internet Applications) attributes where necessary to enhance accessibility for assistive technologies.
2. Improve Content Structuring: Restructure the content to ensure proper use of HTML elements, such as headings, lists, and landmarks, to accurately convey relationships between different pieces of content.
3. Enhance Color Contrast and Visual Design: To meet WCAG minimum contrast ratios, adjust the color contrast. Ensure that all text, non-text elements, and background colors provide sufficient contrast to be readable by users with visual impairments.
4. Optimize Keyboard Navigation: Review and adjust the focus order of interactive elements to ensure logical and intuitive navigation. Make sure that all interactive elements are fully operable using a keyboard.
5. Provide Text Alternatives and Descriptions: Ensure that all non-text content, such as images and multimedia, has appropriate text alternatives. Implement audio descriptions or media alternatives where necessary to accommodate visually impaired users.

All barriers identified have been categorized by WCAG guidelines and listed below in order of prevalence on the website. Each guideline is paired with suggested steps for remediation, including a sampling of code that may be used as one of many potential solutions to each identified barrier.

1.3.1 Info & Relationship (17% of all barriers found): This guideline ensures that information and relationships conveyed through presentation can be programmatically determined or are available in text, helping users with disabilities understand the content structure. To address this, review and correct the HTML structure to ensure the proper use of headings, lists, and landmarks. For example:

- **Code Example:**

```
<!-- Incorrect -->
```

```
<div style="font-weight: bold;">Section Title</div>
<p>Some content here...</p>
<!-- Correct -->
<h2>Section Title</h2>
<p>Some content here...</p>
```

Ensure that elements like lists (`<ul>`, `<ol>`) and tables (`<table>`, `<thead>`, `<tbody>`, `<tr>`, `<th>`, `<td>`) are properly used to convey relationships between content. Use ARIA landmarks (`<header>`, `<nav>`, `<main>`, `<footer>`) to structure your content, enhancing the experience for assistive technologies.

4.1.2 Name, Role, Value (15% of all barriers found): This guideline ensures that all user interface components, including form elements, links, and components generated by scripts, are properly coded with the correct name, role, and value so assistive technologies can accurately interpret them.

- **Code Example:**

```
<!-- Incorrect -->
<div onclick="submitForm()">Submit</div>
<!-- Correct -->
<button type="submit">Submit</button>
<!-- If a custom component is necessary -->
<div role="button" aria-label="Submit" tabindex="0"
onclick="submitForm()">Submit</div>
```

Use ARIA attributes like `role`, `aria-label`, and `aria-labelledby` to clearly define the purpose and functionality of custom interactive elements, ensuring assistive technologies recognize them.

1.4.3 Contrast (Minimum) (10% of all barriers found): This guideline requires sufficient contrast between text and its background to make it easier for people with low vision or color blindness. The recommended contrast ratio is 4.5:1 for regular text and 3:1 for large text.

- **Code Example:**

```
/* Incorrect */
button {
    background-color: #f0f0f0;
    color: #b0b0b0;
}
/* Correct */
button {
    background-color: #0055cc;
    color: #ffffff;
}
```

Use tools like the Contrast Checker from WebAIM to verify that your color schemes meet the required contrast ratios. Consider using CSS custom properties for color management to maintain consistency across your site.

1.4.10 Reflow (8% of all barriers found): This guideline ensures that text reflows properly to fit within the viewport without requiring scrolling in two dimensions.

- **Code Example:**

```
/* Incorrect */
.container {
    width: 800px;
    white-space: nowrap;
}
/* Correct */
.container {
    max-width: 100%;
    white-space: normal;
}
```

Adjust the layout and text properties to ensure that text reflows properly, eliminating the need for both horizontal and vertical scrolling. Ensure that content remains accessible when viewed at larger text sizes or on smaller screens.

2.4.3 Focus Order (7% of all barriers found): This guideline ensures that when users navigate sequentially through content using a keyboard, the focus moves logically, preserving meaning and operability.

- **Code Example:**

```
<!-- Incorrect -->
<div tabindex="3">Third item</div>
<div tabindex="1">First item</div>
<div tabindex="2">Second item</div>
<!-- Correct -->
<div tabindex="0">First item</div>
<div tabindex="0">Second item</div>
<div tabindex="0">Third item</div>
```

Ensure that the focus order follows the logical visual order of the page content. Avoid manually setting `tabindex` values that disrupt the natural flow; instead, use `tabindex="0"` for natural focus order or `tabindex="-1"` to programmatically set focus.

2.1.1 Keyboard (7% of all barriers found): This guideline ensures that all content functionality is operable through a keyboard interface, which is critical for users with motor disabilities.

- **Code Example:**

```
<!-- Incorrect -->
```

```
<div class="dropdown" onclick="toggleDropdown()">Dropdown</div>
<!-- Correct -->
<div class="dropdown" role="button" tabindex="0" aria-
expanded="false" aria-controls="dropdown-menu"
onclick="toggleDropdown()" onkeydown="if(event.key === 'Enter')
toggleDropdown()">Dropdown</div>
<ul id="dropdown-menu" aria-hidden="true">
  <li><a href="#">Option 1</a></li>
  <li><a href="#">Option 2</a></li>
</ul>
```

Ensure all interactive elements are accessible via the keyboard, including drop-down menus, modal dialogs, and custom widgets. Use `role="button"` and `aria-expanded` to indicate the state of expandable elements.

1.4.13 Content on Hover or Focus (7% of all barriers found): This guideline ensures that content that appears on hover or focus is accessible and that users can interact with it using a keyboard or other assistive technologies.

- **Code Example:**

```
<!-- Incorrect -->
<div class="tooltip" data-tooltip="Additional information">Hover
over me</div>
<!-- Correct -->
<div class="tooltip" tabindex="0" role="tooltip" aria-
describedby="tooltip1">Focus on me</div>
<div id="tooltip1" role="tooltip">Additional information</div>
```

Ensure that any content appearing on hover or focus can be accessed and dismissed via the keyboard. Use `role="tooltip"` and ensure the content remains accessible when it receives focus.

1.1.1 Non-Text Content (7% of all barriers found): This guideline requires that all non-text content, such as images, charts, and multimedia, have text alternatives that serve the equivalent purpose, making the content accessible to screen readers.

- **Code Example:**

```
<!-- Incorrect -->
<img src="chart.png" alt=""/>
<!-- Correct -->
<img src="chart.png" alt="Sales performance chart showing an
increase of 20% in Q4"/>
```

Provide descriptive `alt` text for images and ensure that all multimedia content has appropriate text alternatives, such as captions for videos and transcripts for audio content. For complex images, use detailed descriptions.

1.4.4 Resize Text (5% of all barriers found): This guideline ensures that text can be resized up to 200% without loss of content or functionality, allowing users with visual impairments to read the content more easily.

- **Code Example:**

```
/* Incorrect */
body {
    font-size: 14px;
    overflow: hidden;
}
/* Correct */
body {
    font-size: 1rem;
    overflow: auto;
    max-width: 100%;
}
```

Test the website at 200% text size to ensure all content remains readable and functional. Use relative units like `rem` or `em` for font sizes and ensure that content reflows properly without causing horizontal scrolling.

1.4.11 Non-Text Contrast (5% of all barriers found): This guideline requires sufficient contrast between non-text elements like buttons and icons to make them easier to perceive.

- **Code Example:**

```
/* Incorrect */
.icon-button {
    background-color: #e0e0e0;
    border-color: #cccccc;
}
/* Correct */
.icon-button {
    background-color: #0055cc;
    border-color: #003399;
}
```

Improve the contrast of non-text elements by adjusting their background or border colors to meet the recommended contrast ratio (3:1). Use CSS custom properties for consistency across the site.

2.4.4 Link Purpose (3% of all barriers found): This guideline ensures that the purpose of each link can be determined from the link text alone or from the link text together with its context. Descriptive link text is crucial for users who rely on screen readers to navigate.

- **Code Example:**

```
<!-- Incorrect -->
<a href="download.pdf">Click here</a>
```

```
<!-- Correct -->
<a href="download.pdf">Download the latest financial report</a>
```

Use descriptive link text that clearly conveys the destination or purpose of the link to assist all users, especially those using screen readers. Avoid vague terms like "Click here" or "Read more."

2.2.2 Pause, Stop, Hide (3% of all barriers found): This guideline ensures that users can pause, stop, or hide moving, blinking, or scrolling content, which is particularly important for users who are sensitive to motion or have cognitive impairments.

- **Code Example:**

```
<!-- Incorrect -->
<marquee>Breaking News</marquee>
<!-- Correct -->
<div aria-live="polite">Breaking News</div>
<button onclick="pauseAnimation()">Pause</button>
<script>
  function pauseAnimation() {
    // JavaScript to pause the animation
  }
</script>
```

Implement controls that allow users to pause, stop, or hide any automatically moving or blinking content to prevent distractions. Use accessible alternatives to elements like `<marquee>` and `<blink>` and provide user controls for content movement.

4.1.3 Status Messages (2% of all barriers found): This guideline ensures that status messages can be programmatically determined through roles or properties so they can be presented to the user by assistive technologies without receiving focus.

- **Code Example:**

```
<!-- Status message example -->
<div role="alert">
    Your changes have been saved successfully.
</div>
<!-- ARIA live region example -->
<div aria-live="assertive">
    Your changes have been saved successfully.
</div>
```

Use ARIA live regions (`aria-live="assertive"` or `aria-live="polite"`) or `role="alert"` to ensure that screen readers announce status messages without requiring a change in focus.

2.4.7 Focus Visible (2% of all barriers found): This guideline ensures that the keyboard focus indicator is visible, allowing users to see where they are on the page while navigating via keyboard.

- **Code Example:**

```
/* Ensure focus is clearly visible */
:focus {
  outline: 2px solid #000; /* or a color that contrasts well with the background */
}
```

2.4.1 Bypass Blocks (2% of all barriers found): This guideline ensures that users can bypass repetitive blocks of content, such as navigation menus, to access the main content quickly.

- **Code Example:**

```
<a href="#maincontent" class="skip-link">Skip to main content</a>
<nav>
  <!-- navigation links -->
</nav>
<main id="maincontent">
  <!-- main content -->
</main>
```

Implement "skip to main content" links or ARIA landmarks to allow users to bypass repetitive content easily. This feature is beneficial for users relying on keyboard navigation.

Importance of Ongoing Compliance

To maintain WCAG compliance, it is essential to implement an ongoing accessibility management plan. This includes regular audits, continuous monitoring, and staff training to ensure that new content and updates meet accessibility standards.

Remediation efforts are estimated to require 3-5 hours of labor per web page, depending on the complexity and severity of the identified barriers. Based on industry rates for experienced website developers, costs are expected to range from $300 to $900 per webpage. The total price will vary depending on the selected vendor, the number of pages requiring remediation, and the complexity of the issues.

- **Online Accessibility Compliance Training for Staff:** Conduct a training program for website administrators and other relevant staff to familiarize them with accessibility guidelines and best practices.
- **Development of a Public Website Accessibility Policy:** Establish and publish a public accessibility policy that outlines the City’s commitment to ensuring its digital properties are accessible to all users. This policy should include contact information for reporting accessibility barriers and a timeline for remediation efforts.
- **Continuous Monitoring and Reassessment Plan:** Implement a continuous monitoring plan to assess the accessibility of digital properties regularly. This plan should include scheduled audits, user feedback mechanisms, and updates to the accessibility policy as needed.
- **Technical Solutions Tailored to Each Property:** Develop and implement technical solutions specific to each digital property. This includes providing code samples and best practices to address common barriers and improve accessibility.

- **Vendor and Staffing Recommendations:** Engage with experienced accessibility vendors or in-house developers to do the necessary remediation work. Ensure that all work aligns with the latest WCAG guidelines and follows best practices for accessible design.

By following these remediation recommendations, the City of Maywood is well-positioned to enhance the accessibility of its digital properties, ensuring compliance with WCAG guidelines and fostering a more inclusive online environment for all users.

CONCLUSION

The City of Maywood is poised to demonstrate a strong commitment to digital accessibility by addressing the identified barriers on its website. Ensuring compliance with the Web Content Accessibility Guidelines (WCAG) is essential to fostering an inclusive community where all residents and visitors can access critical information and services. By implementing the recommended remediation strategies, the City will significantly enhance the user experience for all, including those with disabilities, and mitigate potential legal risks associated with non-compliance.

Prioritizing the resolution of the most prevalent barriers—such as correcting interactive elements for screen reader compatibility, improving content structure, and ensuring sufficient contrast—will make the most substantial impact. These efforts will position the City of Maywood as a leader in digital inclusivity, reinforcing its reputation as a forward-thinking and responsible public entity. Continuous monitoring, staff training, and a commitment to regular updates will ensure that the City remains compliant with evolving standards, fostering ongoing accessibility improvements and serving as a model for other municipalities. By taking these proactive steps, the City of Maywood can create a more accessible and equitable digital environment.

ABOUT ACCESSIBILITIES

ACCESSIBILITIES is the leader in manual website accessibility inspections and remediation services. Since founding in 2018 as a web development consultancy, we have partnered with businesses of all sizes, attorneys, and professional liability insurance agencies to resolve thousands of website accessibility barriers. Our comprehensive approach and on-demand experts enable us to provide the context needed to ensure successful remediation of website accessibility issues. Our manual, human-powered website accessibility inspection is 2x more accurate than leading automated solutions. Our team consists of website accessibility experts, website development and WordPress specialists, and business consultants who have the knowledge and experience to help you meet your accessibility goals.

https://accessibilities.co/
8671 Wilshire Boulevard, Suite 700 Beverly Hills, CA 90211
424.254.9818
team@accessibilities.co

Bug_Id	Page Name/ URL	Barrier Test	Severity	WCAG Guideline	Users Affected	Environment	Summary	Steps to Reproduce	Actual Result	Expected Result	User Impact	Screencast	Dev Recommendation
MAY_26	Home	Screen Reader	High	2.2.2 Pause, Stop, Hide	Cognitive Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Pause, Stop and Hide mechanism is not provided for the carousel.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to carousel using arrow keys and verify	Pause, Stop and Hide mechanism is not provided for the carousel which is moving continuously for more than 5 seconds.	Pause, Stop and Hide mechanism should be provided for the moving carousel.	If Pause, Stop, Hide mechanism will not be provided for the moving carousel then it will distract the cognitive impaired users during their interaction with the web page.	https://app.screencast.com/axuMpQ5DJ7qss	Construct an accessible Play/Pause functionality. For more detail refer: https://www.w3.org/WAI/WCAG21/Understanding/pause-stop-hide.html#examples
MAY_46	Parking Permit	Screen Reader	High	2.2.2 Pause, Stop, Hide	Cognitive Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Pause, Stop and Hide mechanism is not provided for the carousel.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to carousel using arrow keys and verify	Pause, Stop and Hide mechanism is not provided for the carousel which is moving continuously for more than 5 seconds.	Pause, Stop and Hide mechanism should be provided for the moving carousel. Instances: 1. Housing Division	If Pause, Stop, Hide mechanism will not be provided for the moving carousel then it will distract the cognitive impaired users during their interaction with the web page.	https://app.screencast.com/6spnGKlqwNdzd	Construct an accessible Play/Pause functionality. For more detail refer: https://www.w3.org/WAI/WCAG21/Understanding/pause-stop-hide.html#examples
MAY_10	Home	Browser Zoom	High	1.4.10 Reflow	Low Vision	Win 10/ Chrome	Page content truncated at 400% browser zoom.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Apply 400% browser zoom and verify page content	Page content truncated at 400% browser zoom.	No truncation should occur at 400% browser zoom.	Low vision user will not be able to perceive the content.	https://app.screencast.com/9Z15fM9IXVMOh https://app.screencast.com/K2i34TSXpkAiR https://app.screencast.com/A41TllrddieaV	Make the design responsive and Using CSS media query to adjust the size of page for 400% zoom size. Also make the site responsive. Visit this link for the code: https://stackoverflow.com/questions/22223866/media-queries-for-different-zoom-levels-of-browser
MAY_17	Contact Us	Browser Zoom	High	1.4.10 Reflow	Low Vision	Win 10/ Chrome	Form truncated at 400% browser zoom.	1. Launch the URL: https://www.cityofmaywood.com/directory.aspx 2. Apply 400% browser zoom and verify form	Form truncated at 400% browser zoom.	Form should not truncate at 400% browser zoom.	Low vision user will not be able to perceive the content.	https://app.screencast.com/3S6dKLhCHOuEg	Make the design responsive and Using CSS media query to adjust the size of page for 400% zoom size. Also make the site responsive. Visit this link for the code: https://stackoverflow.com/questions/22223866/media-queries-for-different-zoom-levels-of-browser
MAY_14	Parking Permit	Browser Zoom	High	1.4.10 Reflow	Low Vision	Win 10/ Chrome	Next/ previous icon overlaps with carousel slide at 400% browser zoom.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Apply 400% browser zoom and verify	Next/ previous icon overlaps with carousel slide at 400% browser zoom.	Next/ previous icon should not overlap with carousel slide at 400% browser zoom. Instances: 1. Housing Division	If on 400% browser zoom, text overlap then low vision user will not be able to access the text content properly.	https://app.screencast.com/AFH4lNsN0eyia	Ensure that the container div enclosing the elements resizes on 400% zoom, this can be achieved by using % or em units.
MAY_15	Connect Maywood	Browser Zoom	High	1.4.10 Reflow	Low Vision	Win 10/ Chrome	At 400% browser zoom, select language dropdown overlaps with app store and google play links.	1. Launch the URL: https://www.cityofmaywood.com/311/ConnectMaywood-App 2. Apply 400% zoom and verify	At 400% browser zoom, select language dropdown overlaps with app store and google play links.	At 400% browser zoom, select language dropdown should not overlap with app store and google play links.	Low vision user will not be able to access the content.	https://app.screencast.com/RRMFnkIXfiXrr	Ensure that the container div enclosing the elements resizes on 400% zoom, this can be achieved by using % or em units. Visit this link for the code: 1. https://www.w3.org/TR/2016/NOTE-WCAG20-TECHS-20161007/SCR34 2. https://usability.yale.edu/web-accessibility/articles/zoom-resizing-text
MAY_16	Contact Us	Browser Zoom	High	1.4.10 Reflow	Low Vision	Win 10/ Chrome	At 400% browser zoom, 'Human Resources & Risk Management' overlaps with '323-562-5764'.	1. Launch the URL: https://www.cityofmaywood.com/directory.aspx 2. Apply 400% zoom and verify	At 400% browser zoom, 'Human Resources & Risk Management' overlaps with '323-562-5764'.	At 400% browser zoom, 'Human Resources & Risk Management' should not overlap with '323-562-5764'.	Low vision user will not be able to perceive the content.	https://app.screencast.com/ei30SKSG0Rq1d	Ensure that the container div enclosing the elements resizes on 400% zoom, this can be achieved by using % or em units. Visit this link for the code: 1. https://www.w3.org/TR/2016/NOTE-WCAG20-TECHS-20161007/SCR34 2. https://usability.yale.edu/web-accessibility/articles/zoom-resizing-text
MAY_03	Home	Color Contrast	High	1.4.11 Non-Text Contrast	Low Vision	Win 10/ Chrome	The color contrast ratio of border line of edit field is less than the standard ratio 3:1.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Verify color contrast ratio of border line of edit field	The color contrast ratio of border line of edit field having grey foreground and white background is less than the standard ratio 3:1.	The color contrast ratio of border line of edit field having grey foreground and white background should be equal to or more than the standard ratio 3:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/U9hT4nkXvhlR2	Change the color of border line to black. Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 3:1 (Foreground : Background)
MAY_05	Parking Permit	Color Contrast	High	1.4.11 Non-Text Contrast	Low Vision	Win 10/ Chrome	The color contrast ratio of next/ previous icons are less than the standard ratio 3:1.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Verify color contrast ratio of next/ previous icons	The color contrast ratio of next/ previous icons having white foreground and grey background is less than the standard ratio 3:1.	The color contrast ratio of next/ previous icons having white foreground and grey background should be equal to or more than the standard ratio 3:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/xZ7jnAcT2ixtM	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 3:1 (Foreground : Background)
MAY_08	Connect Maywood	Color Contrast	High	1.4.11 Non-Text Contrast	Low Vision	Win 10/ Chrome	The color contrast ratio of border line of edit field is less than the standard ratio 3:1.	1. Launch the URL: https://www.cityofmaywood.com/311/ConnectMaywood-App 2. Verify color contrast ratio of border line of edit field	The color contrast ratio of border line of edit field having grey foreground and white background is less than the standard ratio 3:1.	The color contrast ratio of border line of edit field having grey foreground and white background should be equal to or more than the standard ratio 3:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/seRmqqjU13mGI	Change the color of border line to black. Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 3:1 (Foreground : Background)
MAY_01	Home	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of text 'City Hall Closed...' is less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Verify color contrast ratio of text 'City Hall Closed...'	The color contrast ratio of text 'City Hall Closed...' having white foreground and blue background is less than the standard ratio 4.5:1.	The color contrast ratio of text 'City Hall Closed...' having white foreground and blue background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/9vtNVX1ckyZXO	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_02	Home	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of text 'Read On' is less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Verify color contrast ratio of text 'Read On'	The color contrast ratio of text 'Read On' having black foreground and blue background is less than the standard ratio 4.5:1.	The color contrast ratio of text 'Read On' having black foreground and blue background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/YLxantrQzlNNA	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_04	Home	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of text '8 hours ago' is less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Verify color contrast ratio of text '8 hours ago' etc	The color contrast ratio of text '8 hours ago' having grey foreground and white background is less than the standard ratio 4.5:1.	The color contrast ratio of text '8 hours ago' having grey foreground and white background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/6uU5mQVvZvN97	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_06	Connect Maywood	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of text 'City of Maywood, Sign In' are less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/311/ConnectMaywood-App 2. Verify color contrast ratio of text 'City of Maywood, Sign In'	The color contrast ratio of text 'City of Maywood, Sign In' having white foreground and blue background is less than the standard ratio 4.5:1.	The color contrast ratio of text 'City of Maywood, Sign In' having white foreground and blue background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/YA6exSa3mDyIZ	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_07	Connect Maywood	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of 'Sign In' on hover is less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/311/ConnectMaywood-App 2. Verify color contrast ratio of text 'Sign In' on hover	The color contrast ratio of 'Sign In' on hover having grey foreground and blue background is less than the standard ratio 4.5:1.	The color contrast ratio of 'Sign In' on hover having grey foreground and blue background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/ChgJ261xV0Ja	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_09	Connect Maywood	Color Contrast	High	1.4.3 Contrast (Minimum)	Low Vision	Win 10/ Chrome	The color contrast ratio of placeholder text is less than the standard ratio 4.5:1.	1. Launch the URL: https://www.cityofmaywood.com/311/ConnectMaywood-App 2. Verify color contrast ratio of placeholder text	The color contrast ratio of placeholder text having grey foreground and white background is less than the standard ratio 4.5:1.	The color contrast ratio of placeholder text having grey foreground and white background should be equal to or more than the standard ratio 4.5:1.	If Color contrast ratio fails for the text, then low vision user will not be able to access that particular text on the page.	https://app.screencast.com/VVj5PykD04T7o	Change the colour of the element with respect to background such that it is as per standard color contrast ratio i.e 4.5:1 (Foreground : Background)
MAY_11	Home	Browser Zoom	High	1.4.4 Resize Text	Low Vision	Win 10/ Chrome	At 200% browser zoom, the banner region covers more than 50% of the page.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Apply 200% browser zoom and verify	At 200% browser zoom, the banner region covers more than 50% of the page which is making it difficult for low vision users to perceive the content.	At 200% browser zoom, the banner region should not cover such a large chunk of the page.	Low vision user will not be able to perceive the content.	https://app.screencast.com/QiCJQWqu9Lx54	Make the design responsive and Using CSS media query to adjust the size of page for 200% zoom size. Also make the site responsive. Visit this link for the code: https://stackoverflow.com/questions/22223866/media-queries-for-different-zoom-levels-of-browser

Bug_Id	Page Name/ URL	Barrier Test	Severity	WCAG Guideline	Users Affected	Environment	Summary	Steps to Reproduce	Actual Result	Expected Result	User Impact	Screencast	Dev Recommendation
MAY_12	Contact Us	Browser Zoom	High	1.4.4 Resize Text	Low Vision	Win 10/ Chrome	At 200% browser zoom both horizontal and vertical bars appear.	1. Launch the URL: https://www.cityofmaywood.com/directory.aspx 2. Zoom browser by 200% and verify.	When browser is zoomed upto 200%, both horizontal and vertical bars appear.	When browser is zoomed upto 200%, only one either vertical or horizontal bar should appears.	If both bars will appear then low vision user will find it difficult to navigate on the page.	https://app.screencast.com/B10BSNXzs3lMt	Use the CSS media query to adjust the properties when zooming the browser to 200% Also ensure that the height and width of containers of the content should be specified using dynamic units like '%', 'em', 'vh' and 'vw'. Refer to: https://developer.mozilla.org/en-US/docs/Web/CSS/@media https://www.w3.org/Style/Examples/007/units.en.html
MAY_13	Parking Permit	Browser Zoom	High	1.4.4 Resize Text	Low Vision	Win 10/ Chrome	Next/ previous icon overlaps with carousel slide at 200% browser zoom.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Apply 200% browser zoom and verify	Next/ previous icon overlaps with carousel slide at 200% browser zoom.	Next/ previous icon should not overlap with carousel slide at 200% browser zoom. Instances: 1. Housing Division	If on 200% browser zoom, text overlap then low vision user will not be able to access the text content properly.	https://app.screencast.com/JtAgXmFnyQvGF	Ensure that the container div enclosing the elements resizes on 200% zoom, this can be achieved by using % or em units.
MAY_19	Home	Keyboard	High	2.4.7 Focus Visible	Motor Impaired	Win 10/ Chrome	Tab focus is not visible on date '20'.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to '20' using tab key and verify	Tab focus is not visible on date '20'.	Tab focus should be visible on each and every interactive element.	Low vision and keyboard only user will not unable to identify where the focus is at that time.	https://app.screencast.com/4FmwJwC17XSDa	Add an appropriate color border when links get focus. Visit this link for the code: https://www.deque.com/blog/accessible-focus-indicators/
MAY_21	Home	Keyboard	High	2.1.1 Keyboard	Motor Impaired	Win 10/ Chrome	Tab focus unnecessarily moves to hidden element.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate on the page using tab key and verify	Tab focus unnecessarily moves to hidden element.	Tab focus should not move to any hidden element.	If focus will move to hidden element then it will confuse and cause inconvenience to keyboard users	https://app.screencast.com/MM8EOJP60KP09	Remove that element so that focus does not move to hidden element.
MAY_47	Parking Permit	Screen Reader	High	2.4.3 Focus Order	Motor Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Screen reader focus unnecessarily moves to hidden carousel content.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to carousel using arrow keys and verify	Screen reader focus unnecessarily moves to hidden carousel content.	Screen reader focus should not move to hidden carousel content. Tab focus should move only to first visible slide, after that focus should move to carousel controls.	If focus will move to hidden content then users will have to put extra effort in navigating forward on the page.	https://app.screencast.com/z4Hz4Dj3uZlP8	Provide proper tab indexing so that focus does not move to hidden carousel slides.
MAY_23	Home	Screen Reader	High	1.1.1 Non Text Content	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Proper alt text not provided.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to logo using arrow keys and verify	Proper alt text is not provided for logo.	Proper alt text should be provided for logo.	Without proper alt text screen reader user will not be able to understand the purpose of the graphic. Resultant loss of information	https://app.screencast.com/V9T2TyXesDZqP	Provide proper alt text for logo. <alt="">
MAY_29	Home	Screen Reader	High	1.1.1 Non Text Content	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Proper alt text not provided for logo.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to 'US Department' and 'City of maywood' logo using arrow keys and verify	Proper alt text not provided for logo.	Proper alt text should be provided for logo.	Without proper alt text screen reader user will not be able to understand the purpose of the graphic. Resultant loss of information	https://app.screencast.com/c6piDaYxykm7T	Provide proper alt text for the logo. <alt="">
MAY_35	Home	Screen Reader	Medium	1.1.1 Non Text Content	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Decorative image is not hidden.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to phone icon present under newsletter section using arrow keys and verify	Decorative image is not hidden for screen reader users.	Decorative images should be hidden for screen reader user. Alt text for these images should be null.	If decorative image is not hidden for screen reader users, it would confuse & cause inconvenience to the user.	https://app.screencast.com/H2KIl9aDd1gKd	For decorative images, add attribute alt=" " or null to avoid unnecessary tab focus.
MAY_50	Parking Permit	Screen Reader	High	1.1.1 Non Text Content	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Proper alt text not provided for carousel graphics.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to carousel graphics using arrow keys and verify	Proper alt text not provided for carousel graphics.	Proper alt text should be provided for carousel graphics.	Without proper alt text screen reader user will not be able to understand the purpose of the graphic. Resultant loss of information	https://app.screencast.com/9D7gzJ8QtzsBS	Provide proper alt text for carousel graphics. <alt="">
MAY_34	Home	Screen Reader	High	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Incorrect list tag is implemented for list items present under 'Meetings & Events' section.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to list items present on the page using arrow keys and verify	Incorrect list tag is implemented for list items present under 'Meetings & Events' section. There are 3 list items but all 3 items are tagged seperate list of 1 items.	Correct list should be implemented for list items. All list items should be tagged in list of 3 items.	If incorrect list will be implemented then it will confuse the screen reader users.	https://app.screencast.com/KadSlvr2lSW2u	Tag list items in list of 3 items.
MAY_28	Home	Screen Reader	High	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	[Global] Heading hierarchy of the page is incorrect.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Press 'H' on screen reader and verify heading hierarchy of the page	Heading hierarchy of the page is incorrect. Multiple heading level 1 is present on the page. Heading jumps from h4 to h1 to h2.	Heading hierarchy of the page should be correct. First heading of the page should be tagged in heading level 1 and after that rest of the headings should follow the hierarchical levels i.e. H1, H2....H6.	If headings are provided in an incorrect hierarchy, it would confuse screen reader users & they would find it difficult to understand the structure of the page content.	https://app.screencast.com/KzBahcrME3Cp3	Construct the text intended as heading using html heading tags for e.g. h1, h2 etc, also follow the correct heading hierarchy throughout the page. More info on heading hierarchy here: https://www.w3.org/WAI/tutorials/page-structure/headings/
MAY_31	Home	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Next month/ previous month icons are unnecessarily tagged in heading.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to next month/ previous month icons using arrow keys and verify	Next month/ previous month icons are unnecessarily tagged in heading.	Next month/ previous month icons should not be tagged in heading.	If icons text will be tagged in heading then it will confuse the screen reader user.	https://app.screencast.com/x2WIDH2Q59FmG	Remove these icons from heading tag. And place them in <p>
MAY_38	City Government	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	[Global] 'Home> City Government' is not tagged in breadcrumb menu.	1. Launch the URL: https://www.cityofmaywood.com/27/CIty-Government 2. Navigate to 'Home> City Government' using arrow keys and verify	Home> City Government' is not tagged in breadcrumb menu.	Home> City Government' should be tagged in breadcrumb menu.	If breadcrumb will not be announced then screen reader user will not be able to identify it as breadcrumb menu.	https://app.screencast.com/RNVyBmqELvAqU	Provides a label that describes the type of navigation provided in the nav element. aria-label="breadcrumb". Applied to the last link in the set to indicate that it represents the current page. aria-current="page"

Bug_Id	Page Name/ URL	Barrier Test	Severity	WCAG Guideline	Users Affected	Environment	Summary	Steps to Reproduce	Actual Result	Expected Result	User Impact	Screencast	Dev Recommendation
MAY_39	City Government	Screen Reader	Low	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Screen reader is unnecessarily reading '+, -' with accordion.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate to accordion using arrow keys and verify	Screen reader is unnecessarily reading '+, -' with accordion.	Screen reader should not read +, -' with accordion. Instances: 1. Rental / Apartment 2. How Do I 3. Connect Maywood	If screen reader will read +, -' with accordion then it will confuse the screen reader users.	https://app.screencast.com/yVzQcGBGICeS5	Use aria hidden = true for the element.
MAY_44	Elections	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Left navigation links are not tagged in list.	1. Launch the URL: https://www.cityofmaywood.com/211/Elections 2. Navigate to left navigation links using arrow keys and verify	Left navigation links are not tagged in list.	Left navigation links should be tagged in list. Instances: 1. Transportation 2. Parking Permit 3. Housing Division 4. Rental / Apartment 5. Connect Maywood 6. Contact Us	If content will not be tagged in list then screen reader user will get confuse and will find difficulty in perceiving the information.	https://app.screencast.com/mlRkA71XvTTYe	Tag left navigation links are not tagged in list tag. Visit this link for code: 1. https://www.w3.org/WAI/tutorials/page-structure/content/
MAY_45	Transportation	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Visually appearing headings are not tagged in heading.	1. Launch the URL: https://www.cityofmaywood.com/200/Transportation 2. Navigate to visually appearing headings using arrow keys and verify	Visually appearing headings are not tagged in heading.	Visually appearing headings should be tagged in heading.	If text will not be tagged in heading then user will not be able to understand that the information present under it associated with the text.	https://app.screencast.com/4CtYPipBD4ZpM https://app.screencast.com/Lycc9uD3dLFCb	Tag the text in heading tags.
MAY_54	How Do I	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	List items are not tagged in list.	1. Launch the URL: https://www.cityofmaywood.com/9/How-Do-I 2. Navigate to list items using arrow keys and verify	List items are not tagged in list.	List items should be tagged in list.	If content will not be tagged in list then screen reader user will get confuse and will find difficulty in perceiving the information.	https://app.screencast.com/YhedfTcEWdgMK	Tag the link in list. Visit this link for code: 1. https://www.w3.org/WAI/tutorials/page-structure/content/
MAY_56	Contact Us	Screen Reader	Medium	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Visually appearing headings are not tagged in heading.	1. Launch the URL: https://www.cityofmaywood.com/directory.aspx 2. Navigate to visually appearing headings using arrow keys and verify	Visually appearing headings are not tagged in heading.	Visually appearing headings should be tagged in heading.	If text will not be tagged in heading then user will not be able to understand that the information present under it associated with the text.	https://app.screencast.com/jguhVaReG5NS5	Tag the text in heading tags.
MAY_57	Contact Us	Screen Reader	High	1.3.1 Info & Relationship	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Table headers are not associated with its respective data cells.	1. Launch the URL: https://www.cityofmaywood.com/directory.aspx 2. Navigate to table using arrow keys and verify	Table headers are not associated with its respective data cells.	Table headers should be associated with its respective data cells.	Without table header association screen reader user will not be able to perceive the table content properly.	https://app.screencast.com/jZfCMBbWXGuiF	Tag the table properly so that table headers are associated with its respective data cells. https://www.w3.org/WAI/tutorials/tables/
MAY_24	Home	Screen Reader	Medium	1.4.13 Content on Hover or Focus	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Tooltip is not provided for 'search' icon.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to 'search' icon and verify	Tooltip is not provided for 'search' icon.	Tooltip should be provided for 'search' icon.	If tooltip will not be provided then user will not be able to identify the icons.	https://app.screencast.com/CzcIkh63uFRbG	1. Create a element, give it a role="tooltip" and an id="IDREF". Then, give it a brief description of the action. 2. This element has to be accessible by focusing as well as hovering over. Both functionalities can be provided using CSS. 3. The tooltip has to be visually hidden using CSS. 4. Associate the tooltip with its button using aria-labelledby. 5. After applying this keyboard-accessible tooltip, consider removing the title attribute from the element. Refer to: https://inclusive-components.design/tooltips-toggletips/ https://a11yproject.com/posts/how-to-hide-content/
MAY_32	Home	Screen Reader	Medium	1.4.13 Content on Hover or Focus	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Tooltip is not provided for 'next/ previous' icons.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to next/ previous icons and verify	Tooltip is not provided for 'next/ previous' icons.	Tooltip should be provided for 'next/ previous' icons.	If tooltip will not be provided then user will not be able to identify the icons.	https://app.screencast.com/ITkzw6xNJOrsp	1. Create a element, give it a role="tooltip" and an id="IDREF". Then, give it a brief description of the action. 2. This element has to be accessible by focusing as well as hovering over. Both functionalities can be provided using CSS. 3. The tooltip has to be visually hidden using CSS. 4. Associate the tooltip with its button using aria-labelledby. 5. After applying this keyboard-accessible tooltip, consider removing the title attribute from the element. Refer to: https://inclusive-components.design/tooltips-toggletips/ https://a11yproject.com/posts/how-to-hide-content/
MAY_37	Home	Screen Reader	Medium	1.4.13 Content on Hover or Focus	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Tooltip is not provided for 'social media' icons.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to 'social media' icons and verify	Tooltip is not provided for 'social media' icons.	Tooltip should be provided for 'social media' icons.	If tooltip will not be provided then user will not be able to identify the icons.	https://app.screencast.com/rSCZ9WDcXSr2e	1. Create a element, give it a role="tooltip" and an id="IDREF". Then, give it a brief description of the action. 2. This element has to be accessible by focusing as well as hovering over. Both functionalities can be provided using CSS. 3. The tooltip has to be visually hidden using CSS. 4. Associate the tooltip with its button using aria-labelledby. 5. After applying this keyboard-accessible tooltip, consider removing the title attribute from the element. Refer to: https://inclusive-components.design/tooltips-toggletips/ https://a11yproject.com/posts/how-to-hide-content/
MAY_48	Parking Permit	Screen Reader	Medium	1.4.13 Content on Hover or Focus	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Tooltip is not provided for 'next/ previous' icons.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to next/ previous icons and verify	Tooltip is not provided for 'next/ previous' icons.	Tooltip should be provided for 'next/ previous' icons. Instances: 1. Housing Division> Tooltip is not provided for carousel controls.	If tooltip will not be provided then user will not be able to identify the icons.	https://app.screencast.com/pCtzSYDLaZFaB	1. Create a element, give it a role="tooltip" and an id="IDREF". Then, give it a brief description of the action. 2. This element has to be accessible by focusing as well as hovering over. Both functionalities can be provided using CSS. 3. The tooltip has to be visually hidden using CSS. 4. Associate the tooltip with its button using aria-labelledby. 5. After applying this keyboard-accessible tooltip, consider removing the title attribute from the element. Refer to: https://inclusive-components.design/tooltips-toggletips/ https://a11yproject.com/posts/how-to-hide-content/

Bug_Id	Page Name/ URL	Barrier Test	Severity	WCAG Guideline	Users Affected	Environment	Summary	Steps to Reproduce	Actual Result	Expected Result	User Impact	Screencast	Dev Recommendation
MAY_41	City Government	Screen Reader	High	2.1.1 Keyboard	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Accordion is not accessible through arrow keys.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate to accordion using arrow keys and verify	Accordion is not accessible through arrow keys. When user hits enter on it then nothing happens.	Accordion should be accessible through arrow keys. When user hits enter on it then it should expand. Instances: 1. Rental / Apartment 2. How Do I 3. Connect Maywood	User will not be able to access accordion.	https://app.screencast.com/i7KcdRlUhl7HS	Provide proper tab indexing and aria role to accordion.
MAY_59	Home	Screen Reader	High	2.4.3 Focus Order	Visually Impaired	iOS/ Safari/ VoiceOver	Voiceover focus is not constrained within hamburger menu.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to hamburger menu using swipe gesture and double tap on it 3. Navigate inside hamburger menu and verify voiceover focus	Voiceover focus is not constrained within hamburger menu. While navigating in hamburger menu screen reader focus moves to the background page.	Voiceover focus should remain constrained within hamburger menu until user closes it.	If focus will move to background page then it will confuse the screen reader user also user will face difficulty in navigating forward on the page.	https://app.screencast.com/fGsDtHPzJHoXZ	Construct a modal window which should be accessible. Focus should be trapped inside modal when it is open. For details refer: https://www.w3.org/TR/wai-aria-practices/examples/dialog-modal/dialog.html
MAY_36	Home	Screen Reader	High	2.4.4 Link Purpose	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Sufficient link text is not provided to social media links.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to social media links using arrow keys and verify	Sufficient link text is not provided to social media links. Screen reader is reading it as link facebook, link instagram.	Sufficient link text should be provided to social media links. Screen reader should read it as link city alert on facebook, link city alert on instagram.	Without proper link text screen reader user will not be able to understand the purpose of the link.	https://app.screencast.com/9FvN3kewHnF56	Provide proper and sufficient link text to social media links.
MAY_52	Housing Division	Screen Reader	Medium	2.4.4 Link Purpose	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Proper link text is not provided for 'https://www.housingrightscenter.org/' etc urls.	1. Launch the URL: https://www.cityofmaywood.com/239/Housing-Division 2. Navigate to 'https://www.housingrightscenter.org/' etc urls using arrow keys and verify	Proper link text is not provided for 'https://www.housingrightscenter.org/' etc urls.	Proper link text should be provided for 'https://www.housingrightscenter.org/' etc urls.	Without proper and descriptive link text screen reader user will not be able to understand the purpose of link.	https://app.screencast.com/B8YaStaHjZNSi	Provide proper and descriptive link text to 'https://www.housingrightscenter.org/' urls.
MAY_27	Home	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Role of 'Agendas & Minutes, Records Request' etc are not defined.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to 'Agendas & Minutes, Records Request' etc using arrow keys and verify	Role of 'Agendas & Minutes, Records Request' etc are not defined.	Role of 'Agendas & Minutes, Records Request' etc should be defined. Role should be defined as link.	Without proper role screen reader user will not be able to understand the purpose and functionality of element.	https://app.screencast.com/y8TI3AOOM9uWA https://app.screencast.com/nVCfOJpdNNzQt	Provide proper aria role as link.
MAY_40	City Government	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Expanded/ collapsed state of accordion is not announced.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate to accordion using arrow keys and verify	Expanded/ collapsed state of accordion is not announced.	Expanded/ collapsed state of accordion should be defined. Instances: 1. Rental / Apartment 2. How Do I 3. Connect Maywood	If expanded/ collapsed state of element will not be announced then screen reader user will not be able to identify the state of link.	https://app.screencast.com/yVzQcGBGlCeS5	Visit this link for the code: https://www.w3.org/WAI/GL/wiki/Using_the_WAI-ARIA_aria-expanded_state_to_mark_expandable_and_collapsible_regions
MAY_42	City Government	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Role of accordion is incorrectly defined as menu sub menu.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate to accordion using arrow keys and verify	Role of accordion is incorrectly defined as menu sub menu.	Role of accordion should be defined as button. Instances: 1. Rental / Apartment 2. How Do I 3. Connect Maywood	Without proper role screen reader user will not be able to understand the purpose and functionality of element.	https://app.screencast.com/i7KcdRlUhl7HS	Provide proper aria role to the accordion. Visit this link for code: https://www.w3.org/TR/wai-aria-practices-1.1/examples/accordion/accordion.html
MAY_43	City Government	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Incorrect role is defined to city history, frequently asked questions, mission statement.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate to city history, frequently asked questions, mission statement using arrow keys and verify	Incorrect role is defined to city history, frequently asked questions, mission statement. Role is unnecessarily defined as menu sub menu instead of link.	Role of city history, frequently asked questions, mission statement should be defined as link. Instances: 1. City Manager 2. General Plan 3. Elections 4. Transportation 5. Parking Permit 6. Housing Division 7. Rental / Apartment 8. Connect Maywood 9. Contact Us	If incorrect role will be defined then screen reader user will not be able to understand the correct purpose and functionality of element.	https://app.screencast.com/cGEn6y5GsfYvqI	Provide proper link role to the element.
MAY_49	Parking Permit	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Incorrect role is defined to carousel controls.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to carousel controls using arrow keys and verify	Incorrect role is defined to carousel controls. Role is unnecessarily defined as link instead of button.	Role of carousel controls should be defined as button.	If incorrect role will be defined then screen reader user will not be able to understand the correct purpose and functionality of element.	https://app.screencast.com/ORBuNTybgoVQI	Provide correct aria role to the element. aria role should be defined as button. https://developer.mozilla.org/en-US/docs/Web/Accessibility/ARIA/Roles/button_role
MAY_51	Parking Permit	Screen Reader	Medium	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Sufficient name is not provided to carousel controls.	1. Launch the URL: https://www.cityofmaywood.com/228/Overnight-Parking-Permit 2. Navigate to carousel controls using arrow keys and verify	Sufficient name is not provided to carousel controls. Screen reader is reading it as next/ previous.	Sufficient name should be provided to carousel controls. Screen reader should read it as button next slide, button previous slide.	If name will not be defined then screen reader user will not be able to understand the purpose of button.	https://app.screencast.com/xVNF2cTmO8P7P	Provide proper aria label to the buttons. http://www.w3.org/TR/WCAG20-TECHS/ARIA6.html
MAY_53	Housing Division	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Selected state of currently active button is not defined.	1. Launch the URL: https://www.cityofmaywood.com/239/Housing-Division 2. Navigate to carousel pagination bullets button using arrow keys and verify	Screen reader does not announce the selected state of currently active button.	Screen reader should announce the selected state of currently active button.	Without the selected state, screen reader users would not be able to identify the currently active button.	https://app.screencast.com/faoaCKwoeTkkF	Visit this link for the code: https://www.w3.org/WAI/PF/aria/states_and_properties#aria-selected
MAY_55	How Do I	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Incorrect role is defined to 'Apply for Employment Opportunities, Apply for a Parking Permit' etc elements.	1. Launch the URL: https://www.cityofmaywood.com/9/How-Do-I 2. Navigate to 'Apply for Employment Opportunities, Apply for a Parking Permit' etc elements using arrow keys and verify	Incorrect role is defined to 'Apply for Employment Opportunities, Apply for a Parking Permit' etc elements. Role is unnecessarily defined as menu sub menu instead of link.	Role of 'Apply for Employment Opportunities, Apply for a Parking Permit' etc elements should be defined as link.	If incorrect role will be defined then screen reader user will not be able to understand the correct purpose and functionality of element.	https://app.screencast.com/UGuQ2tB9dGaS4	Provide proper link role to the element.

Bug_Id	Page Name/ URL	Barrier Test	Severity	WCAG Guideline	Users Affected	Environment	Summary	Steps to Reproduce	Actual Result	Expected Result	User Impact	Screencast	Dev Recommendation
MAY_58	Home	Screen Reader	High	4.1.2 Name, Role, Value	Visually Impaired	iOS/ Safari/ VoiceOver	Role of hamburger menu is not defined.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to hamburger menu using arrow keys and verify	Role of hamburger menu is not defined.	Role of hamburger menu should be defined.	Without proper role screen reader user will not be able to understand the purpose and functionality of element.	https://app.screencast.com/9rXMJbgA2uiPK	Provide proper role to the element.
MAY_33	Home	Screen Reader	High	4.1.3 Status Messages	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	After hitting enter on next month/ previous month icons screen reader does not automatically notifies the user about the change in month.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to next/ previous icons hit enter and verify	After hitting enter on next month/ previous month icons screen reader does not automatically notifies the user about the change in month.	After hitting enter on next month/ previous month icons screen reader should automatically notify the user about the change in month.	If screen reader will not notify the user then screen reader user will not be able to identify whether change has occurred or not.	https://app.screencast.com/xcoKIE2OEeeAY	Provide aria-live=""assertive"" and role=""alert"" to the the changes that are made after hitting enter on sort button Visit this link for the code: https://www.w3.org/TR/2016/NOTE-WCAG20-TECHS-20161007/ARIA19
MAY_20	Home	Keyboard	High	2.1.1 Keyboard	Visually Impaired	Win 10/ Chrome	21, 27' dates are not accessible through tab key.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to '21, 27' using tab key and verify	21, 27' dates are not accessible through tab key.	21, 27' dates should be accessible through tab key.	If dates will not be accessible then keyboard user will not be able to access it.	https://app.screencast.com/v6qZgwFOX8vhu	Provide proper tab indexing so that focus moves to dates.
MAY_25	Home	Screen Reader	High	2.1.1 Keyboard	Visually Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Sublinks present inside 'City Government, City Services' etc navigation elements are not accessible through tab/ arrow keys.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to 'City Government, City Services' etc navigation elements hit enter and verify	Sublinks present inside 'City Government, City Services' etc navigation elements are not accessible through tab/ arrow keys. When user hits enter on 'City Government, City Services' etc navigation elements then instead of expanding the link, it redirects to new page.	Sublinks present inside 'City Government, City Services' etc navigation elements should be accessible through tab/ arrow keys. When user hits enter on 'City Government, City Services' etc navigation elements then it should expand.	If sub links will not be accessible then screen reader and keyboard user will not be able to access those links.	https://app.screencast.com/X3SRQgYRYLObW	Expandable/ collapsible role should be defined for the navigation links Visit link for code: https://www.w3.org/WAI/GL/wiki/Using_the_WAI-ARIA_aria-expanded_state_to_mark_expandable_and_collapsible_regions
MAY_30	Home	Screen Reader	High	2.4.1 Bypass Blocks	Motor Impaired	Win 10/ Chrome/ JAWS Win 10/ Edge/ JAWS iOS/ Safari/ VoiceOver Mac/ Safari/ VoiceOver	Skip link is not provided on the page to skip facebook posts section.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate to facebook posts section and verify using screen reader	Skip link is not provided on the page to skip facebook posts section.	Skip link should be provided on the page to skip facebook posts section.	If skip link will not be provided then user will have to put extra effort in navigating forward on the page.	https://app.screencast.com/7kt5SYNafq9F9 https://app.screencast.com/QoGG5rST3V2qs	Add Skip link for facebook posts section.
MAY_18	Home	Keyboard	High	2.4.3 Focus Order	Motor Impaired	Win 10/ Chrome	Focus order does not match with the presentation order.	1. Launch the URL: https://www.cityofmaywood.com/ 2. Navigate on the page using tab key and verify	Focus order does not match with the presentation order of page. While navigating through tab key, first focus moves to search edit field and search button and after that focus moves to navigation links.	Focus order should match with the presentation order of the page ie. from left to right and from top to bottom. Focus should first move to navigation links and then focus should move to search edit field.	If focus order will be incorrect then keyboard user will not be able to perceive the content in a logical manner.	https://app.screencast.com/h6NLfQRU8AVRe	Provide proper tab indexing so that focus moves in a logical manner. https://webaim.org/techniques/keyboard/tabindex#:~:text=The%20tabindex%20attribute%20of%201,form%20controls)%20within%20a%20page.&text=Instead%20of%20using%20tabindex%20%2C%20simply,to%20adjust%20the%20visual%20presentation.
MAY_22	City Government	Keyboard	High	2.4.3 Focus Order	Motor Impaired	Win 10/ Chrome	Focus order does not match with the presentation order.	1. Launch the URL: https://www.cityofmaywood.com/27/City-Government 2. Navigate on the page using tab key and verify	Focus order does not match with the presentation order of page. While navigating through tab key, first focus moves to main content and after that focus moves to left navigation.	Focus order should match with the presentation order of the page ie. from left to right and from top to bottom. Focus should first move to left navigation links and then focus should move to main content. Instances: 1. City Manager 2. General Plan 3. Elections 4. Transportation 5. Parking Permit 6. Housing Division 7. How Do I 8. Rental / Apartment 9. Connect Maywood 10. Contact Us	If focus order will be incorrect then keyboard user will not be able to perceive the content in a logical manner.	https://app.screencast.com/ZlURCkocLgLTm	Provide proper tab indexing so that focus moves in a logical manner. https://webaim.org/techniques/keyboard/tabindex#:~:text=The%20tabindex%20attribute%20of%201,form%20controls)%20within%20a%20page.&text=Instead%20of%20using%20tabindex%20%2C%20simply,to%20adjust%20the%20visual%20presentation.

APPENDIX H:
ACCESSIBILITY SUMMARIES BY FACILITY

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility / Building	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**
Benito Juarez Park												
Benito Juarez Park	$4,882	3	$47,005	4	$16,275	2	$6,577	1			$74,739	10
Subtotal	**$4,882**	3	**$47,005**	4	**$16,275**	2	**$6,577**	1			**$74,739**	10
City Hall												
CITY HALL	$81,077	34	$18,686	19	$51,977	40	$32,571	5	$688	2	$184,998	100
EXTERIOR	$225,066	45	$851	2	$490	1	$1,470	2	$6,708	7	$234,585	57
PUBLIC WORKS ANNEX BUILDING	$175	1	$338	2					$1,497	2	$2,009	5
SHERIFF STATION	$165,764	24	$13,307	12	$29,084	23		1			$208,155	60
Subtotal	**$472,083**	104	**$33,181**	35	**$81,550**	64	**$34,041**	8	**$8,892**	11	**$629,747**	222
Maywood Boxing Club & Parking Lot												
EXTERIOR	$54,658	15	$96	1			$2,183	4			$56,937	20
INTERIOR	$3,469	4	$6,290	7	$53,035	18	$6,577	3			$69,370	32
Subtotal	**$58,127**	19	**$6,386**	8	**$53,035**	18	**$8,760**	7			**$126,307**	52
Maywood Cesar Chavez Library												
EXTERIOR	$5,458	3	$1,735	1							$7,193	4
INTERIOR	$8,331	7	$3,385	7	$81,494	12	$15,599	4			$108,808	30
Maywood Cesar Chavez Library			$971	1							$971	1
Subtotal	**$13,789**	10	**$6,090**	9	**$81,494**	12	**$15,599**	4			**$116,972**	35
Maywood Park & Recreation												

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
BASEBALL FIELD RESTROOM BUILDING			$7,368	1	$4,446	6					$11,814	7
EXTERIOR	$209,312	47	$2,207	4	$28,000	2	$11,941	3			$251,460	56
Maywood Park & Recreation					$4,788	1					$4,788	1
PRESCHOOL BUILDING	$525	1	$3,826	2	$22,808	6	$17,238	1			$44,396	10
RECREATION/DAYCARE BUILDING	$7,952	5	$43,037	26	$72,468	66	$11,342	6	$875	1	$135,674	104
SWIMMING POOL BUILDING	$2,562	1	$14,647	7	$14,500	13					$31,709	21
Subtotal	**$220,351**	54	**$71,085**	40	**$147,009**	94	**$40,521**	10	**$875**	1	**$479,841**	199
Pine Avenue Park												
Pine Avenue Park	$4,189	6					$490	1			$4,679	7
Subtotal	**$4,189**	6					**$490**	1			**$4,679**	7
Pixley Park												
Pixley Park	$34,986	6	$12,516	4	$535	2					$48,037	12
Subtotal	**$34,986**	6	**$12,516**	4	**$535**	2					**$48,037**	12
Public Works Yard												
EXTERIOR	$19,590	8									$19,590	8
INTERIOR	$4,176	5			$24,610	8	$1,750	1	$875	1	$31,411	15
Subtotal	**$23,766**	13			**$24,610**	8	**$1,750**	1	**$875**	1	**$51,001**	23
Riverfront Park & Parking Lot												
EXTERIOR	$188,855	44	$47,581	4	$33,341	7	$980	2			$270,756	57
RESTROOMS					$16,900	23					$16,900	23

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Subtotal	**$188,855**	44	**$47,581**	4	**$50,241**	30	**$980**	2			**$287,656**	80
Grand Total	**$1,021,026**	259	**$223,844**	104	**$454,749**	230	**$108,717**	34	**$10,642**	13	**$1,818,979**	640

APPENDIX I:
BARRIERS BY TRANSITION PHASE

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
487919	City Hall	1st Level Customer Service Lobby	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
481306	City Hall	2nd Level North Entrance	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481308	City Hall	2nd Level North Entrance	Building Entrance - Door	1	The accessible door has less than 80" head clearance (excluding closer).	$4,550
481310	City Hall	2nd Level Kitchen Corridor	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
481311	City Hall	2nd Level Kitchen Corridor	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
481312	City Hall	2nd Level City Council Kitchen	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$2,051
481317	City Hall	2nd Level City Council Conference Room	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481323	City Hall	2nd Level City Council Chambers	Ramp	1	A ramp is required but not provided.	$11,585
481324	City Hall	2nd Level City Council Chambers	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$5,096
481349	City Hall	2nd Level City Council Chambers	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481351	City Hall	2nd Level City Council Chambers	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
481352	City Hall	Interior Stair	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	$19,968
481354	City Hall	1st Level Entrance Lobby	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	$875
481356	City Hall	South Main Entrance	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481357	City Hall	South Main Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481358	City Hall	1st Level Entrance Lobby	Door	1	The door has less than 32" clear width.	$4,550
481359	City Hall	1st Level Entrance Lobby	Door	1	The threshold at the accessible door is greater than ½" in height.	$314
481362	City Hall	1st Level Customer Service Lobby	Floor Surface	1	The carpet in the common area has an unstable pad or backing.	$105
481364	City Hall	1st Level Customer Service Lobby	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481365	City Hall	1st Level Customer Service Lobby	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481367	City Hall	1st Level Customer Service Lobby	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481369	City Hall	1st Level Employee Cubicle Area	Interior Access Route	1	Clear widths are less than 36" minimum, including protruding objects.	$175
481370	City Hall	1st Level Employee Cubicle Area	Door	1	The door has less than 32" clear width.	$4,550
481372	City Hall	East Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481374	City Hall	1st Level Employee Area	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$3,822
481375	City Hall	1st Level Finance Offices	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481376	City Hall	1st Level Customer Service Lobby	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481393	City Hall	1st Level Finance Offices	Interior Access Route	1	Clear widths are less than 36" minimum, including protruding objects.	$175
481394	City Hall	1st Level Finance Offices	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481395	City Hall	East Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481397	City Hall	1st Level Employee Kitchen Exterior Door	Building Entrance-Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	$641
481304	City Hall	North Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481440	City Hall	North Entrance	Building Entrance - Door	1	The accessible door has less than 32" clear width.	$4,340
481441	City Hall	North Entrance	Building Entrance-Door	1	The threshold at the accessible door is greater than ½" in height.	$314
481218	Maywood Cesar Chavez Library	Staff Entrance Door	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
481220	Maywood Cesar Chavez Library	Walkway from E Slauson Avenue to Library Entrance	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	$2,957
481221	Maywood Cesar Chavez Library	Library Entrance	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188
481410	City Hall	South Entrances	Building Entrance - Door	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$246
481412	City Hall	Walkway to Sheriff Station South Main Entrance	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$1,041
481445	City Hall	North Entrance from Floor 2	Building Entrance - Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481415	City Hall	Sheriff Station South Main Entrance	Building Entrance-Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	$3,063
481416	City Hall	Sheriff Station South Main Entrance	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
481417	City Hall	Entry Door #2	Building Entrance - Door	1	The accessible door has less than 32" clear width.	$4,340
481421	City Hall	Walkway from Accessible Parking Spaces	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$8,742
481422	City Hall	Walkway from Accessible Parking Spaces	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route is less than 48" wide.	$8,742
481423	City Hall	Stair ST-1	Exterior Accessible Route	1	CALIFORNIA: The accessible route does not have 80" vertical clearance.	$7,000
481426	City Hall	Stair ST-1	Stairs	1	Stairs have open risers.	$27,930
481427	City Hall	Stair ST-1	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$1,170
481428	City Hall	Walkway from Northwest Entrance Gate to Elevator	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$5,600
481432	City Hall	Northwest Entrance Gate	Gate	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481433	City Hall	East Entrance Gate	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481434	City Hall	East Entrance Gate	Gate	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481435	City Hall	Walkway from East Entrance Gate to East Entrance	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	$8,326
481436	City Hall	East Entrance	Building Entrance-Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	$3,063
481438	City Hall	Stair ST-2	Stairs	1	Stairs have open risers.	$24,990
481439	City Hall	Stair ST-2	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	$11,410
481293	City Hall	Accessible Parking Space P1-A	Parking Space-Car	1	CALIFORNIA: The car parking stall markings are not compliant.	$735
481294	City Hall	Accessible Parking Space P1-A	Parking Space-Car	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481297	City Hall	Access Aisle serving P1-A and P1-B	Parking Space-Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
481298	City Hall	Access Aisle serving P1-C and P1-D	Parking Space-Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
481299	City Hall	Accessible Parking Space P1-C	Parking Space - Car	1	Compliant signage is not provided at the standard accessible space.	$490
481300	City Hall	Accessible Parking Space P1-D	Parking Space-Van	1	CALIFORNIA: Signage is not provided at the van accessible space, or the existing signage is not compliant.	$490
481303	City Hall	Electric Charging Station	Parking Space-General	1	CALIFORNIA: The number of accessible electric vehicle charging station stalls is not compliant.	$735
481403	City Hall	Walkway to East Entrance Gate	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$1,110
481404	City Hall	East Entrance Gate	Door	1	CALIFORNIA: Maneuvering clearance at the exterior side of the pull door with frontal approach is not level and clear.	$2,188
481406	City Hall	South Main Entrance	Building Entrance-Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	$3,063
481407	City Hall	South Main Entrance	Building Entrance-Door	1	An accessible entrance is not provided.	$4,340

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
487853	City Hall	Stair ST-2	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$1,047
487854	City Hall	Stair ST-2	Guards	1	CALIFORNIA: Guards are not compliant or are not provided where required.	$5,705
487855	City Hall	Stair ST-2	Exterior Accessible Route	1	CALIFORNIA: The accessible route does not have 80" vertical clearance.	$7,000
487841	City Hall	South Entrances	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	$3,423
487847	City Hall	Stair ST-1	Guards	1	CALIFORNIA: Guards are not compliant or are not provided where required.	$5,705
487831	City Hall	Accessible Parking Space P1-B	Parking Space-Van	1	CALIFORNIA: The van parking stall markings are not compliant.	$735
487832	City Hall	Accessible Parking Space P1-C	Parking Space-Car	1	CALIFORNIA: The car parking stall markings are not compliant.	$2,940
487833	City Hall	Accessible Parking Space P1-D	Parking Space-Van	1	CALIFORNIA: The van parking stall markings are not compliant.	$735
487834	City Hall	Access Aisle serving P1-A and P1-B	Parking Space-Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
487835	City Hall	Access Aisle serving P1-C and P1-D	Parking Space-Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
487755	City Hall	Accessible Parking Space P1-A	Parking Space - Car	1	Compliant signage is not provided at the standard accessible space.	$980
487756	City Hall	Accessible Parking Space P1-B	Parking Space-Van	1	CALIFORNIA: Signage is not provided at the van accessible space, or the existing signage is not compliant.	$490
487750	City Hall	Accessible Parking Space P1-B	Parking Space-Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	$11,025
487751	City Hall	Accessible Parking Space P1-C	Parking Space-Car	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
487752	City Hall	Accessible Parking Space P1-D	Parking Space-Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	$11,025

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481883	Maywood Park & Recreation	South Elevation Exit Door 1 Gym	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	$3,469
481884	Maywood Park & Recreation	South Elevation Exit Door 1 Gym	Exterior Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	$630
481886	Maywood Park & Recreation	South Elevation Exit Door 2 Gym	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	$4,337
481887	Maywood Park & Recreation	South Elevation Exit Door 2 Gym	Exterior Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	$630
481888	Maywood Park & Recreation	Baseball Field Restrooms	Exterior Accessible Route	1	In areas along the route there are level changes of 1/2" or greater that are not ramped.	$350
481889	Maywood Park & Recreation	North Elevation Exit Door 3 Gym	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
481891	Maywood Park & Recreation	Walkway at Playground	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$5,551
481893	Maywood Park & Recreation	Center Courtyard	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	$1,274
481894	Maywood Park & Recreation	Center Courtyard	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$867
481895	Maywood Park & Recreation	East Elevation Exit Door 3 Auditorium	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481896	Maywood Park & Recreation	Pool Main Entrance from Courtyard	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188
481897	Maywood Park & Recreation	Preschool Building	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188
481898	Maywood Park & Recreation	Walkway to Preschool Area	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$3,469
481899	Maywood Park & Recreation	Walkway at Rear of Playground	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$867
481900	Maywood Park & Recreation	Walkway to Preschool Area	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$867
481901	Maywood Park & Recreation	West Elevation Walkway	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$17,346
481902	Maywood Park & Recreation	Day Care Center Entrance West Elevation	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188
481904	Maywood Park & Recreation	Day Care Center Entrance West Elevation	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$1,110
481905	Maywood Park & Recreation	Main Entrance West Elevation	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	$1,274
481906	Maywood Park & Recreation	Auditorium Exit Double Doors West Elevation	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481907	Maywood Park & Recreation	Auditorium Exit Single Exit Door West Elevation	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the door is not level and clear.	$2,188
481914	Maywood Park & Recreation	Preschool Building	Building Entrance-Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
481917	Maywood Park & Recreation	Baseball Field	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has an unstable surface.	$9,408
481600	Maywood Park & Recreation	Accessible Parking P1-B	Parking Space-Car	1	CALIFORNIA: Signage is not provided at the standard accessible space, or the existing signage is not compliant.	$490
481601	Maywood Park & Recreation	Parking Lot P1 and P2	Parking Space - Car	1	CALIFORNIA: Signage is not provided at the standard accessible space, or the existing signage is not compliant.	$4,410
481603	Maywood Park & Recreation	Accessible Parking Space P1-B	Parking Space-Car	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481604	Maywood Park & Recreation	Access Aisle serving P1-A and P1-B	Parking Space-Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
481605	Maywood Park & Recreation	Accessible Parking Space P1-A	Parking Space-Van	1	CALIFORNIA: The van parking stall is less than 108" wide.	$735
481606	Maywood Park & Recreation	Access Aisle serving P1-A and P1-B	Parking Space-Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
481608	Maywood Park & Recreation	Curb Ramp CR-1	Curb Ramp	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
481609	Maywood Park & Recreation	Curb Ramp CR-2	Curb Ramp	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
481610	Maywood Park & Recreation	Van Accessible Parking P1-C	Parking Space - Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	$11,025
481611	Maywood Park & Recreation	Access Aisle serving P1-C and P1-D	Parking Space - Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
481612	Maywood Park & Recreation	Accessible Parking Space P1-D	Parking Space - Van	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481613	Maywood Park & Recreation	Curb Ramp CR-3	Curb Ramp	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
481614	Maywood Park & Recreation	Accessible Parking Space P1-E	Parking Space - Van	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481615	Maywood Park & Recreation	Access Aisle serving P1-E & P1-F	Parking Space - Van	1	CALIFORNIA: The car parking aisle slope is greater than 1:48 (2.08%).	$8,750
481616	Maywood Park & Recreation	Accessible Parking Space P1-F	Parking Space - Van	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481617	Maywood Park & Recreation	Accessible Parking Space P1-G	Parking Space - Van	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481618	Maywood Park & Recreation	Access Aisle serving P1-G and P1-H	Parking Space - Van	1	CALIFORNIA: The car parking aisle slope is greater than 1:48 (2.08%).	$8,750
481619	Maywood Park & Recreation	Accessible Parking Space P1-H	Parking Space - Van	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
481620	Maywood Park & Recreation	Van Accessible Parking Space P1-I	Parking Space-Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
481621	Maywood Park & Recreation	Curb Ramp CR-4	Curb Ramp	1	CALIFORNIA: The parallel curb ramp is not compliant, or is required but not provided.	$3,063
481622	Maywood Park & Recreation	Curb Ramp CR-4	Curb Ramp	1	CALIFORNIA: The parallel curb ramp does not have a compliant detectable warning on the landing at the bottom of the curb ramp.	$1,176
481623	Maywood Park & Recreation	Curb Ramp CR-5	Curb Ramp	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
481624	Maywood Park & Recreation	Curb Ramp CR-6	Curb Ramp	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
481625	Maywood Park & Recreation	Accessible Parking Spaces P1-C through P1-I	Parking Space - General	1	CALIFORNIA: The parking stall is less than the required minimum length of 216" (18').	$4,410
481197	Maywood Cesar Chavez Library	Library Aisles	Interior Access Route	1	CALIFORNIA: The width of the aisle is not compliant.	$1,225
481206	Maywood Cesar Chavez Library	Break Room	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481210	Maywood Cesar Chavez Library	Staff Entrance Door	Building Entrance - Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481211	Maywood Cesar Chavez Library	Staff Entrance Door	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481183	Maywood Cesar Chavez Library	Library Entrance	Building Entrance - Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481186	Maywood Cesar Chavez Library	Circulation Path	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
481187	Maywood Cesar Chavez Library	Drinking Fountain	Floor Surface	1	The carpet in the common area has an unstable pad or backing.	$175
481967	Maywood Park & Recreation	Preschool Building	Building Entrance - Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$525
481305	City Hall	Public Works Entrance	Building Entrance - Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$175
481921	Maywood Park & Recreation	Main Entrance East Elevation	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$1,281
481923	Maywood Park & Recreation	Main Entrance East Elevation	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481932	Maywood Park & Recreation	West Elevation Single Auditorium Exit Door	Building Entrance - Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481937	Maywood Park & Recreation	Main Entrance West Elevation	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$1,281

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481964	Maywood Park & Recreation	Daycare Center Exterior Doors	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	$2,562
488873	City Hall	1st Level Sheriff Report Writing Room	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
488876	City Hall	2nd Level Gym	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$175
488877	City Hall	2nd Level Men's Locker Room	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	$175
481230	City Hall	Sheriff Station South Main Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481232	City Hall	1st Level Main Lobby	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
481234	City Hall	1st Level Main Lobby	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
481238	City Hall	1st Level Employee Area	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	$350
481239	City Hall	1st Level Employee Area	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$1,281
481240	City Hall	1st Level Employee Area	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
481256	City Hall	1st Level Briefing Room	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481258	City Hall	1st Level Briefing Room	Interior Access Route	1	The interior accessible route has non-compliant slopes.	$5,969
481259	City Hall	1st Level Armory North Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481260	City Hall	1st Level Armory North Entrance	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481264	City Hall	Interior Stair	Stairs	1	CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$123
481265	City Hall	Interior Stair	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	$571
481266	City Hall	2nd Level Sheriff's Station	Elevator	1	The building does not have elevator access between stories.	$140,000
481276	City Hall	2nd Level Women's Locker Room	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481277	City Hall	2nd Level Women's Locker Room	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
481278	City Hall	2nd Level Women's Locker Room	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481282	City Hall	2nd Level Gym	Exercise Equipment	1	Clear floor space is not provided at the transfer point to the exercise equipment.	$0
481285	City Hall	2nd Level Gym	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$1,282
481287	City Hall	1st Level Sheriff Report Writing Room	Door	1	The door has less than 32" clear width.	$4,550
481288	City Hall	1st Level Sheriff Report Writing Room	Door	1	The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.	$0
481289	City Hall	1st Level Sheriff Report Writing Room	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481940	Maywood Park & Recreation	Pool Building Exterior Doors	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$2,562
481892	Maywood Park & Recreation	Concession Window	Service Counter	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	$7,368
487920	City Hall	1st Level Customer Service Lobby	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	$4,550

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481307	City Hall	2nd Level North Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481313	City Hall	2nd Level Kitchen Corridor	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	$163
481314	City Hall	2nd Level City Council Kitchen	Sink	2	The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.	$1,260
481315	City Hall	2nd Level City Council Kitchen	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	$700
481318	City Hall	2nd Level City Council Conference Room	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481319	City Hall	2nd Level City Council Conference Room	Interior Access Route	2	The assistive listening device is not compliant or is not provided.	$438
481321	City Hall	2nd Level City Council Chambers	Interior Access Route	2	The assistive listening device is not compliant or is not provided.	$438
481325	City Hall	2nd Level City Council Chambers	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	$1,400
481355	City Hall	South Main Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481361	City Hall	1st Level Customer Service Lobby	Accessible Route	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	$3,158
481363	City Hall	1st Level Customer Service Lobby	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481371	City Hall	East Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481396	City Hall	East Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481399	City Hall	1st Level Kitchen	Sink	2	The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.	$1,260
481400	City Hall	1st Level Kitchen	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$0
481442	City Hall	North Entrance	Building Entrance - Door	2	The bottom of the entry door vision light is higher than 43".	$4,550
481409	City Hall	South Main Entrance	Building Entrance - Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96
481446	City Hall	North Entrance from Floor 2	Building Entrance - Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96
481223	Maywood Cesar Chavez Library	Walkway from E Slauson Avenue to Library Entrance	Exterior Accessible Route	2	Clear ground space is not provided at the operable part.	$1,735
481425	City Hall	Stair ST-1	Stairs	2	CALIFORNIA: The stair handrail extensions are not compliant.	$571
481402	City Hall	East Entrance Gate	Door	2	The gate does not have a smooth surface within 10" of the ground.	$280
481903	Maywood Park & Recreation	Day Care Center Entrance West Elevation	Building Entrance - Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96
481908	Maywood Park & Recreation	Main Entrance East Elevation	Building Entrance - Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481913	Maywood Park & Recreation	Preschool Building	Gate	2	The gate does not have a smooth surface within 10" of the ground.	$280
481918	Maywood Park & Recreation	Baseball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	$1,735
481204	Maywood Cesar Chavez Library	Break Room	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	$1,260
481205	Maywood Cesar Chavez Library	Break Room	Dining And Work Surface	2	CALIFORNIA: The dining or work surface is not compliant.	$1,390
481207	Maywood Cesar Chavez Library	Break Room	Door	2	The surface of the swinging door within 10 inches of the finish floor or ground for the full width of the door on the push side is not smooth.	$350
481209	Maywood Cesar Chavez Library	Staff Entrance Door	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481181	Maywood Cesar Chavez Library	Library Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481184	Maywood Cesar Chavez Library	Rear Exit Door	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481222	Maywood Cesar Chavez Library	Library Entrance	Signage	2	The provided signage does not have character contrast.	$96
486176	Maywood Cesar Chavez Library	Break Room	Sink	2	The accessible sink does not have push/lever hardware.	$971
481968	Maywood Park & Recreation	Preschool Building	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$350
481969	Maywood Park & Recreation	Preschool Building	Sink	2	Sinks do not have knee and/or toe clearance.	$3,476
487858	City Hall	Office	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$175

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
487859	City Hall	Public Works Entrance	Door	2	CALIFORNIA: The surface of the swinging door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	$163
481941	Maywood Park & Recreation	Auditorium	Interior Access Route	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	$10,526
481942	Maywood Park & Recreation	Main Lobby	Interior Access Route	2	The interior accessible route has less than 36" clear width.	$175
481943	Maywood Park & Recreation	Office Area	Door	2	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
481944	Maywood Park & Recreation	Office Area	Door	2	The pull side of the accessible door does not have the required maneuvering clearances.	$175
481946	Maywood Park & Recreation	Basketball Courts	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$289
481947	Maywood Park & Recreation	Basketball Courts	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$193
481948	Maywood Park & Recreation	Basketball Courts	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	$96
481950	Maywood Park & Recreation	2nd Level Strength Training Room	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481954	Maywood Park & Recreation	2nd Level Dance Room	Stairs	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$578
481955	Maywood Park & Recreation	2nd Level Elevator Lobby	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$875
481956	Maywood Park & Recreation	1st Level Gym Main Lobby	Stairs	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$578
481958	Maywood Park & Recreation	Computer Lab	Door	2	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481959	Maywood Park & Recreation	Computer Lab	Door	2	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
481922	Maywood Park & Recreation	Main Lobby	Protruding Object	2	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
481924	Maywood Park & Recreation	Main Entrance East Elevation	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$193
481925	Maywood Park & Recreation	Main Lobby	Protruding Object	2	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
481926	Maywood Park & Recreation	Main Lobby	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$875
481927	Maywood Park & Recreation	Auditorium	Interior Access Route	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	$10,526
481928	Maywood Park & Recreation	Auditorium	Ramp	2	CALIFORNIA: The ramp railings are not compliant.	$6,846
481930	Maywood Park & Recreation	West Elevation Double Doors Stage Accessible Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$193
481931	Maywood Park & Recreation	Auditorium	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$289
481933	Maywood Park & Recreation	Auditorium	Door	2	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$1,924
481934	Maywood Park & Recreation	Auditorium	Door	2	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$1,922

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481935	Maywood Park & Recreation	Main Entrance West Elevation	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481965	Maywood Park & Recreation	Daycare Center Exterior Doors	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$193
481966	Maywood Park & Recreation	Daycare Center Exterior Doors	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$385
481414	City Hall	Sheriff Station South Main Entrance	Building Entrance - Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96
481229	City Hall	1st Level Main Lobby	Interior Access Route	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	$4,211
481233	City Hall	1st Level Main Lobby	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	$4,550
481235	City Hall	1st Level Main Lobby	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481236	City Hall	Sheriff Station South Main Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481237	City Hall	1st Level Employee Area	Sink	2	The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.	$1,260
481249	City Hall	1st Level Unisex Restroom 1	Protruding Object	2	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	$163
481257	City Hall	1st Level Briefing Room	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481261	City Hall	1st Level Armory North Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
481262	City Hall	1st Level Armory North Entrance	Building Entrance - Door	2	The surface of the door within 10 inches of the finish floor or ground for the full width of the door on the push side is not smooth.	$700
481284	City Hall	Throughout Building	Door	2	CALIFORNIA: The surface of the swinging door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	$1,750
481286	City Hall	2nd Level Gym	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$193
481919	Maywood Park & Recreation	Swimming Pool	Pool Lift	2	The pool lift does not have footrests, and/or the footrests do not move with the seat. AND/OR If provided, the armrest positioned opposite the water is not moveable, and does not fold clear of the seat when the seat is in the raised (load) position.	$3,985
481920	Maywood Park & Recreation	Swimming Pool	Pool Lift	2	The pool lift is not capable of unassisted operation from both the deck and water levels, and/or the control are obstructed when the lift is in use, and/or the controls do not comply with 309.4.	$3,985
481939	Maywood Park & Recreation	Pool Building Exterior Doors	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$289
481960	Maywood Park & Recreation	Pool Employee Area	Sink	2	Sinks do not have knee and/or toe clearance.	$3,476
481961	Maywood Park & Recreation	Pool Employee Area	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$350
481962	Maywood Park & Recreation	Pool Employee Area	Door	2	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$1,282
481963	Maywood Park & Recreation	Pool Employee Area	Door	2	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$1,281

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
486858	Maywood Park & Recreation	Baseball Field Women's Restroom RR-2	Restroom/Bathroom-Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	$193
486859	Maywood Park & Recreation	Baseball Field Men's Restroom RR-1	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
482054	Maywood Park & Recreation	Baseball Field Women's Restroom RR-2	Controls And Dispensers	3	CALIFORNIA: The baby changing table is not compliant.	$1,390
482055	Maywood Park & Recreation	Baseball Field Men's Restroom RR-1	Controls And Dispensers	3	CALIFORNIA: The baby changing table is not compliant.	$1,390
482056	Maywood Park & Recreation	Baseball Field Men's Restroom RR-1	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
482057	Maywood Park & Recreation	Baseball Field Women's Restroom RR-2	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
487921	City Hall	1st Level Men's Restroom RR-4	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
488720	City Hall	1st Level Women's Restroom RR-3	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
488721	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$1,925
481320	City Hall	2nd Level City Council Conference Room	Interior Access Route	3	Assistive listening signage is not compliant or is not provided.	$97
481322	City Hall	2nd Level City Council Chambers	Interior Access Route	3	Assistive listening signage is not compliant or is not provided.	$97
481326	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481327	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481328	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481329	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
481330	City Hall	2nd Level Women's Restroom RR-1	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
481331	City Hall	2nd Level Women's Restroom RR-1	Bench	3	CALIFORNIA - The bench is not compliant in the locker room or dressing room.	$788
481332	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	$4,813
481333	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
481334	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
481336	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom - Toilet Stall	3	The coat hook is not within an allowable reach range.	$201
481338	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481339	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481340	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
481341	City Hall	2nd Level Men's Restroom RR-2	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481342	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The wheelchair stall with out-swinging door does not have the required dimensions.	$1,925
481343	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	$622
481344	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Toilet Stall	3	The coat hook is not within an allowable reach range.	$201
481345	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom - Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	$1,925
481347	City Hall	2nd Level Men's Restroom RR-2	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
481348	City Hall	2nd Level Women's Restroom RR-1	Restroom/Bathroom-Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	$193
481377	City Hall	1st Level Men's Restroom RR-4	Restroom/Bathroom - Water Closet	3	The entire restroom is not compliant due to limited room dimensions.	$21,000
481378	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The wheelchair stall with out-swinging door does not have the required dimensions.	$1,925
481379	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom - Toilet Stall	3	The coat hook is not within an allowable reach range.	$201
481381	City Hall	1st Level Women's Restroom RR-3	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481382	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481383	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481384	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	$193
481385	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.	$5,250
481386	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	$548
481387	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom - Water Closet	3	The side grab bar at the water closet is not compliant.	$622
481388	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
481389	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$175
481390	City Hall	1st Level Women's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$1,925
481391	City Hall	1st Level Men's Restroom RR-4	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481392	City Hall	1st Level Men's Restroom RR-4	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481444	City Hall	Elevator	Elevator	3	CALIFORNIA: A tactile, raised star minimum 2" high is not provided to the left of the floor designation on both jambs at the main elevator entry level OR existing stars are not compliant.	$490
481911	Maywood Park & Recreation	Preschool Building Drinking Fountain DF-6	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$14,000
481915	Maywood Park & Recreation	Baseball Field Restrooms Drinking Fountain DF-1	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$14,000
481192	Maywood Cesar Chavez Library	Public Unisex Restroom RR-1	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481195	Maywood Cesar Chavez Library	Public Unisex Restroom RR-1	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	$1,967
481196	Maywood Cesar Chavez Library	Public Unisex Restroom RR-2	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	$1,967
481198	Maywood Cesar Chavez Library	Employee Unisex Restroom RR-3	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	$21,000
481200	Maywood Cesar Chavez Library	Employee Unisex Restroom RR-3	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	$1,967
481201	Maywood Cesar Chavez Library	Employee Unisex Restroom RR-3	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481202	Maywood Cesar Chavez Library	Employee Unisex Restroom RR-3	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481203	Maywood Cesar Chavez Library	Employee Unisex Restroom RR-3	Restroom/Bathroom-Door	3	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481182	Maywood Cesar Chavez Library	Drinking Fountain	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$9,518
481188	Maywood Cesar Chavez Library	Public Unisex Restroom RR-1	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	$21,000

PHASE ONE BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
481189	Maywood Cesar Chavez Library	Public Unisex Restroom RR-2	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	$21,000
481190	Maywood Cesar Chavez Library	Public Unisex Restroom RR-2	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
488928	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	$4,788
482046	Maywood Park & Recreation	Preschool Children's Restroom RR-14	Restroom/Bathroom - Water Closet	3	The entire restroom is not compliant due to limited room dimensions.	$21,000
482047	Maywood Park & Recreation	Preschool Unisex Restroom RR-13	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
482048	Maywood Park & Recreation	Preschool Unisex Restroom RR-13	Restroom/Bathroom - Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	$548
482049	Maywood Park & Recreation	Preschool Unisex Restroom RR-13	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
482050	Maywood Park & Recreation	Preschool Unisex Restroom RR-13	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	$175
482051	Maywood Park & Recreation	Preschool Unisex Restroom RR-13	Restroom/Bathroom - Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	$621
486877	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
486881	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom	3	CALIFORNIA: The baby changing table is not compliant.	$1,390

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
486882	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom	3	CALIFORNIA: The baby changing table is not compliant.	$1,390
487856	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$1,925
487857	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
482038	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-11	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	$2,394
482039	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-11	Restroom/Bathroom - Water Closet	3	ADVISORY: The grab bars are not located per children's specifications in the wheelchair stall used primarily by children.	$0
482040	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-11	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
482041	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom - Water Closet	3	ADVISORY: The centerline of the water closet, in the restroom used primarily by children, does not meet children's specifications.	$0
482042	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom - Water Closet	3	ADVISORY: The grab bars are not located per children's specifications in the wheelchair stall used primarily by children.	$0
482043	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom - Lavatory	3	The lavatory faucet hardware is not compliant.	$971
482044	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom-Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$193

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
482045	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-11	Restroom/Bath room-Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$193
481945	Maywood Park & Recreation	Elevator E-1	Elevator	3	CALIFORNIA: A tactile, raised star minimum 2" high is not provided to the left of the floor designation on both jambs at the main elevator entry level OR existing stars are not compliant.	$490
481973	Maywood Park & Recreation	Men's & Women's Accessible Restrooms RR-3 & RR-4	Restroom/Bath room - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$193
481974	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	$2,394
481975	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
481976	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$1,925
481977	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room - Lavatory	3	Pipes are not insulated.	$114
481978	Maywood Park & Recreation	Women's Restroom RR-4	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$700
481979	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481980	Maywood Park & Recreation	Women's Restroom RR-4	Restroom/Bath room - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
481981	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bath room - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481982	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$641
481983	Maywood Park & Recreation	Men's Restroom RR-3	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$700
481984	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481985	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$3,850
481986	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
481987	Maywood Park & Recreation	Men's Restroom RR-3	Restroom/Bathroom - Urinal	3	The urinal dimensions are not compliant.	$1,637
481988	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
481989	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$193
481990	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$1,281
481991	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$1,925
481992	Maywood Park & Recreation	Men's Restroom RR-6	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481993	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481994	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom - Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	$1,260
481995	Maywood Park & Recreation	Men's Restroom RR-6	Restroom/Bathroom-Door	3	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481996	Maywood Park & Recreation	Women's Restroom RR-7	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
481998	Maywood Park & Recreation	Locker Room Men's Restroom RR-6	Locker and Dressing Rooms	3	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
481999	Maywood Park & Recreation	Locker Room Men's Restroom RR-6	Bench	3	CALIFORNIA - The bench is not compliant in the locker room or dressing room.	$788
482000	Maywood Park & Recreation	Locker Room Men's Restroom RR-6	Locker and Dressing Rooms	3	CALIFORNIA: The roll-in shower stall is not compliant.	$3,938
482001	Maywood Park & Recreation	Locker Room Men's Restroom RR-6	Locker and Dressing Rooms	3	The shower does not have sidewalls or grab bars.	$5,250
482003	Maywood Park & Recreation	Men's and Women's Restroom RR-7 and RR-8	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$193
482004	Maywood Park & Recreation	Men's and Women's Restroom RR-7 and RR-8	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$1,281
482005	Maywood Park & Recreation	Men's and Women's Restroom RR-7 and RR-8	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$1,281

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
482006	Maywood Park & Recreation	Women's Restroom RR-7	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
482007	Maywood Park & Recreation	Women's Restroom RR-7	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
482008	Maywood Park & Recreation	Men's Restroom RR-7	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
482009	Maywood Park & Recreation	Women's Restroom RR-7	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	$201
482010	Maywood Park & Recreation	Women's Restroom RR-8	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
482011	Maywood Park & Recreation	Women's Restroom RR-8	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
482012	Maywood Park & Recreation	Women's Restroom RR-8	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	$201
482013	Maywood Park & Recreation	Women's Restroom RR-8	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	$2,394
482015	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Locker and Dressing Rooms	3	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	$641
482016	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Bench	3	CALIFORNIA - The bench is not compliant in the locker room or dressing room.	$788
482017	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Locker and Dressing Rooms	3	CALIFORNIA - Locker room mirror is not properly installed.	$363

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
482018	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Locker and Dressing Rooms	3	The shower does not have sidewalls or grab bars.	$5,250
482019	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Locker and Dressing Rooms	3	CALIFORNIA: The roll-in shower stall is not compliant.	$3,938
482021	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	$3,850
482022	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$980
482023	Maywood Park & Recreation	Women's Restroom RR-5	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$700
482024	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom - Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	$1,260
482025	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom - Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	$621
482026	Maywood Park & Recreation	Women's Restroom RR-5	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall with a floor mounted water closet, in a multi-stall restroom, is less than 60" wide and 59" deep.	$2,394
482052	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-12	Restroom/Bathroom-Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$193
482053	Maywood Park & Recreation	Daycare Children's Unisex Restroom RR-11	Restroom/Bathroom-Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$193

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
488875	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$1,925
481241	City Hall	1st Level Unisex Restroom 1 and 2	Restroom/Bathroom	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$385
481242	City Hall	1st Level Unisex Restroom 1 and 2	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	$1,281
481244	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	$2,394
481245	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
481246	City Hall	1st Level Unisex Restroom 1	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
481247	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
481248	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom - Toilet Stall	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
481250	City Hall	1st Level Unisex Restroom 1	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481251	City Hall	1st Level Unisex Restroom 2	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	$2,394
481252	City Hall	1st Level Unisex Restroom 2	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
481253	City Hall	1st Level Unisex Restroom 2	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481254	City Hall	1st Level Unisex Restroom 2	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
481255	City Hall	1st Level Unisex Restroom 2	Restroom/Bathroom - Toilet Stall	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
481268	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$193
481269	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
481270	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
481271	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	$1,260
481272	City Hall	2nd Level Restroom/Shower	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$350
481273	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom - Shower	3	The roll-in shower stall is not compliant.	$8,313
481274	City Hall	2nd Level Restroom/Shower	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	$4,813
481275	City Hall	2nd Level Women's Locker Room	Bench	3	CALIFORNIA - The bench is not compliant in the locker room or dressing room.	$788
481283	City Hall	2nd Level Men's Locker Room	Bench	3	CALIFORNIA - The bench is not compliant in the locker room or dressing room.	$788
482027	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$228

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
482028	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
482029	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	$1,103
482030	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom-Roll-In Shower Stall	3	CALIFORNIA: The roll-in shower stall is not compliant.	$3,938
482031	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
482032	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$228
482033	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom - Urinal	3	The urinal dimensions are not compliant.	$1,637
482034	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	$1,103
482035	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
482036	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
482037	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$193

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
486761	Maywood Park & Recreation	Pool Locker Room Men's Restroom RR-10	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
486880	Maywood Park & Recreation	Pool Locker Room Women's Restroom RR-9	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
481337	City Hall	Throughout Building	Controls And Dispensers	4	CALIFORNIA: The location of electrical outlets are not compliant.	$17,500
481350	City Hall	Throughout Building	Exterior Accessible Route-Signage	4	Signage identifying the name of a permanent indoor or outdoor space does not have raised lettering and/or visual characters.	$966
481353	City Hall	2nd Level City Council Chambers	Signage	4	Directional signage indicating the accessible path of travel is not provided, where existing path of travels are both accessible and non-accessible.	$980
481366	City Hall	Throughout Building	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls are not compliant.	$13,125
481398	City Hall	Storage Room/ Holding Cells	Amenity Not Evaluated	4	The amenity cannot be accessed and, therefore, cannot be evaluated.	$0
481419	City Hall	Walkway from Accessible Parking Spaces	Exterior Accessible Route	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	$490
481292	City Hall	Parking Lot	Parking Space - Car	4	CALIFORNIA: The parking facility does not have facility entrance/ accessible parking signage indicating that accessible parking violators will be towed, or the existing signage is not compliant.	$980
481909	Maywood Park & Recreation	Pool Drinking Fountain DF-5	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	$4,384
481912	Maywood Park & Recreation	Preschool Building Drinking Fountain DF-6	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	$6,577
481607	Maywood Park & Recreation	Parking Lot P1 and P2	Parking Space - Car	4	CALIFORNIA: The parking facility does not have facility entrance/ accessible parking signage indicating that accessible parking violators will be towed, or the existing signage is not compliant.	$980

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481219	Maywood Cesar Chavez Library	Staff Entrance Door	Exterior Accessible Route-Signage	4	Signage identifying the name of a permanent indoor or outdoor space does not have raised lettering and/or visual characters.	$97
481199	Maywood Cesar Chavez Library	Throughout Building	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls are not compliant.	$8,750
481208	Maywood Cesar Chavez Library	Break Room	U-Shaped or L-Shaped Layout	4	The clearance between opposing base cabinets, counter tops, appliances or walls within kitchen work areas in a U-shaped kitchen enclosed on three sides are less than 60".	$175
481185	Maywood Cesar Chavez Library	Drinking Fountain	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	$6,577
481971	Maywood Park & Recreation	Preschool Building	U-Shaped or L-Shaped Layout	4	The clearance between opposing base cabinets, counter tops, appliances or walls within kitchen work areas in a U-shaped kitchen enclosed on three sides are less than 60".	$17,238
481949	Maywood Park & Recreation	Gym Lobby Drinking Fountain DF-3	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	$1,715
481951	Maywood Park & Recreation	2nd Level Interior Stair ST-1 to Training Area	Stairs	4	CALIFORNIA: Handrails are not compliant or are not provided.	$8,558
481952	Maywood Park & Recreation	2nd Level Interior Stair ST-1 to Training Area	Stairs	4	CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$370
482002	Maywood Park & Recreation	Locker Room Men's Restroom RR-6	Locker and Dressing Rooms	4	The locker room does not have at least one of the coat hooks within reach range.	$350
482020	Maywood Park & Recreation	Locker Room Women's Restroom RR-5	Locker Rooms	4	The locker room does not have at least one of the coat hooks within reach range.	$350
481929	Maywood Park & Recreation	Auditorium Unisex Restroom RR-15	Amenity Not Evaluated	4	The amenity cannot be accessed and, therefore, cannot be evaluated.	$0

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
481290	City Hall	1st Level Armory Room	Amenity Not Evaluated	4	The amenity cannot be accessed and, therefore, cannot be evaluated.	$0
481368	City Hall	1st Level Customer Service Lobby	Door	5	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
481373	City Hall	East Entrance	Reach Range	5	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$175
481447	City Hall	Walkway to Public Works Entrance	Exterior Accessible Route	5	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$3,469
481443	City Hall	Walkway from Northwest Entrance Gate to Elevator	Exterior Accessible Route	5	In areas along the route there are level changes of 1/2" or greater that are not ramped.	$173
481424	City Hall	Walkway to Trash Containers	Exterior Accessible Route	5	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	$612
481429	City Hall	Northwest Entrance Gate	Gate	5	The gate does not have a smooth surface within 10" of the ground.	$280
481430	City Hall	Northwest Entrance Gate	Gate	5	The gate hardware is not compliant.	$350
481431	City Hall	Northwest Entrance Gate	Building Entrance-Door	5	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
481450	City Hall	Gate to Sheriff Garage	Building Entrance-Door	5	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
481448	City Hall	Public Works Entrance	Building Entrance - Door	5	The threshold at the accessible door is greater than ½" in height.	$314
481449	City Hall	Public Works Entrance	Building Entrance - Door	5	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	$1,183
481957	Maywood Park & Recreation	1st Level Gym Main Lobby	Reach Range	5	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	$875

PHASE ONE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
					Total Cost:	**$1,226,560**

PHASE TWO BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
478681	Riverfront Park & Parking Lot	Alamo Avenue Entrance	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	$2,082
478682	Riverfront Park & Parking Lot	Slauson Avenue Entrance	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	$1,388
478687	Riverfront Park & Parking Lot	Walkway from CR-1 to Basketball Courts	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$173
478688	Riverfront Park & Parking Lot	Curb Ramp CR-1	Curb Ramp	1	The slope of the curb ramp flare is greater than 1:10 (10%).	$3,063
478689	Riverfront Park & Parking Lot	Curb Ramp CR-1	Curb Ramp	1	CALIFORNIA: The curb ramp run does not have a compliant detectable warning.	$1,176
478690	Riverfront Park & Parking Lot	Handball Court	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	$4,704
478691	Riverfront Park & Parking Lot	Walkway from E 59th Place	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$10,408
478692	Riverfront Park & Parking Lot	Walkway Adjacent to Basketball Courts	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$173
478694	Riverfront Park & Parking Lot	Handball Court	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$14,571
478695	Riverfront Park & Parking Lot	Handball Court	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	$1,735
478703	Riverfront Park & Parking Lot	6-12 Ages Playground	Exterior Accessible Route	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
478704	Riverfront Park & Parking Lot	2-5 Ages Playground	Exterior Accessible Route	1	CALIFORNIA: The curb ramp has non-compliant slopes.	$3,063
478709	Riverfront Park & Parking Lot	2-5 Ages Playground	Building Entrance-Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
479420	Riverfront Park & Parking Lot	Accessible Parking Space P1-B	Parking Space-Car	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
479421	Riverfront Park & Parking Lot	Accessible Parking Space P1-B	Parking Space-Car	1	CALIFORNIA: Signage is not provided at the standard accessible space, or the existing signage is not compliant.	$490

PHASE TWO BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
479422	Riverfront Park & Parking Lot	Accessible Parking Space P1-A	Parking Space-Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	$11,025
479423	Riverfront Park & Parking Lot	Accessible Parking Space P1-A	Parking Space-Van	1	CALIFORNIA: Signage is not provided at the van accessible space, or the existing signage is not compliant.	$490
479424	Riverfront Park & Parking Lot	Access Aisle serving P1-A and P1-B	Parking Space - Van	1	CALIFORNIA: The van parking stall markings are not compliant.	$735
479425	Riverfront Park & Parking Lot	Access Aisle serving P1-A and P1-B	Parking Space-Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
479427	Riverfront Park & Parking Lot	Access Aisle serving P2-A and P2-B	Parking Space-Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	$8,750
479428	Riverfront Park & Parking Lot	Access Aisle serving P2-A and P2-B	Parking Space - Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
479429	Riverfront Park & Parking Lot	Accessible Parking Space P2-A	Parking Space-Van	1	CALIFORNIA: Signage is not provided at the van accessible space, or the existing signage is not compliant.	$490
479431	Riverfront Park & Parking Lot	Accessible Parking Space P2-B	Parking Space-Car	1	CALIFORNIA: Signage is not provided at the standard accessible space, or the existing signage is not compliant.	$490
479432	Riverfront Park & Parking Lot	6-12 Ages Playground	Exterior Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	$7,140
479433	Riverfront Park & Parking Lot	Walkway at Playground Area	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	$700
479434	Riverfront Park & Parking Lot	Walkway at Playground Area	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,735
479435	Riverfront Park & Parking Lot	Walkway at Playground Area	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$347
479438	Riverfront Park & Parking Lot	Curb Ramp CR-2	Curb Ramp	1	CALIFORNIA: The parallel curb ramp does not have a compliant detectable warning on the landing at the bottom of the curb ramp.	$1,176
479439	Riverfront Park & Parking Lot	Curb Ramp CR-2	Curb Ramp	1	CALIFORNIA: The parallel curb ramp is not compliant, or is required but not provided.	$3,063
479441	Riverfront Park & Parking Lot	Walker Avenue Entrance	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$3,469

PHASE TWO BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
479442	Riverfront Park & Parking Lot	Walkway Southeast Area of Park	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$10,408
479443	Riverfront Park & Parking Lot	Ramp R-1	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	$34,755
479444	Riverfront Park & Parking Lot	Ramp R-1	Ramp	1	CALIFORNIA: The exterior ramp railings do not extend 12" horizontally above the landing beyond the top and bottom of the ramp runs and in the same direction of the ramp run.	$571
479445	Riverfront Park & Parking Lot	East Walkway adjacent to River	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$6,938
479446	Riverfront Park & Parking Lot	Ruben Dario Monument Area	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,041
479447	Riverfront Park & Parking Lot	Northeast Walkway adjacent to Bridge	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	$6,938
479448	Riverfront Park & Parking Lot	Bridge	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,735
479449	Riverfront Park & Parking Lot	Walkway West of Bridge	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$3,469
479450	Riverfront Park & Parking Lot	Walkway at North Picnic Area	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,735
479451	Riverfront Park & Parking Lot	Walkway from Los Angeles River	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,735
479452	Riverfront Park & Parking Lot	Walkway from Los Angeles River	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$5,204
479454	Riverfront Park & Parking Lot	Walkway from Los Angeles River	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	$1,735
479455	Riverfront Park & Parking Lot	Walkway to Fitness Court	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$1,735
479456	Riverfront Park & Parking Lot	Walkway from Los Angeles River	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	$3,469

PHASE TWO BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
485473	Pixley Park	Walkway throughout Park	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has an unstable surface.	$23,520
479471	Pixley Park	Walkway from Pixley Avenue	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$4,704
479473	Pixley Park	Walkway from Pixley Avenue	Building Entrance-Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
479474	Pixley Park	Walkway throughout Park	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	$4,704
479476	Pixley Park	Walkway throughout Park	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$0
479478	Pixley Park	Walkway South Side of Park	Exterior Accessible Route	1	CALIFORNIA: The accessible route does not have 80" vertical clearance.	$875
478700	Riverfront Park & Parking Lot	6-12 Ages Playground	Ground Surface - Poured - In - Place Rubber	2	The ground surface has not been inspected and maintained regularly.	$5,250
478702	Riverfront Park & Parking Lot	6-12 Ages Playground	Transfer System	2	The transfer platform for connecting to elevated play elements has non-compliant dimensions.	$41,841
478707	Riverfront Park & Parking Lot	"Rainbow Trout" Soft Play Area, North Side of Park	Ground Surface - Poured - In - Place Rubber	2	The ground surface has not been inspected and maintained regularly.	$210
478708	Riverfront Park & Parking Lot	2-5 Ages Playground	Exterior Accessible Route	2	The gate does not have a smooth surface within 10" of the ground.	$280
479472	Pixley Park	Walkway from Pixley Avenue	Gate	2	The gate does not have a smooth surface within 10" of the ground.	$280
479457	Pixley Park	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	$3,136
479458	Pixley Park	Playground	Ground Surface - Fibar	2	The ground surface has not been inspected and maintained regularly.	$350
479461	Pixley Park	Playground	Transfer System	2	A transfer space is not provided at the platform.	$8,750

PHASE TWO BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
478693	Riverfront Park & Parking Lot	Drinking Fountain DF-1	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$14,000
478706	Riverfront Park & Parking Lot	2-5 Ages Playground	Transfer System	3	CALIFORNIA - The transfer steps do not have contrasting stripes.	$308
479388	Riverfront Park & Parking Lot	Picnic Area 1	Picnic Table	3	CALIFORNIA: A compliant picnic table is not provided.	$2,275
479390	Riverfront Park & Parking Lot	Picnic Area 2	Picnic Table	3	CALIFORNIA: A compliant picnic table is not provided.	$2,275
479440	Riverfront Park & Parking Lot	Drinking Fountain DF-2	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$14,000
479453	Riverfront Park & Parking Lot	Walkway from Los Angeles River	Exterior Accessible Route	3	The amenity is not located on an accessible route.	$175
486031	Riverfront Park & Parking Lot	6-12 Ages Playground	Transfer System	3	CALIFORNIA - The transfer steps do not have contrasting stripes.	$308
479479	Pixley Park	Center of Park Grass Area	Exterior Accessible Route	3	The amenity is not located on an accessible route.	$350
479459	Pixley Park	Playground	Transfer System	3	CALIFORNIA - The transfer steps do not have contrasting stripes.	$185
479401	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
479402	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not self closing.	$512
479403	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom - Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	$621
479404	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
479405	Riverfront Park & Parking Lot	Men's Restroom RR-1	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$163

PHASE TWO BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
479406	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$175
479407	Riverfront Park & Parking Lot	Women's Restroom RR-2	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
479408	Riverfront Park & Parking Lot	Women's Restroom RR-2	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$175
479409	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
479410	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
479411	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	$490
479412	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$1,925
479413	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
479414	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.	$5,250
479415	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	$621
479416	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	$1,925
479417	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom-Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	$385
479418	Riverfront Park & Parking Lot	Restroom RR-3 & RR-4	Protruding Object	3	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	$1,400
486032	Riverfront Park & Parking Lot	Men's Restroom RR-1	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
486033	Riverfront Park & Parking Lot	Women's Restroom RR-2	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	$175

PHASE TWO BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
486034	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$386
486035	Riverfront Park & Parking Lot	Men's Restroom RR-3	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	$175
486036	Riverfront Park & Parking Lot	Women's Restroom RR-4	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	$175
479419	Riverfront Park & Parking Lot	Parking Lot P1	Parking Space - Car	4	CALIFORNIA: The parking facility does not have facility entrance/ accessible parking signage indicating that accessible parking violators will be towed, or the existing signage is not compliant.	$490
479430	Riverfront Park & Parking Lot	Parking Lot P2	Parking Space - Car	4	CALIFORNIA: The parking facility does not have facility entrance/ accessible parking signage indicating that accessible parking violators will be towed, or the existing signage is not compliant.	$490
					Total Cost:	**$335,693**

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
479483	Benito Juarez Park	Walkway Adjacent to Soccer Field	Exterior Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	$840
479486	Benito Juarez Park	Walkway Adjacent to Skate Park	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$1,960
479491	Benito Juarez Park	Picnic Area	Exterior Accessible Route	1	Ground surfaces are not firm, stable and slip resistant.	$2,082
478233	Maywood Boxing Club & Parking Lot	Ramp R-1	Ramp	1	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.	$11,585
478234	Maywood Boxing Club & Parking Lot	Ramp R-1	Ramp	1	CALIFORNIA: The ramp run does not have edge protection or the edge protection is not compliant.	$4,564
478235	Maywood Boxing Club & Parking Lot	Ramp R-1	Ramp	1	CALIFORNIA: The door which overlaps the ramp landing extends further than 3" maximum into the required landing size when fully open.	$5,793
478236	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
478279	Maywood Boxing Club & Parking Lot	Walkway from Accessible Parking to Building Entrance	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	$2,800
478280	Maywood Boxing Club & Parking Lot	Accessible Parking P1-A	Parking Space-Van	1	CALIFORNIA: The van parking stall markings are not compliant.	$735
478281	Maywood Boxing Club & Parking Lot	Accessible Parking P1-A	Parking Space-Van	1	CALIFORNIA: The van aisle markings are not compliant.	$735
478282	Maywood Boxing Club & Parking Lot	Accessible Parking P1-A	Parking Space-Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	$11,025
478284	Maywood Boxing Club & Parking Lot	Accessible Parking P1-A	Parking Space-Van	1	CALIFORNIA: Signage is not provided at the van accessible space, or the existing signage is not compliant.	$490
478285	Maywood Boxing Club & Parking Lot	Accessible Parking P1-B	Parking Space-Car	1	CALIFORNIA: The car stall slope is greater than 1:48 (2.08%).	$11,025
478286	Maywood Boxing Club & Parking Lot	Accessible Parking P1-B	Parking Space-Car	1	CALIFORNIA: Signage is not provided at the standard accessible space, or the existing signage is not compliant.	$490

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
478287	Maywood Boxing Club & Parking Lot	Accessible Parking P1-B	Parking Space-Car	1	CALIFORNIA: The car parking stall markings are not compliant.	$735
478288	Maywood Boxing Club & Parking Lot	Accessible Parking P1-B	Parking Space - Car	1	CALIFORNIA: The accessible route is located so that the disabled user is compelled to walk or wheel behind parked vehicles other than his or her own vehicle.	$735
484493	Maywood Boxing Club & Parking Lot	Ramp R-1	Ramp	1	CALIFORNIA: The exterior ramp railings do not extend 12" horizontally above the landing beyond the top and bottom of the ramp runs and in the same direction of the ramp run.	$571
484494	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance-Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	$3,063
478246	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance-Door	1	CALIFORNIA: The non-fire, hinged accessible exterior door takes more than 5#s of pressure to operate.	$641
478247	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	$641
478249	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance-Door	1	The push side of the accessible door does not have the required maneuvering clearances.	$2,188
478275	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance - Door	1	The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.	$0
479462	Pine Avenue Park	Walking Path	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	$1,041
479465	Pine Avenue Park	Walking Path	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	$694
479466	Pine Avenue Park	Walking Path	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	$694
479468	Pine Avenue Park	Picnic Area	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	$784
479469	Pine Avenue Park	Walking Path	Exterior Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	$630
479470	Pine Avenue Park	Walkway from Pine Avenue	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	$347

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
479481	Benito Juarez Park	Playground	Ground Surface - Poured - In - Place Rubber	2	The ground surface has not been inspected and maintained regularly.	$2,625
479482	Benito Juarez Park	Playground	Play Component	2	50% or more of the elevated play components are not on an accessible route.	$43,750
479484	Benito Juarez Park	Walkway Adjacent to Soccer Field	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	$350
479494	Benito Juarez Park	Park Entrance	Gate	2	The gate does not have a smooth surface within 10" of the ground.	$280
478238	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance-Door	2	CALIFORNIA: The accessible entrance does not have signage with the International Symbol of Accessibility, in the existing building where not all entrances are accessible.	$96
478248	Maywood Boxing Club & Parking Lot	Main Entrance	Building Entrance - Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
478250	Maywood Boxing Club & Parking Lot	Gym	Protruding Object	2	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
478266	Maywood Boxing Club & Parking Lot	Gym	Interior Access Route	2	Clear floor space is not provided at the transfer point to the exercise equipment.	$175
478267	Maywood Boxing Club & Parking Lot	Gym	Protruding Object	2	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
478268	Maywood Boxing Club & Parking Lot	East Exit Door	Door	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	$96
478271	Maywood Boxing Club & Parking Lot	Gym	Protruding Object	2	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	$1,274
478273	Maywood Boxing Club & Parking Lot	West Gym	Floor Surface	2	Floor surfaces are not firm, stable or slip resistant	$2,100
479488	Benito Juarez Park	Drinking Fountain DF-1	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$14,000
479489	Benito Juarez Park	Picnic Area	Picnic Table	3	CALIFORNIA: A compliant picnic table is not provided.	$2,275
478251	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	$4,813

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
478253	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	$1,967
478254	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	$193
478255	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	$5,250
478256	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	$4,813
478258	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom-Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	$1,260
478259	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	$193
478260	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	$1,260
478261	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	$114
478262	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom - Urinal	3	The urinal dimensions are not compliant.	$1,637
478263	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	$1,967
478265	Maywood Boxing Club & Parking Lot	Gym Drinking Fountain DF-1	Protruding Object	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	$9,518
478277	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	$2,188
478278	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Door	3	CALIFORNIA: The hardware at the accessible door is not compliant.	$513
484671	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	$16,188

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
484672	Maywood Boxing Club & Parking Lot	Men's Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
484674	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	$971
484502	Maywood Boxing Club & Parking Lot	Women's Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	$96
485474	Benito Juarez Park	Drinking Fountain DF-1	Drinking Fountain/Water Cooler	4	The spout and/or water flow of the lower level drinking fountain is not compliant.	$6,577
478243	Maywood Boxing Club & Parking Lot	Walkway to Building Entrance	Exterior Accessible Route - Signage	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	$490
478245	Maywood Boxing Club & Parking Lot	Stair ST-1	Stairs	4	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	$62
478289	Maywood Boxing Club & Parking Lot	Parking Lot	Parking Space - Car	4	CALIFORNIA: The parking facility does not have facility entrance/ accessible parking signage indicating that accessible parking violators will be towed, or the existing signage is not compliant.	$490
484495	Maywood Boxing Club & Parking Lot	Stair ST-1	Stairs	4	CALIFORNIA: Handrails are not compliant or are not provided.	$1,141
478257	Maywood Boxing Club & Parking Lot	Men's Locker Room	Amenity Not Evaluated	4	The amenity is under construction and cannot be evaluated.	$0
478264	Maywood Boxing Club & Parking Lot	Drinking Fountain DF-1	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	$6,577
478276	Maywood Boxing Club & Parking Lot	Women's Locker Room	Restroom/Bathroom - Lavatory	4	The amenity is under construction and cannot be evaluated.	$0
479467	Pine Avenue Park	Walking Path	Exterior Accessible Route	4	Directional signage indicating the accessible path of travel is not provided, where existing path of travels are both accessible and non-accessible.	$490

PHASE THREE BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
					Total Cost:	$205,725

PHASE FOUR BARRIERS						
Id	Facility	Location Description	Category	Barrier Priority	Detail	Estimate
478293	Public Works Yard	Exterior Accessible Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	$3,824
478294	Public Works Yard	Garage/Shop West Door West	Building Entrance - Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	$3,063
478318	Public Works Yard	Parking Lot	Parking Spaces-General	1	The minimum number of accessible parking spaces is not provided.	$735
478296	Public Works Yard	Garage/Shop West Door West	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
478299	Public Works Yard	Office	Building Entrance - Floor Su	1	The edges of the carpet are not securely attached.	$788
478309	Public Works Yard	Shop/ Garage East Door	Building Entrance - Door	1	An accessible entrance is not provided.	$4,340
478310	Public Works Yard	Shop/ Garage West Door	Building Entrance - Door	1	An accessible entrance is not provided.	$4,340
478313	Public Works Yard	Unisex Restroom	Building Entrance - Door	1	CALIFORNIA: Maneuvering clearance at the exterior side of the pull door with frontal approach is not level and clear.	$2,188
478314	Public Works Yard	Unisex Restroom	Building Entrance - Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
478301	Public Works Yard	Unisex Restroom	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
478307	Public Works Yard	Office	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	$314
478308	Public Works Yard	Office	Building Entrance - Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
478295	Public Works Yard	Garage/Shop West Door West	Building Entrance - Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,183
478311	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Mirr	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	$350
478312	Public Works Yard	Unisex Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	$163
478300	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Lava	3	Pipes are not insulated.	$114
478302	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Sign	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	$385

PHASE FOUR BARRIERS						
Id	**Facility**	**Location Description**	**Category**	**Barrier Priority**	**Detail**	**Estimate**
478303	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Lava	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	$1,260
478304	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Wat	3	The entire restroom is not compliant due to limited room dimensions.	$21,000
478305	Public Works Yard	Unisex Restroom	Restroom/Bathroom-Door	3	CALIFORNIA: The hardware at the accessible door is not compliant.	$1,026
478306	Public Works Yard	Unisex Restroom	Restroom/Bathroom - Doo	3	The threshold at the accessible door is greater than ½" in height.	$313
478316	Public Works Yard	Office	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls and outlets are not compliant.	$1,750
478317	Public Works Yard	Office	Controls And Dispensers	5	The height of controls throughout the common area are not compliant.	$875
					Total Cost:	**$51,001**

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 18.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: CONSIDERATION OF APPROVING RESOLUTION NO. 6422, FIXING THE AMOUNT OF REVENUE FROM A PROPERTY TAX LEVY APPROVED BY THE VOTERS OF THE CITY OF MAYWOOD FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS) AT THE SAME RATE OF SUCH TAXES AS LAST YEAR AND LEVYING SUCH TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025

RECOMMENDATION:
Staff recommends that the City Council approve Resolution No. 6422 establishing the tax rate from a property tax levy approved by the voters for the purpose of paying the cost of the Public Employees Retirement System (PERS) and maintaining the rate and levying such tax for fiscal year beginning July 1, 2025.

BACKGROUND:
In March 1974, Maywood voters approved a property tax levy of $0.04 for every $100 of assessed value as a means to pay for employee retirement benefits. Resolution No. 2670 established the tax initially. The City is required to set the tax rate annually by resolution. In order for the tax rate to be collected, a resolution setting such tax rate must be submitted to the Los Angeles County Assessor's Office every year. On August 10, 2016, Resolution No. 5874 of the City Council of the City of Maywood fixed the tax rate to cover th cost of the Public Employees Retirement System (PERS) at $0.10000 per $100 of assessed value. The approved $0.10000 per $100 of assessed value has remained unchanged since its adoption in 2016.

DISCUSSION:
The projected pension cost eligible to be paid from the tax levy collected for fiscal year 2025–2026 amounts to $1,558,224. The projected revenue from the tax levy at current approved rates totals $1,300,000. The total pension cost exceeds the amount anticipated from the collection of taxes by $258,224. Table 1 below provides the breakdown of the Pension Fund in detail. Considering that the Pension Tax Levy was increased from $0.04 to $0.10000 per $100 of assessed value on August 10, 2016, for fiscal year 2016-2017, and that the adopted budget for fiscal year 2025-2026 anticipates coverage of the differential from the Pension Fund's estimated Fund Balance, staff recommends that the pension levy tax remains unchanged for fiscal year 2025-2026.

Estimated Pension Retiree Fund Balance at 7/1/2025	**$**	**557,585**
Pension Levy Revenue		1,300,000
Pension Obligation Costs:		
2021 Pension Obligation Bond Series Expense		(1,017,841)

Miscellaneous & Safety Plans: Unfunded Accrued Liabilities (UAL) FY 2025-2026**		(527,083)
Other Post-Employment Benefits (OPEB) Reporting Fees (GASB75)		(10,300)
Bond Trustee and Administrative Fees		(3,000)
Total Pension Obligation Costs:		**(1,558,224)**
Estimated Fund Balance at 6/30/2026	**$**	**299,361**

** California Public Employees' Retirement Law requires funding contributions for the plan are determined annually on an actuarial basis as of June 30 by CalPERS. In general, UAL goes up or down every year based on investment and demographic experience relative to CalPERS assumptions, as measured by the actuarial valuation. There is a two-year lag between the actuarial valuation date and the corresponding required contributions to take effect. The UAL as of 6/30/2023 valuation will set the required contributions for FY 2025-26. The required contribution for FY 2025-26 is determined to be $527,083 and this is due primarily for two reasons:

- Investment return for FY 2022-23 was 5.8%, which is less than CalPERS' assumed return of 6.8%. Therefore, the UAL increased by a negative (1%) compared to the investment return in FY 2021-2022. It was approximately a negative (13%).
- Actual salary increases within the risk pools during FY 2022-2023 exceeded actuarial assumptions, further adding to the liability.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact involved with this action. This revenue of $1,300,000 and expenditure of $1,558,224 has been budgeted in Pension Retiree Fund (711) for FY 2025-2026. The proposed property tax levy of $0.100000 per $100 of assessed value remains unchanged from fiscal year 2025-2026.

ATTACHMENT(S)
1. 2025-2026 Secured Tax Rates
2. Resolution No. 6422 Pension Levy FY2025-26

CR52RPTA

COUNTY OF LOS ANGELES
AUDITOR-CONTROLLER,
PROPERTY TAX APPORTIONMENT DIVISION

2025-26 SECURED TAX RATES

ACCT #	AGENCY NAME	TAX RATE
208.01	CITY-MAYWOOD TD #1	0.10000
208.02	CITY-MAYWOOD WESTSIDE RP	0.10000
208.03	CITY-MAYWOOD MAYWOOD RP 2	0.10000
208.04	CITY-MAYWOOD CITYWIDE RP	0.10000

I, _____, AM A MEMBER OF THE CITY COUNCIL, A MEMBER OF THE GOVERNING BOARD, THE CHIEF EXECUTIVE OR THE CHIEF FINANCIAL OFFICER FOR THE AGENCY AND I HEREBY CERTIFY THAT THE TAX RATES LEVIED HEREIN ARE IN ACCORDANCE WITH THE PROVISIONS OF THE ARTICLE XIII SECTION 1(b) OF THE CONSTITUTION OF THE STATE OF CALIFORNIA.

AUTHORIZED SIGNATURE	TITLE	DATE

RESOLUTION NO. 6422

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD FIXING THE AMOUNT OF REVENUE FROM A PROPERTY TAX LEVY APPROVED BY THE VOTERS OF MAYWOOD CITY FOR THE PURPOSE OF PAYING THE COST TO THE CITY OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEMS (PERS) AT THE SAME RATE OF SUCH TAXES AS LAST YEAR AND LEVYING SUCH TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025

WHEREAS, the City of Maywood entered into a contract with the California Public Employees Retirement System (CalPERS) for the operation of a retirement program for Safety Personnel and Miscellaneous Employee; and

WHEREAS, a property tax for the purpose of raising sufficient revenue to fund the city's contribution to CalPERS was approved by more than two-thirds of the voters who cast ballots on a proposition to create such tax, which election was held on March 5, 1974; and

WHEREAS, the results of such voter approval were reported, canvassed and confirmed in Resolution No. 2670, dated March 12, 1974, incorporated herein by reference as if fully set forth; and

WHEREAS, such property tax was levied for the fiscal years commencing with July 1, 1974 and continuing for fiscal years commencing 1975 through 2020; and

WHEREAS, Article 13A, section (b) of the State Constitution, which was enacted by Proposition 13, provides that the 1% limit on the property tax rate is not applicable to ad valorem taxes or special assessments to pay the interest and redemption charges on any "indebtedness" approved by the voters prior to July 1, 1978. State courts have held that pension obligations in existence before that date are an Indebtedness, "and that a city may levy an additional property tax to fund those obligations. Such a tax is commonly referred to as a "property tax override."; and

WHEREAS, in implementing the provisions of Proposition 13, the State Legislature has enacted Revenue & Taxation code section 96.31, subsection (b) which limits the maximum property tax that a city may levy to fund pension obligations at the rate that the City levied such a tax in either fiscal year 1982-1983 or 1983-84, whichever is higher. The additional property tax rate levied for the City's public employee pension obligations in both the 1982-83 and 1983-84 fiscal years was 0.6162181 per $100 of assessed value.

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

Section 1. The money necessary to be raised exceeds that amount to be collected by taxation upon the taxable properties in the City of Maywood to pay the cost of the Public Employees Retirement System expenses for the fiscal year beginning July 1, 2024, and numerous years prior.

Section 2. The current tax rate for support of the cost of the California Public Employees Retirement System is hereby fixed at $0.100000 per $100 assessed valuation.

Section 3. Resolution No. 6362, which was passed, approved and adopted by Maywood City Council on June 26, 2024, is hereby repealed.

Section 4. Severability Clause. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutional, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 5. The City Clerk shall certify the adoption of this resolution and shall cause the same to be published in a newspaper of general circulation as required by law.

PASSED, APPROVED, AND ADOPTED this 25th day of June, 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA

I, Miguel Leon, Deputy City Clerk of the City Council of the City of Maywood, do hereby certify that foregoing Resolution No. 6422 was duly passed and adopted by the City Council of the City of Maywood, at a regular meeting of the City Council held on the 25th day of June 2025, by the following roll call vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____

Miguel Leon, Deputy City Clerk

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 19.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: CONSIDERATION TO AUTHORIZE THE INCLUSION OF THE CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP) IN THE CITY OF MAYWOOD'S ANNUAL INVESTMENT POLICY AND ADOPTION OF RESOLUTION NO. 6423 APPROVING THE UPDATED INVESTMENT POLICY

RECOMMENDATION:
Staff recommends that the City Council review and approve the inclusion of the California Asset Management Program (CAMP) as an authorized investment vehicle within the City of Maywood's Annual Investment Policy and recommend the adoption of Resolution No. 6423, approving the updated Investment Policy.

BACKGROUND:
CAMP is a professionally managed, short-term cash reserve portfolio designed to provide California public agencies with liquidity and flexible investment options. Like the Local Agency Investment Fund (LAIF), CAMP allows same-day access to funds and does not require a minimum investment or account balance.

LAIF was created by statute and is managed by the State Treasurer's Office with annual audits conducted by the Bureau of State Audits. CAMP was established in 1989 as a Joint Powers Authority(JPA) and a California common law trust. It's purpose is to support the investment and arbitrage compliance needs of California's local government agencies. CAMP is advised by PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc. is a direct subsidiary of U.S. Bank N.A.

Local agency investments, including the types of securities permitted, are governed by the California Government Code. Historically, agencies were required to annually adopt an investment policy in a public meeting. Although legislative amendments in 2004 and 2009 made this requirement optional, the law continues to encourage agencies to adopt and annually review their investment policies pursuant to Government Code Section 53646. In alignment with these best practices and state guidance, the City of Maywood reviews and updates its Investment Policy each year.

DISCUSSION:
The City of Maywood's proposed investment policy is fully compliant with the California Government Code. To strengthen the City's investment strategy and diversify its portfolio, staff recommend adding CAMP as an approved investment option. CAMP holds an AAAm rating from S&P Global and AAAf by Fitch Ratings for its two investment options, indicating the highest level of credit quality and portfolio diversification. One key advantage of CAMP is that it distributes interest earnings on a monthly basis, compared to LAIF, which distributes interest quarterly-potentially enhancing the City's cash flow and earnings efficiency.

Currently, the City investment portfolio consists of funds held in the Local Agency Investment Fund (LAIF) and in traditional bank accounts. LAIF, established in 1977, remains a reliable and secure investment tool for local governments and special districts. Governed by Section 16429.1 et seq. of the California Government Code, LAIF enables local agencies to participate in the State's pooled investment program. This program offers local agencies the opportunity to participate in the state's investment portfolio, which invests hundreds of millions of dollars, using the investment expertise of the State Treasurer's Office investment staff at no additional cost to the taxpayer.

In addition, on June 24, 2020, at the City Council meeting, the Council approved the City's investment options by establishing Section 115, the California Employers' Pension Prefunding Trust (CEPPT) and California Employers' Retiree Benefit Trust (CERBT) with the California Public Employees' Retirement System (CalPERS) Section 115 trust funds are a funding vehicle to refund the future costs of retiree benefits.

Incorporating CAMP into the City's investment policy will enhance the flexibility, diversification, and earning potential of the City's portfolio while maintaining compliance with legal and fiduciary standards.

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no fiscal impact associated with this action. Should staff propose any future investments in the California Asset Management Program (CAMP), those actions will be brought before the City Council for review and approval.

ATTACHMENT(S)
1. 1 Resolution No. 6423-Investment Policy
2. 2 Exhibit A -Investment Policy FY 2025-26

RESOLUTION NO. 6423

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD ADOPTING THE FISCAL YEAR 2025-2026 INVESTMENT POLICY

WHEREAS, Government Code Section 53646 recommends that local agencies review and approve an investment policy on an annual basis at a public meeting;

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

Section 1. The City Council hereby adopts the investment policy attached hereto as Exhibit A for the Fiscal Year 2025-2026. Such policy supersedes all prior investment policies adopted by the City Council.

Section 2. The recitals set forth above are true and correct and incorporated herein as if set forth in full.

Section 3. The City Clerk shall certify the adoption of this resolution and shall keep a copy of this resolution and the Investment Policy for Fiscal Year 2025-2026 on file.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mayra Aguiluz, Mayor

ATTEST:

_____
Miguel Leon, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

STATE OF CALIFORNIA

I, Miguel Leon, Deputy City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution No. 6423 was adopted at a regular meeting of the City Council of the City of Maywood held on the 25th day of June, 2025 by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAINED:

_____

Miguel Leon, Deputy City Clerk

City of Maywood
Investment Policy
Fiscal Year 2025-2026

The purpose of this statement is to comply with California Government Code Sections 53600 et seq. and to provide clear guidelines for the prudent investment of the City's funds.

Introduction

This policy was developed to formalize the City of Maywood's intent to implement prudent investment practices and to serve the public's best interest regarding investment management and fiscal operations and accountability. Revisions to this policy shall be executed when needed through compliance to federal or state mandates and annual review and adoption at a regular meeting by the City Council.

Scope

The scope of this investment policy applies to all financial assets and funds held by the City. The Finance Director is authorized to invest the City's funds as prescribed by California Government Code section 53600. These funds are defined in the City's Annual Financial Report.

Policy Statement

The City of Maywood in addition to the Maywood Successor Agency, hereafter referred to as "the City", through the adoption of this policy shall invest public funds in a manner that will provide maximum security of the principal invested while meeting the cash flow needs of the City. There is a subordinate emphasis on providing the highest yield (return) on the principal. Further, the City will conform to all applicable Federal, State, and City statutes governing the investment of public funds.

Maintain Public Trust

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust.

Delegation of Authority

The City Manager is the designated dsinvestment officer Finance Director is the designated investment officer of the City and is responsible for investment management decisions and activities.

Investment Philosophy and Prudence

The standard of prudence to be used in the investment function shall be the "Prudent Investor" Standard and shall be applied in the context of managing the overall portfolio. Securities shall generally be held until maturity, with the following exceptions:

- A security with declining credit may be sold early to minimize loss of principal.
- Liquidity needs of the portfolio require that the security be sold.
- A security swap would improve the quality, yield, or target duration in the portfolio.

Prudent Investor Standard: When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law. "In consideration of an investment, the safety of the capital as well as income is part of the "prudent person" approach. Investment officers acting in accordance with the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Objectives

The investment policy and practices of the City of Maywood are based upon State law and prudent money management. The primary objectives of this policy are in priority order:

- SAFETY OF PRINCIPAL: Safety of principal is the foremost objective of the city. The investment of funds shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To achieve this goal, diversification is required in the portfolio's composition. The investment portfolio will be diversified to avoid unreasonable and avoidable risks regarding specific security types and individual financial institutions. With diversification, failure of any one institution would not unduly harm the City's cash flow.

- LIQUIDITY: The investment portfolio shall be structured to match expected cash flow needs. City investments must be able to be easily sold with minimal risk of loss of principal or interest. Therefore, the City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements, which might be reasonably anticipated.

- YIELD: Return on investment becomes a consideration after the basic requirements of investment safety and liquidity are achieved. The City's investment portfolio shall be designed with the objective of attaining a benchmark rate of return throughout budgetary and economic cycles commensurate with the City's investment risk constraints and the cash flow of the portfolio. The City's investment portfolio is designed to operate on a general "buy and hold" premise.

Authorized Investments and Suitable Investments

It is the policy of the City to diversify its investment portfolio. Invested funds shall be diversified to minimize the risk of loss resulting from over concentration of assets in a specific maturity, specific issuer, or specific class of securities. As part of the City's diversification strategy, investments will be matched with anticipated cash flow requirements.

Investment of City funds is governed by the California Government Code Sections 53600 seq. Within the context of the limitations, the following investments are authorized as further limited herein:

Authorized Investments:

Authorized Investment Type	Maximum Maturity	Maximum % of Portfolio	Maximum Investment in One Issuer
United States treasury Obligations	5 Years	100%	100%
United States Agency Securities	5 Years	100%	100%
Local Agency Bonds	5 Years	20%	10%
Banker's Acceptances	180 days	40%	30%
Commercial Paper	270 days	15%	10%
Certificates of Deposit	2 Years	30%	30%
Money Market Mutual Funds	N/A	20%	10%
Local Agency Investment Fund (LAIF)	N/A	100%	100%
Mutual Funds	N/A	20%	10%
Joint Powers Authority Local Government Investment Pools (GC Code 53601 (b))	No % or maturity limit	100%	100%

Unauthorized Investments:

The following are considered to be of a higher risk factor and therefore are prohibited:

- Common Stocks
- Derivative based instruments
- Repurchase Agreements
- Reverse repurchase agreements
- Inverse floaters
- Futures and options
- Mortgage-Backed Securities

Any State of California legislative action that further restricts allowable maturities, investment types or percentage allocations, will be incorporated into the City's Investment Policy and supersedes any and all previous applicable language.

Investment Pools/Mutual Funds/Pension Trust Funds

The Finance Director shall thoroughly investigate any pooled investment funds, including mutual funds and pension trust funds. Investment pools, mutual funds, and pension trust funds shall be evaluated using the following items:

- A description of eligible investment securities, and a written statement of investment policy and objectives.

- A description of interest calculations and how it is distributed, and how gains and losses are treated.
- A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced, and the program audited.
- A description of who may invest in the program, how often, and what size deposit and withdrawal are allowed.
- A schedule for receiving statements and portfolio listings.
- Are reserves, retained earnings, etc. utilized by the pool/fund?
- A fee schedule, and when and how is it assessed.

Safekeeping and Custody

Security transactions entered into by the City shall be conducted on a delivery-versus- payment (DVP) basis or if held with the same company from which the securities are purchased, are held in the name of or under the control of the agency and kept in a legally separate trust account.

Authorized Financial Dealers and Institutions

City shall transact business with financial institutions authorized to provide investment services in the State of California.

Internal Control

The Finance Director shall establish appropriate procedures designed to provide proper control over investments and deposits. On an annual basis these controls will be reviewed in conjunction with the annual audit of the City. This review will assure compliance with policies and procedures.

Ethics and Conflict of Interest

The Finance Director shall avoid any transaction that might impair public confidence in the City's ability to govern and manage the investment of public funds in an effective manner. The Finance Director or any other official charged with the responsibility of making investment decisions shall have no vested interest in any investment being made involving public funds of the City and shall gain no financial benefit from such investment decisions. All participants in the City's investment process shall seek to act responsibly as custodians of the public trust and shall immediately disclose to the City Council any material financial interests in financial institutions that conduct business within their jurisdiction as well as any large personal financial/investment positions that could be related to the performance of the City.

Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. Given this objective, the benchmark for investments shall reflect the prominent and persistent characteristics of the portfolio over time. The benchmark may be adjusted periodically when material changes take place.

Reporting

The Finance Director shall render quarterly investment reports to the City Council. In addition, the Investment Policy will be provided annually at the beginning of each calendar year and updated as needed.

Investment Policy Review

The investment policy shall be reviewed at least annually to ensure its consistency with the overall objectives of SAFETY, LIQUIDITY and YIELD and its relevance to current law, financial and economic trends and to meet the needs of the City. This policy shall be reviewed annually by the City Council and any amendments to the policy must be approved by the City Council.

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 20.

DATE: June 25, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: KAREN INIGUEZ, ADMINISTRATIVE ANALYST

SUBJECT: APPROVAL OF THE RELEASE OF THE DRAFT LOCAL HAZARD MITIGATION PLAN (LHMP) FOR PUBLIC REVIEW

RECOMMENDATION:
Staff recommends that the City Council receive and file the draft Local Hazard Mitigation Plan (LHMP) and direct staff to release it for public review (21-day comment period).

BACKGROUND:
The City entered into a professional services agreement with Stantec Consulting Services Inc. (Stantec) in June 2024 to assist the City with developing a Local Hazard Mitigation Plan (LHMP). The LHMP is a federally required document that identifies risks, vulnerabilities, and mitigation actions to reduce the impact of natural and human-caused hazards.

The planning process began in October 2024 and included guidance from a multidisciplinary team including a Hazard Mitigation Steering Committee (HMSC) and community input. Over the course of approximately nine months, staff, committee members and consultants developed the attached draft LHMP. Key outreach and engagement efforts included:

1. City of Maywood Hazard Mitigation Steering Committee (HMSC) Kick-off and Hazard Identification Meeting – December 4, 2024
2. Stakeholder group meetings – January and February 2025
3. HMSC Risk Assessment Meeting – February 26, 2025
4. Public Risk Assessment Open House – February 26, 2025
5. HMSC Mitigation Strategy and Plan Review Meeting – April 25, 2025
6. Public Outreach and Tabling Event – April 26, 2025

The HMSC included city staff, city consultants for IT and engineering services, local non-profits (i.e. Community for a Better Environment, YMCA), representatives from the local school district, LA County library and water companies.

DISCUSSION:
The attached draft LHMP is the first iteration of a city-wide hazard mitigation plan. The plan draws from the City's existing policies, data, and related planning and visioning documents. At its core, the LHMP recommends specific action to minimize hazard vulnerability, reduce the risk profile of the City, and protect the

population. This plan is intended to serve as a single source to compile City concerns about all hazards and will remain a living document with implementation and evaluation procedures established to help achieve meaningful objectives and successful outcomes over time.

This presentation of the draft LHMP is to inform the City Council on the status of this Plan and to receive feedback. The following is a summary of the sections which make up the draft LHMP.

Section 1 - Introduction: The purpose of the 2025 City of Maywood Hazard Mitigation Plan is a strategic approach to identifying risks and implementing long-term strategies to reduce or eliminate the impact of disasters.

- Develop a supporting source documenting City needs related to emergency management;
- Increase public (i.e., community members, staff, and stakeholders) awareness and education of hazards and hazard mitigation;
- Attain grant eligibility for FEMA funding; and
- Attain compliance with state and federal legislative requirements for local hazard mitigation plans

Section 2 - Planning Process: The Process of organizing community resources, identifying and assessing hazard risks, and determining how to best minimize or manage those risks. Items include the following:

- The creation of the City of Maywood Hazard Mitigation Steering Committee (HMSC)
- HMSC Kick-off Hazard Identification Meeting who were responsible for participating in the development of the plan
- Stakeholder Group Meetings in the community
- A Public Participation Survey from community members to provide input
- Public Outreach and tabling events to document concerns, distribute surveys, and educate the public on disasters
- Incorporation of plans, studies, and technical information from city plans like the general plan, climate action plan, etc.

Section 3 - City Profile: The City was profiled to include its current climate, population, demographics, housing, infrastructure, employment, social vulnerability and more.

Section 4 - Risk Assessment: By examining past events and potential future scenarios, the hazards are assessed on the impact of the focus area, including possible damages and financial losses. Hazards that are being assessed are the following:

- Earthquake
- Hazardous Materials Incidents
- Drought
- Extreme Heat
- Urban Fire
- Public Health Emergencies
- High Wind Events
- Wildfires
- Flood
- Dam and Levee Failure
- Severe Storms
- Tsunami

Section 5 - Capability Assessment: The purpose of the Capability Assessment is to determine the ability of the City of Maywood to implement a comprehensive mitigation strategy and to identify potential opportunities for establishing or enhancing specific mitigation policies, programs, or projects.

Section 6 - Mitigation Strategy: The goals under this section will serve as guiding principles for future mitigation policy along with an analysis of mitigation actions deemed obtainable to meet those goals and reduce the impact of identified hazards. A Mitigation Action Plan was created with action items, estimated costs and status with the goal of completion to be done in five years.

Section 7 - Plan Maintenance: The current goals will serve as guiding principles for future mitigation policy along with an analysis of mitigation actions deemed obtainable to meet those goals and reduce the impact of identified hazards. The plan's goals are designed to be comprehensive, strategic, and functional in nature. The plan will be thoroughly and formally reviewed by the HMSC every five years in alignment with federal regulations.

Staff recommends that the City Council receive and file the draft LHMP and direct staff to release it for public review. Once the public review is completed, the LHMP will be submitted to FEMA. The LHMP will not be considered final until FEMA approves it and the City Council adopts the plan by Resolution. Further, as directed by federal law, the Disaster Mitigation Act (DMA) of 2000, communities must update their LHMP every five years to remain eligible for FEMA funding and disaster assistance.

Next Steps

- Release the Draft LHMP for public review (21-day comment period)
- Incorporate feedback and submit to Cal OES and FEMA
- Return to Council for formal adoption once FEMA issues “Approvable Pending Adoption” status

LEGAL REVIEW:
The City Attorney has reviewed this report.

FISCAL IMPACT:
There is no direct fiscal impact to the City related to this item. Any future fiscal impacts may be mitigated through identified financial resources through Capital Improvement projects funding and other future grant funding.

ATTACHMENT(S)
1. Maywood Hazard Mitigation Plan DRAFT

City of Maywood

Hazard Mitigation Plan

DATE – June 2025, Draft



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Section 1: Introduction



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Background

Natural, man-made, and technological hazards are a part of the world around us. Natural hazards, such as floods, droughts, and earthquakes, are inevitable, and there is little we can do to control their force and intensity. Further, given the changing climate, many areas are experiencing greater frequency and intensity of hazards. Man-made and technological disasters, such as hazardous materials incidents, industrial fires, and disease outbreak can also impact the City. Such hazards are often cascading impacts of natural hazards. Although the requirement of a FEMA hazard mitigation plan is natural hazards, the City of Maywood must also consider other manmade hazards as legitimate and significant threats to human life, public safety, and property to build holistic resilience and safeguard the community.

While the threat of hazard events may never be fully eliminated, much can be done to lessen potential impacts upon the City of Maywood and its population. By minimizing the impact of hazards upon the built environment, such events can be prevented from turning into disasters. The concept and practice of reducing risks to people and property from known hazards is generally referred to as hazard mitigation.

FEMA Definition of Hazard Mitigation:

"Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards."

Hazard mitigation techniques include structural measures (e.g., strengthening or protecting buildings and infrastructure from destructive forces of potential hazards) and non-structural measures (e.g., the adoption of sound land use policies, regulations, and the creation of public awareness programs). **Mitigation has a strong return on investment, estimated at $6 return for every $1 invested according to a 2017 National Institute of Building Science study.** It is widely accepted that the most effective mitigation measures are implemented at the local level, where decisions on the regulation and control of development are ultimately made. A comprehensive mitigation approach addresses hazard vulnerabilities that exist today and in the foreseeable future. Therefore, it is essential that projected future development and population change patterns are evaluated and considered to assess how growth will affect the community's overall hazard vulnerability.

A key component in the formulation of a comprehensive approach to hazard mitigation is to develop, adopt, and update a local hazard mitigation plan. A hazard mitigation plan establishes the broad citywide vision and guiding principles for reducing hazard risk and proposes specific mitigation actions to eliminate or reduce identified vulnerabilities. It also presents an opportunity to integrate hazard mitigation and risk reduction principles into other City plans and procedures.

The *2025 City of Maywood Hazard Mitigation Plan (HMP/ the Plan)* represents the first iteration of a city-wide hazard mitigation plan. The Plan draws from the City's existing policies, data, and related planning and visioning documents. At its core, this Plan recommends specific actions to minimize hazard vulnerability, reduce the risk profile of the City, and protect the population. Further, this document is intended to serve as a single source to compile City concerns about all

hazards. The Plan will remain a living document with implementation and evaluation procedures established to help achieve meaningful objectives and successful outcomes over time.

Disaster Mitigation Act of 2000

To reduce the Nation's mounting natural disaster losses, the U.S. Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) to amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Section 322 of DMA 2000 emphasizes the need for state and local government entities to closely coordinate on mitigation planning activities and requires a hazard mitigation plan for any local government applying for federal mitigation grant funds. These funds primary fall under the Federal Emergency Management Agency (FEMA) Hazard Mitigation Assistance (HMA) program. Grant programs under HMA include the Hazard Mitigation Grant Program (HMGP) and the Flood Mitigation Assistance (FMA) program. Entities with an adopted and federally approved hazard mitigation plan are pre-positioned to receive available mitigation funds before and after the next disaster strikes.

Purpose

The purpose of the *2025 City of Maywood Hazard Mitigation Plan* is to:

- Develop a supporting source documenting City needs related to emergency management;
- Increase public (i.e., City population, staff, and stakeholder) awareness and education of hazards and hazard mitigation;
- Attain grant eligibility for FEMA funding; and
- Attain compliance with state and federal legislative requirements for local hazard mitigation plans.

Scope

The *2025 City of Maywood Hazard Mitigation Plan* focuses on hazards determined to be high or moderate risks to the City, as determined through a detailed hazard risk assessment. In addition to FEMA requirements for natural hazards, the City included non-natural hazards, which could have grave consequences on the population and operations. A detailed, FEMA-compliant risk assessment was undertaken for all natural hazards. Non-natural hazards are also assessed.

Authority

The *2025 City of Maywood Hazard Mitigation Plan* has been developed in accordance with current state and federal rules and regulations governing local hazard mitigation plans and has been adopted in accordance with county procedures. A copy of the adoption resolution is provided in **Appendix A.** The Plan shall be routinely monitored and revised to maintain compliance with the following provisions, rules, and legislation:

- Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390); and
- FEMA's Mitigation Planning Final Rule published in the Federal Register on September 16, 2009, at 44 CFR Part 201.

Summary of Plan Contents

This plan is designed to be as reader-friendly and functional as possible. While significant background information is included on the processes and studies used (i.e., risk assessment, capability assessment), this information is separated from the more meaningful planning outcomes or actions (i.e., mitigation strategy, mitigation action plan). In the beginning of each section is a list of the 44 CFR 201.6 requirements that are met. The following text defines each section in greater detail.

This section, Section 1, **Introduction**, provides a general background on the need for the plan and the study area.

Section 2, **Planning Process**, describes the process used to prepare the Plan. It identifies members of the planning team and how the public and other stakeholders were involved. It also includes a summary for each key meeting and any associated outcomes.

The **City Profile**, located in Section 3, provides a general overview of the City of Maywood, including geographic, demographic, and economic characteristics. In addition, this section discusses building characteristics and land use patterns. This baseline information provides a snapshot of the planning area and helps local officials recognize those social, environmental, and economic factors that play a role in determining the City's vulnerability to hazards.

The **Risk Assessment** is presented in Section 4. This section serves to identify, analyze, and assess hazards that threaten the City of Maywood. The risk assessment also attempts to define hazard risks that may uniquely or exclusively affect specific areas of the City.

The Risk Assessment begins by identifying hazards that threaten the City of Maywood. Next, it establishes detailed profiles for each hazard, building on available historical data from the previous plan, past hazard occurrences, spatial extent, and probability of future occurrences. This section culminates in a hazard risk ranking based on conclusions regarding the frequency of occurrence, spatial extent, and potential impact highlighted in each of the hazard profiles (known as the Priority Risk Index). The vulnerability assessment uses available hazard data to evaluate vulnerability. FEMA's HAZUS® loss estimation methodology evaluates earthquake risk. The information generated through the risk assessment serves a critical function as the City seeks to determine the most appropriate mitigation actions to pursue and implement. The risk assessment

enables the City to prioritize and focus its efforts on hazards of greatest concern and structures or planning areas facing the greatest risk.

The **Capability Assessment**, found in Section 5, provides an inventory and analysis of existing plans, ordinances, and relevant documents. The purpose of this assessment is to identify any existing gaps, opportunities, or conflicts in programs or activities that may hinder hazard mitigation efforts and to identify those activities that should be built upon in establishing a successful and sustainable local hazard mitigation program. Specific capabilities addressed in this section include planning and regulatory capability, staff and organizational (administrative) capability, technical capability, fiscal capability, and political capability. Information was obtained through a Capability Assessment Survey.

The Community Profile, Risk Assessment, and Capability Assessment collectively serve as a basis for determining the goals for the *2025 City of Maywood Hazard Mitigation Plan*, each contributing to the development, adoption, and implementation of a meaningful and manageable Mitigation Strategy that is based on accurate background information.

The **Mitigation Strategy**, found in Section 6, consists of broad goal statements as well as an analysis of hazard mitigation techniques for the City of Maywood to consider in reducing hazard vulnerabilities. The strategy provides the foundation for a detailed **Mitigation Action Plan** which links specific mitigation actions for each City department, or community partner. This process lassigns local implementation mechanisms and target completion dates. Together, these sections are designed to make the plan both strategic, through the identification of long-term goals, and functional, through the identification of immediate and short-term actions that will guide day-to-day decision-making and project implementation.

Plan Maintenance, found in Section 7, includes the measures that the City of Maywood will take to ensure the Plan's continuous long-term implementation. The procedures also include how the Plan will be regularly evaluated and updated to remain a current and meaningful planning document.

Lastly, the **Appendices** provide documentation including Appendix A: Adoption Materials, Appendix B: Planning Tools, Appendix C: Meeting Notes and Presentations, Appendix D: Correspondence, Appendix E: Plan Review Tool, Appendix F: Survey Results, and Appendix G: Hazus Summary Reports.

Section 2: Planning Process



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44 CFR Requirement

Requirement §201.6(b): To develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

(1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;

(2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and non-profit interests to be involved in the planning process; and

(3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

Requirement §201.6(c)(1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Requirement: §201.6(c)(3)(ii): [The mitigation strategy] must also address the jurisdiction's participation in the National Flood Insurance Program (NFIP), and continued compliance with NFIP requirements, as appropriate.

Introduction

Local hazard mitigation planning is the process of organizing community resources, identifying and assessing hazard risks, and determining how to best minimize or manage those risks. This process culminates in a hazard mitigation plan that identifies specific mitigation actions, each designed to achieve both short-term planning objectives and a long-term vision.

Entities that participate in hazard mitigation planning have the potential to accomplish many benefits, including:

- Protecting lives and property,
- Saving money,
- Accelerating recovery following hazard events,
- Reducing future vulnerability through strategic development and investment,
- Expediting the receipt of pre-disaster and post-disaster grant funding, and
- Demonstrating a firm commitment to improving community health, security, and preparedness.

A core assumption of hazard mitigation is that the investments made before a hazard event (natural or non-natural) will significantly reduce the demand for post-disaster assistance by lessening the need for emergency response, repair, recovery, and reconstruction. Furthermore, mitigation practices and security enhancements get the community back on track sooner with less interruption.

The benefits of mitigation planning go beyond solely reducing hazard vulnerability. The process serves to bolster relationships and mitigation measures often permit multiple benefits such as

increased recreation opportunities through open space conservation, enhanced public awareness of best practices for safety, and reduced economic interruptions. Thus, it is vitally important that any mitigation planning process be integrated with concurrent local planning efforts, and any proposed mitigation strategies must consider other existing City goals or initiatives that will help complement or hinder their future implementation.

Hazard Mitigation Planning in the City of Maywood

This Plan is the first hazard mitigation plan for the City of Maywood. The City has not previously participated as a jurisdiction in any regional plans. The planning process was initiated in October 2024 following selection of Stantec Consulting Services Inc. (Stantec) to provide professional mitigation planning services and to prepare the mitigation plan document for submittal to California Governor's Office of Emergency Services (CalOES), the FEMA, and City leadership.

At the onset of the planning process, the City of Maywood Administrative Analyst (Miguel Leon), and consultant project manager (Ben Schattschneider, AICP, CFM) reviewed the proposed planning process and schedule.

Per the contractual scope of work, the consultant team followed the mitigation planning process recommended by FEMA Local Mitigation Plan Review Guide (April 2023). The Local Mitigation Plan Review Tool, found in Appendix E, provides a detailed summary of FEMA's current minimum standards of acceptability for compliance with DMA 2000 and notes the location where each requirement is met within this Plan. These standards are based upon FEMA's Final Rule as published in the Federal Register in Part 201 of the Code of Federal Regulations (CFR).

The process used to prepare this Plan included twelve major steps that were completed over the course of approximately 9 months beginning in October 2024. Each of these planning steps (illustrated in **Figure 1**) resulted in critical work products and outcomes that collectively make up the Plan. Specific Plan sections are further described in *Section 1: Introduction*. The Plan was developed with input from a broad planning team and the public, as described below.



Figure 1: Hazard Mitigation Planning Process

The City of Maywood Hazard Mitigation Steering Committee

In order to guide the development of this plan, a Hazard Mitigation Steering Committee (HMSC) was created. The HMSC is made up of representatives from various City departments, stakeholders, and partners identified to serve as critical partners in the planning process. The HMSC includes City officials engaged in Emergency Management, Planning, Construction, and Public Safety, among others.

Beginning in December 2024, the HMSC engaged in local meetings to discuss and complete tasks associated with preparing the plan. This steering committee coordinated all aspects of plan preparation and provided valuable input to the process. In addition to meetings, planning team members were kept informed and participated through targeted phone calls. Agendas and minutes from the meetings can be found in Appendix C.

Specifically, the tasks assigned to the Hazard Mitigation Steering Committee members included:

- Participate in committee meetings and stakeholder calls;
- Provide best available data as required for the risk assessment portion of the plan;
- Provide information that will help complete the capability assessment section of the plan and provide copies of any mitigation or hazard-related documents for review and incorporation into the plan;
- Support the development of the *Mitigation Strategy*, including the design and adoption of goal statements;

- Help design and propose appropriate mitigation actions for their department/agency for incorporation into the Mitigation Action Plan;
- Review and provide timely comments on all study findings and draft plan deliverables; and
- Support the adoption of the *2025 City of Maywood Hazard Mitigation Plan*.

Table 1 lists the members of the City of Maywood Hazard Mitigation Steering Committee who were responsible for participating in the development of the plan.

Table 1: Members of the City of Maywood Hazard Mitigation Steering Committee

Name	Organization	Role
Claudia Zavala	City of Maywood	Community Services Supervisor
Daisy Guerrerro	City of Maywood	Building and Planning
Daniel Kaufman	Cesar Chavez Library	Community Library Manager
Dave Khanchalian	Modern IT	City IT Consultant
David Ashman	DMAC	Disaster Management Coordinator
Dina Cruz	AltaMed	CORE Partnership Manager
Gerardo Salcedo	YMCA	Executive Director
Herlinda Chico	LA County Fire Department	Community Services Liaison
Jaime Guerrerro	City of Maywood	Code Compliance Officer
Jennifer Vasquez	City of Maywood	City Manager
Jerry Gomez	City of Maywood	Public Works Superintendent
Joe Rodriguez	Maywood Mutual Water 2	Manager
Junaid Rasul	YMCA	Engagement Director
Karen Iniguez	City of Maywood	Community Development Analyst
Laura Gracia	Communities for a Better Environment	Legal Advocate
Maeli Montecinos	LAUSD	LAUSD Representative
Manuel Ruvalcaba	Tri City Mutual	Chief Operator
Miguel Leon	City of Maywood	Administrative Analyst
Mirla	Hub Cities	Case Manager
Mohammad Mostahkami	Transtech	City Engineer Contract
Nancy Rodriguez	City of Maywood	HR/ Risk Manager
Norma Hernandez	Avant Garde	Planning Consultant
Patricia Tam	CalOES	Emergency Services Coordinator
Rimo Hanson	City of Maywood	Finance Director
Stephanie Cadena	ESA	Urban Planner

Plan Development Meetings

The preparation of this Plan required a series of meetings and open houses for facilitating discussion, gaining consensus, and initiating data collection efforts with local government staff, community officials, and other identified stakeholders. More importantly, the meetings and workshops prompted continuous input and feedback from relevant participants throughout the drafting stages of the Plan. The following is a summary of the key meetings and community workshops held during the development of the plan update. Five in-person meetings were conducted:

1. HMSC Kick-off and Hazard Identification Meeting – December 4, 2024
2. Stakeholder group meetings – January and February 2025
3. HMSC Risk Assessment Meeting – February 26, 2025
4. Public Risk Assessment Open House – February 26, 2025
5. HMSC Mitigation Strategy and Plan Review Meeting – April 25, 2025
6. Public Outreach and Tabling Event – April 26, 2025

Meeting notes and the presentation for all meetings are provided in Appendix C.

In addition to these meetings, many routine discussions and supplemental meetings were held by City staff with other stakeholder groups to accomplish specific planning tasks and increase community awareness about the plan development process. Project management meetings were held weekly.

HMSC Kick-off and Hazard Identification Meeting – December 4, 2024

This meeting was facilitated by Ben Schattschneider, Priya Satish, and Emily Ng from Stantec, as well as Miguel Leon and Karen Iniguez from the City of Maywood, who served as the City's planning leads and managers for the Plan. The meeting was held in a hybrid format with in-person attendees at the Maywood City Hall, and virtual attendees on Zoom on December 4, 2024. The purpose of the meeting was to:

- Provide an overview of hazard mitigation including possible techniques;
- Review proposed project tasks, roles and responsibilities;
- Review project schedule with the planning team; and,
- Review hazards for inclusion in the risk assessment

The meeting began with introductions, followed by an overview of hazard mitigation planning. Members of the planning team noted information that may be of interest to the Stantec team. A draft hazards list was reviewed and the HMSC provided input on the level of concern associated with each hazard as well as additional hazards for consideration. A preliminary discussion of goal areas and mitigation actions was conducted, and the committee reviewed the public survey.

Stakeholder Group Meetings – January and February 2025

In addition to HMSC meetings, the planning team met stakeholder groups identified by the City to introduce the HMP plan process and solicit feedback on mitigation actions, and participation in the community survey in four virtual meetings. Groups engaged are:

- Amigos de los Rios
- Maywood School Principals
- City of Maywood Youth Commissioners
- City of Maywood Youth and Government Club

The groups provided feedback about potential mitigation actions they can support with, as well as provided responses to the public survey. Young adults from the City's Youth Commissioners and the Youth and Government Club expressed the need for education and awareness programs surrounding mitigation actions. The school principals suggested considering overlaps between mitigation planning, the Los Angeles Unified School District's hazard mitigation plan, and each school's safety plans. Amigos de los Rios proposed increasing tree cover as a mitigation action to combat extreme heat and drought.

HMSC Risk Assessment Meeting – February 26, 2025

This meeting was facilitated by Ben Schattschneider, Priya Satish, and Emily Ng from Stantec, along with other team members, and as well as Miguel Leon and Karen Iniguez from the City of Maywood. The meeting was held in a hybrid format with in-person attendees at the Maywood City Hall, and virtual attendees on Zoom on February 26, 2025. Ben provided a recap of hazard mitigation process, and an overview of the project with an updated schedule. He presented progress that had been made since the last meeting, including collection of data and development of the draft risk assessment.

Priya presented an overview of the Capability and Capacity Assessment results. It was noted that the Plan must consider lessons learned from other disasters that have occurred in the region, such as the January 2025 Palisades and Eaton Fires in Los Angeles, in addition to plan documents.

The Stantec team then presented results from the risk assessment. Concerns and mitigation actions/redundancies in place regarding power outages, stormwater-related nuisance flooding, and hazardous materials releases were discussed.

Lastly, future engagement opportunities and next steps were discussed.

Public Risk Assessment Open House – February 26, 2025



Figure 2 - Engagement Activity at Risk Assessment Open House

This open house was facilitated by Ben Schattschneider, Emily Ng, Hayat Rasul, and Priya Satish from Stantec along with Miguel Leon, and Karen Iniguez from the City of Maywood. A tabling booth was set up the City's YMCA Monthly food distribution event and over 100 members of the public attended. Bilingual engagement was conducted to introduce the plan to members of the public and solicit feedback about the hazards and goals. The purpose of this meeting was to:

- Introduce the public to the hazard mitigation planning process;
- Document residents' concerns and previous impacts related to the hazards;
- Distribute and collect responses to the survey; and
- Identify goal areas for the hazard mitigation plan.

City residents participated in an activity to mark hazards that they have been impacted by or are concerned about using stickers on a poster board. Feedback about experiences was provided, with several residents expressing concerns about extreme heat, drought, and hazardous materials. Several residents were particularly concerned about hazardous materials from industrial uses and the Exide Battery Recycling Facility's soil cleanup efforts on their property.

HMSC Mitigation Strategy and Plan Review Meeting – April 25, 2025

This meeting was facilitated by Ben Schattschneider and Priya Satish from Stantec. The primary focus of the meeting was to finalize goals and actions for the Plan. A draft list of proposed actions collected from prior steering committee meetings, outreach and engagement activities, complimentary City planning efforts, neighboring jurisdiction Hazard Mitigation Plans, and the FEMA Mitigation Ideas handbook provided to the committee one week prior to the meeting to review and discuss at the meeting. At the meeting, the committee discussed each of the proposed actions and provided additional input about the status of related ongoing activities in the City. A priority rating was assigned to each of the actions. The committee was also provided with an additional opportunity to review proposed actions for a week after the meeting.

Public Outreach and Tabling Event – April 26, 2025

This outreach was facilitated by Ben Schattschneider, Emily Ng, Hayat Rasul, and Priya Satish from Stantec along with Miguel Leon and Karen Iniguez from the City of Maywood. A booth was set up at the City's Earth Day event and about 100 members of the public attended. Bilingual engagement was conducted to engage with the public about the planning process and provide emergency preparedness procedures. The goals of this engagement were:

- Document residents' concerns and previous impacts related to the hazards;
- Distribute and collect responses to the survey;
- Distribute emergency preparedness items to children and families containing flashlights, utensils, water bottles, and an informational activity book for children;and
- Introduce ideas to talk about disaster management and preparedness in City events.



Figure 3 -Activity To Decorate Your Own Emergency To-Go Bag

Involving the Public

44 CFR Requirement
44 CFR Part 201.6(b)(1): The planning process shall include an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.

An important component of the mitigation planning process involved public participation. Input from the community provides the entire HMSC with a greater understanding of local concerns and increases the likelihood of successfully implementing mitigation actions by developing community "buy-in" from those directly affected by the decisions of City officials. As members of the community become more involved in decisions that affect their safety, they are more likely to gain greater awareness of the hazards present in the City and greater Los Angeles region and take the steps necessary to reduce their impact. Public awareness is a key component of any city's overall mitigation strategy aimed at making a city safer from the potential effects of hazards.

Public involvement during the development of the City of Maywood Hazard Mitigation Plan was sought using three methods: (1) two public open houses were held during the planning process as described above (2) a public survey was conducted (described below) which permitted open comment; and (3) digital copies of the draft plan deliverables were made available and advertised for public review and comment on the City's website, and the Plan's Social Pinpoint site.

The public was provided two opportunities to be involved in the development of the Plan at two distinct periods during the planning process: (1) during the drafting stage of the plan – two public meetings; and (2) upon completion of a final draft plan – draft plan review, but prior to official plan approval and adoption. A link to an electronic version of the draft plan was posted and advertised via the Plan Social Pinpoint Site for residents. (June 25, 2025 – July 12, 2025). Appendix D documents these advertisements. The plan was sent to officials at the City of Maywood, South Gate Council of Governments, and Los Angeles County for review and comment. The final plan was reviewed and approved by the City on MONTH DD, 2024 (the adoption resolution can be found in Appendix A).

Public Participation Survey

The planning team was successful in getting community members to provide input to the mitigation planning process using a Public Participation Survey. The public survey was created to capture concerns and feedback from campus communities, especially those who might not be able to attend public meetings or participate through other means in the mitigation planning process. The survey was distributed in English and Spanish both in paper format at the Maywood City Hall and public tabling events, as well as online, on the Plan's Social Pinpoint site. Details for the Survey results can be found in Appendix F.

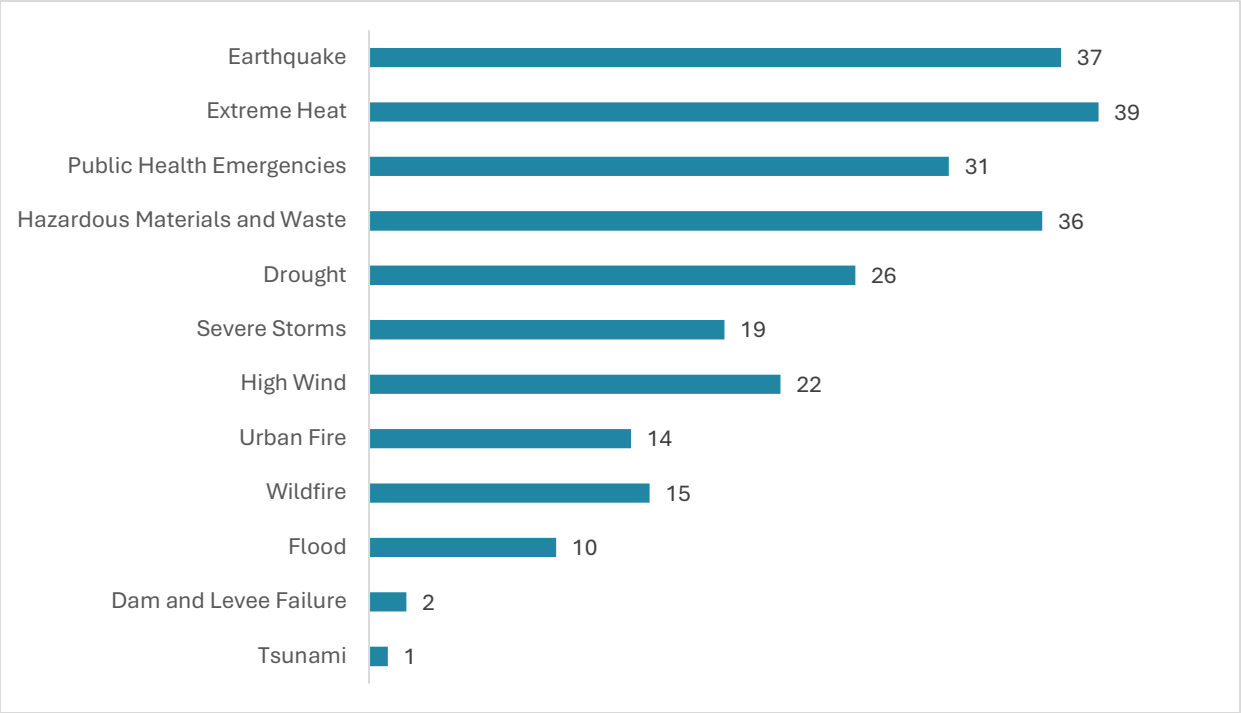
A link to an electronic version of the survey was posted and advertised via the City's social media pages on Facebook and Instagram and posted on the City's resident information application. Public survey links were also disseminated by HMSC members. Appendix D documents each of these advertisements.

A total of 56 responses were received from the public survey, which provided valuable input for the planning team to consider in the development of the plan. Select survey results are presented

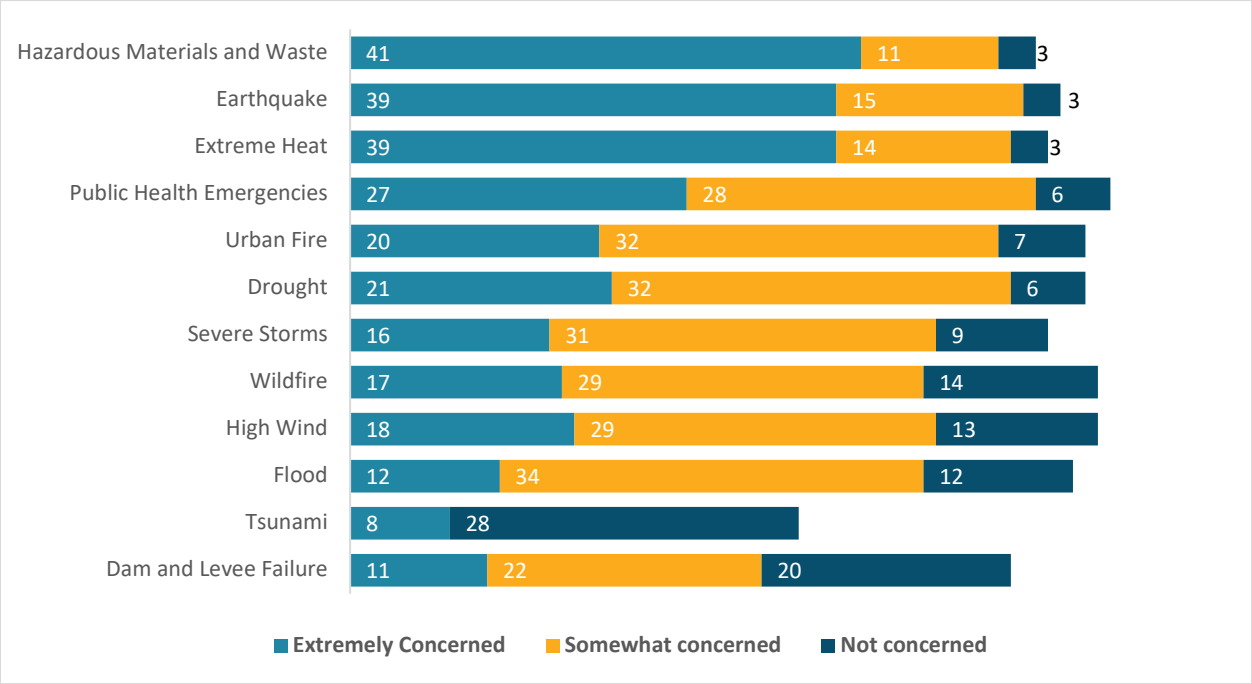
below. A copy of the survey and a detailed summary of the survey results are provided in Appendix B and Appendix F.

Public Survey Results

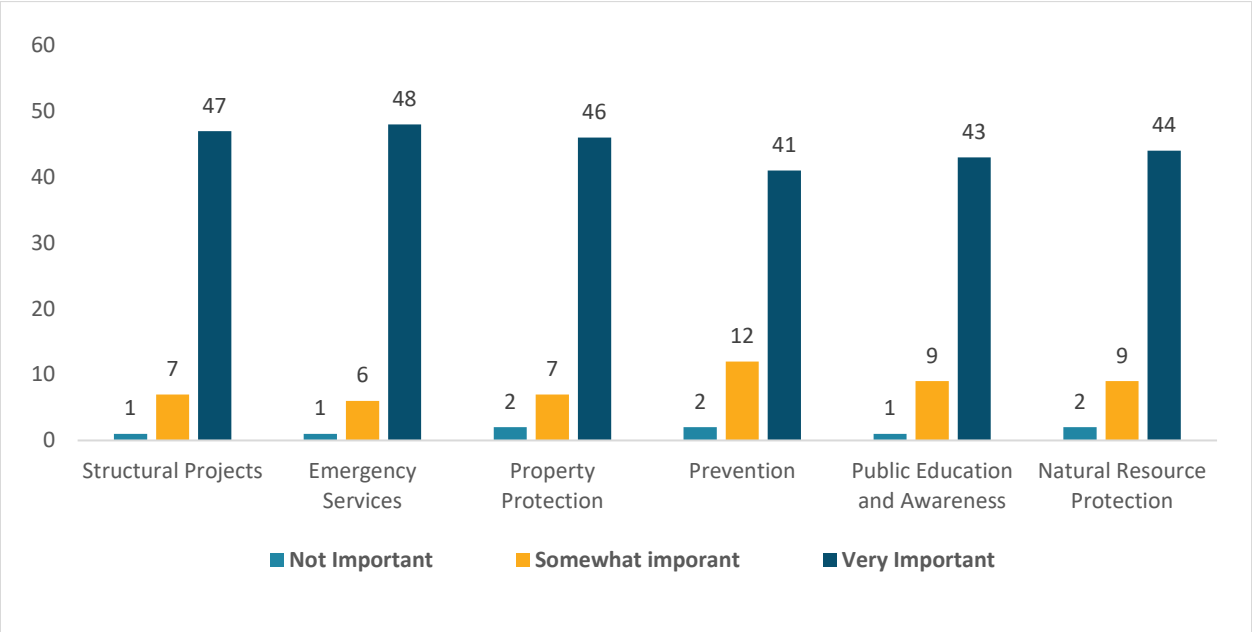
Question: Have you ever experienced or been impacted by any of the following hazards?



Question: How concerned are you about the possibility of your community being impacted by the following hazards?



Question: How important are the following activity areas for hazard mitigation? *



**Respondents were provided with example projects for each activity area*

Involving the Stakeholders

44 CFR Requirement
44 CFR Part 201.6(b)(2): *The planning process shall include an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other non-profit interests to be involved in the planning process.*

As demonstrated through this section, the planning team worked to provide an opportunity for a wide range of stakeholders, including staff from departments across the City, partner agencies, community based organizations, youth and young adult groups, general community members, and others to be involved in the planning process.

In order to involve a wide range of stakeholders, the City made a significant effort to broadly distribute the public survey, advertise public meetings, and solicit comments on the draft plan. The opportunity to be involved and offer input was provided for City staff, the City Council, the Steering Committee, and community members throughout the mitigation planning process. Furthermore, the following activities demonstrate broad stakeholder involvement:

- The HMSC included representation from Disaster Management agencies, Health and Safety organizations, Public Works administration, community-based organizations, City departments, IT, and others.
- Risk assessment data was leveraged from several City, County, State, and national sources.
- Officials such as the City Council, Principals of City Schools, Fire Marshall from the City of Bell, and Police Commissioner from the City of Maywood were encouraged to review and provide feedback on the draft plan via email sent on Month XX, 2025. These requests are documented in Appendix D.
- The final draft plan was publicized on the City Social Pinpoint site for stakeholder comment and review.

Incorporation of Plans, Studies, and Technical Information

44 CFR Requirement
44 CFR Part 201.6(b)(3): *Does the Plan describe the review and incorporation of existing plans, studies, reports, and technical information?*

Several plans and studies have been leveraged during the development of this plan. Each section references these sources at the end, which are mainly found in Section 3 through Section 5. Types of sources leveraged included:

- City planning documents (e.g., Maywood General Plan, Maywood Local Ordinance, City of Maywood Climate Adaptation and Resilience Plan Draft)
- Local, state, federal hazard technical information (e.g., USGS Earthquake data, Hazus, CalAdapt)
- FEMA hazard mitigation plans and planning guidance

City plans were also queried and reviewed, which is discussed further in *Section 5: Capability Assessment*.

Section 3: City Profile



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44 CFR Requirement
Requirement §201.6(d)(3): A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within 5 years to continue to be eligible for mitigation project grant funding.

Geography and the Environment

The City of Maywood is located in Los Angeles County, 8 miles southeast of Downtown Los Angeles and is part of the Gateway Cities region of southeastern Los Angeles. Its neighboring cities include the City of Vernon to the north, the City of Bell to the south, City of Bell Gardens to the east, and the City of Huntington Park to its west. The City is approximately 2.73 miles east-west and 1 mile north-south and comprises of a total land area of 1.18 square miles. The Los Angeles River runs along the north edge of the City. The location of the City within Los Angeles County is in **Figure 2.**

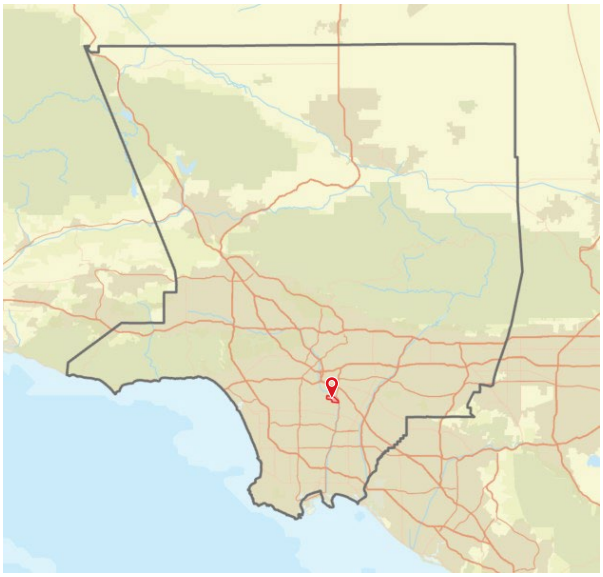


Figure 4: City of Maywood Location within Los Angeles County

The City comprises a densely developed urban landscape with a majority of residential land use, and commercial uses spread along its two main arterials, Atlantic Boulevard, and Slauson Avenue. The north and west edges of the City comprise of industries along Fruitland Avenue and S. Downey Road and are adjacent to the predominantly industrial City of Vernon. Industrial land is also located in the southeast corner of the City of Maywood along the Los Angeles River. The

City is primarily residential and serves communities employed in the nearby industrial areas. The entire City population is an estimated 23,824.[1]

The City map showing its major roadways, and landmarks is in Figure 3.

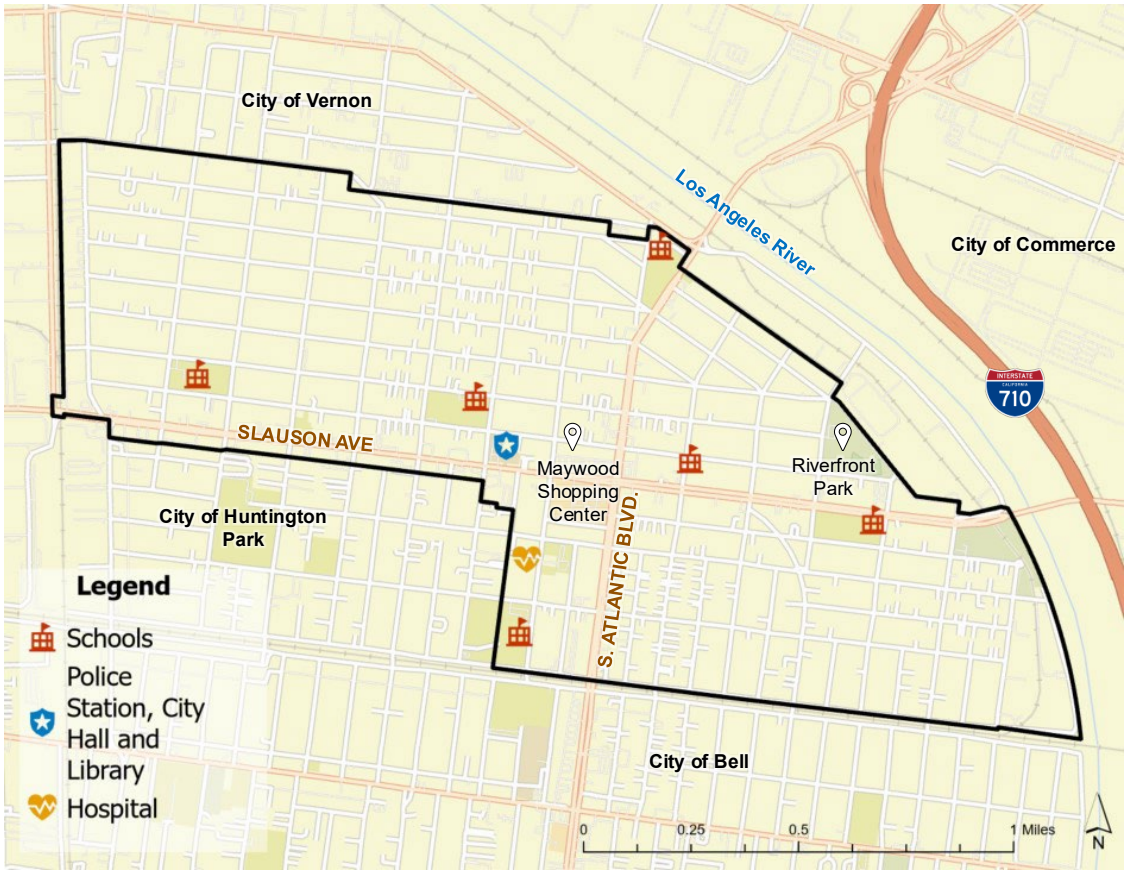


Figure 5: City of Maywood Map

Climate

The region experiences semi-arid climate with hot summers and wintertime rainfall. The average annual temperature is 66.2°F, which is based on the 1971-2000 12-month mean. The mean precipitation within the same study period was 15.14 inches. [2]

The City averages 278 sunny days with the clearest part of the year being May-October. High and low average temperatures range from 83°F to 53°F in the summer, 74°F to 48°F in the winter.[2]

---

[1] United States Census Bureau. (n.d.) *QuickFacts Maywood City, California*. Retrieved from U.S. Census Bureau QuickFacts: Maywood city, California

[2] WRCC. (n.d.) *Los Angeles Downtown USC Campus California NCDC 1971-2000 Monthly Normals.* Retrieved from LOS ANGELES DWTN USC CAMPUS, CALIFORNIA - Climate Summary

The coldest temperature recorded at the nearest weather station (located in Downtown Los Angeles) was 28°F (January 1913) while the warmest temperature was 113°F (September 2010).

Rainfall typically occurs between November and April. Most precipitation events in the area result in less than 0.2 inches of rain. On average, January is the wettest month with an average of 3 inches of precipitation overall. [3]

In recent decades, data trends show a gradually changing climate. Trends and climate models suggest an overall increase in extremely hot days and average annual temperatures. Average annual rainfall is projected to remain roughly the same, but the intensity of the heaviest rainfall events is expected to increase, with heavier bursts of rainfall interspersed by longer dry spells. **Table 2** shows the historic and anticipated future climatic conditions in the region.[4]

Table 2: Historic and Projected Future Climatic Conditions in the City of Maywood

Climate Indicator	Observed Baseline (1961-1990)	Modeled Future Conditions (2035-2064)	Anticipated Hazard Impacts
Average Annual Maximum Temperature	77.6°F	79.8 - 84.1°F	Increase in heat waves, drought, and wildfire conditions.
Number of days over 99°F in a year	4 days	12 days	
Average Annual Precipitation	14.3 inches	14.2 inches	Longer dry spells interspersed by heavy rainfall events, increased risk of flash flooding, and increased risk of droughts.
Maximum 1-day Precipitation	1.83 inches	1.95 inches	

Population and Demographics

From 2010 to 2020, the official population count in the City of Maywood decreased by eight percent from 27,395 to 25,138. According to Maywood city officials, the true population count is

[3] WRCC. (n.d.) *Los Angeles Downtown USC Campus California NCDC 1971-2000 Monthly Normals*. Retrieved from LOS ANGELES DWTN USC CAMPUS, CALIFORNIA - Climate Summary
[4] Cal-Adapt. (2019). *Local Climate Change Snapshot.* Retrieved from Local Climate Change Snapshot

higher than census estimates and may be closer to 35,000. The population density of the City is 21,448 per square mile, making it the most densely populated City in California.[5]

Maywood's population is predominantly Hispanic and close to 98% of residents identify as Hispanic or Latino. Close to half the population was born outside the U.S. in Mexico and Latin America. Of the foreign-born population, nearly 30% are naturalized U.S. citizens. Spanish is the most widely spoken language in the community and over half the population (51.5%) speaks English less than "very well." [6]

Housing, Infrastructure, Critical Assets, and Land Use

Housing

The City has 6,768 housing units. 54.5% of the units are single-family detached houses.[7] Housing information is provided in **Table 3.** Over 4,300 units were constructed before 1969, over 50 years ago.[8]

Table 3: Housing Characteristics

Location	Housing Units (Census 2020)	Owner Occupied Units (ACS 2023)	Median Home Value (ACS 2023)
City of Maywood	6,696	1,900 (28%)	$609,300

Infrastructure

Slauson Avenue is the main east-west arterial, and S. Atlantic Boulevard is the main north-south arterial through the City. The only access to the City of Maywood from the greater Los Angeles metropolitan region is through three bridges across the Los Angeles River: one at Atlantic Boulevard through the center of the City; two at Slauson Avenue; and three at Randolph Street at the south of the City. I-710 runs along the eastern edge of the City across the Los Angeles River and connects to I-10. The railway junction north of the City carries goods and materials in and out of the industrial region.

The City of Maywood has one primary green space, which is the Riverfront Park located in the northeast corner of the City by the Los Angeles River. Additionally, Maywood Park is a recreation center with a baseball field located on 58th Street.

Electric power for the City is provided by Southern California Edison. Water service is provided by three water companies: Maywood Mutual Water Co. 1; Maywood Mutual Water Co. #2; and

[5] USA.com. (n.d.) *California Population Density City Rank*. Retrieved from California Population Density City Rank
[6] U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from language - Census Bureau Tables
[7] Maywood General Plan (2021). *Housing Element.*
[8] Hazus. (2024)

Maywood Mutual Water Co. #3. Solid waste and recycling services are provided by the City through a contract. Natural gas is provided by Southern California Gas Company.

The City has no vacant parcels and has no potential to support new development. Any planned redevelopments are planned to be built to 100% of the allowable density. The City's largest challenge lies in preserving and enhancing its existing neighborhoods.

Critical Assets

Critical assets are essential to the functioning community; therefore, it is imperative that assets are resilient to hazard events. The City of Maywood's inventory of critical assets is shown in **Table 4.** A map of the City's critical facilities is shown in **Figure 3** in the previous section.

Table 4: Critical Asset Inventory

Critical Facility	Count
Medical Facilities	1
Police Station	1
Municipal Government Building	1
School Buildings	6

Land Use

Sixty percent of the City's land area is covered by housing uses. The remaining land is utilized by industrial, commercial, and public uses including streets and rights-of-way. Parks and open spaces comprise less than 1% of the total land. As per the City of Maywood General Plan, Land Use Element, there are no changes proposed to the land use of the City. A map of the City's land use is in **Figure 4.**[9]

[9] City of Maywood General Plan. (2021). *Land Use Element*

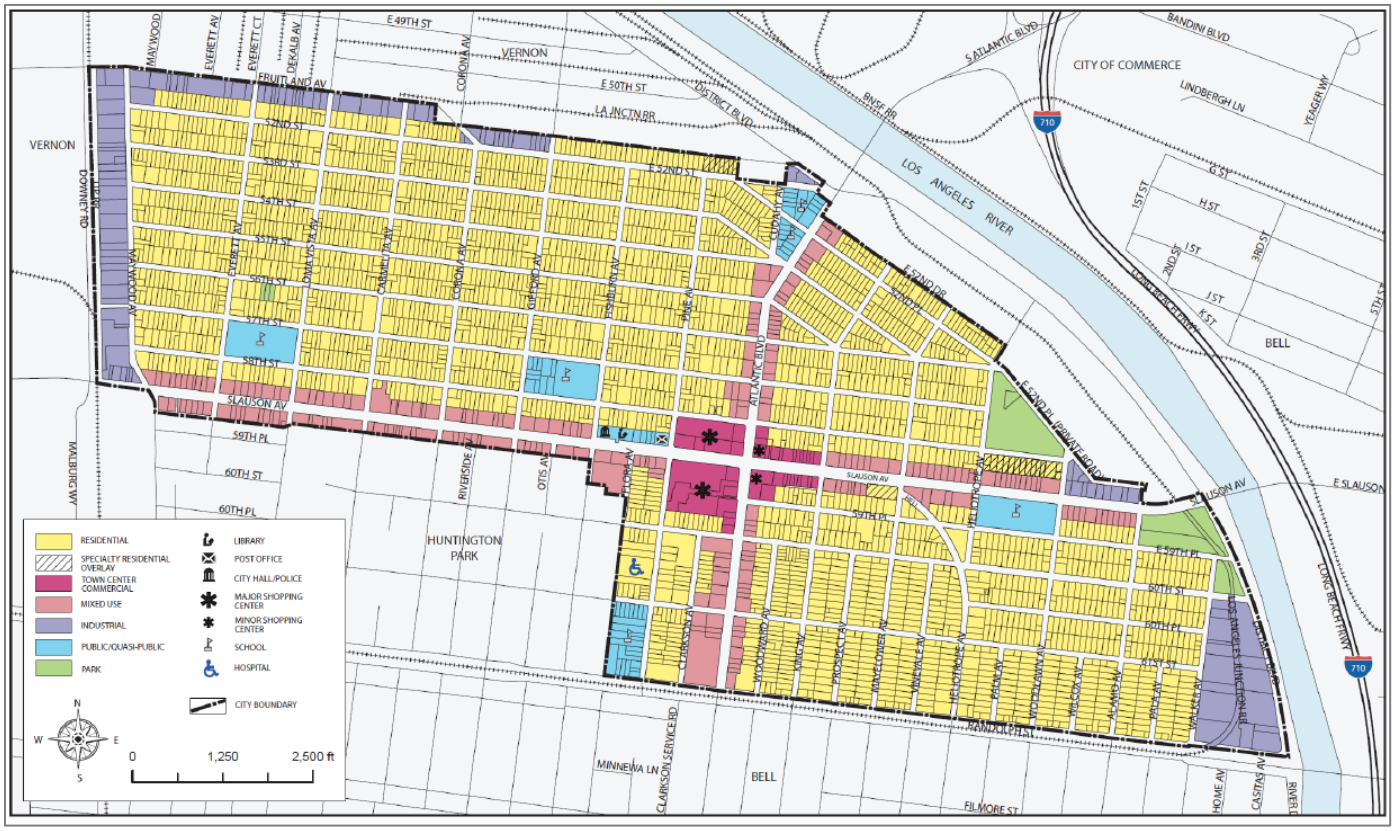


Figure 6: City of Maywood General Land Use Map

Employment and Industry

The City's residents are primarily employed in the manufacturing and production occupations (14.3%). The top five sectors where Maywood residents are employed is shown in **Table 5.**[10] The median household income in the City is $57,615.

Table 5: Share of Employment by Sector

Sector	Percentage of People Employed
Production Occupations	14.3%
Construction & Extraction Occupations	11.5%
Office & Administrative Support Occupations	10.3%
Sales & Related Occupations	8.47%
Transportation Occupations	7.66%

[10] Data USA. (2022). *Maywood, CA Economy*. Retrieved from Maywood, CA | Data USA

Social Vulnerability

According to the Agency for Toxic Substance and Disease Registry, social vulnerability "refers to the demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters (such as tornadoes or chemical spills) or disease outbreaks (such as COVID-19)."[11] This concept is relevant to hazard mitigation analysis because social vulnerability indicates the capacity for a community to withstand and recover from various hazards. **Figure 5** shows a map with data from the Centers for Disease Control and Prevention (CDC) that depicts that all of the City of Maywood has high social vulnerability as compared to the national average.[11] Overall, the City has a social vulnerability score of 0.86, which ranks as a high level of vulnerability compared to the rest of the nation.

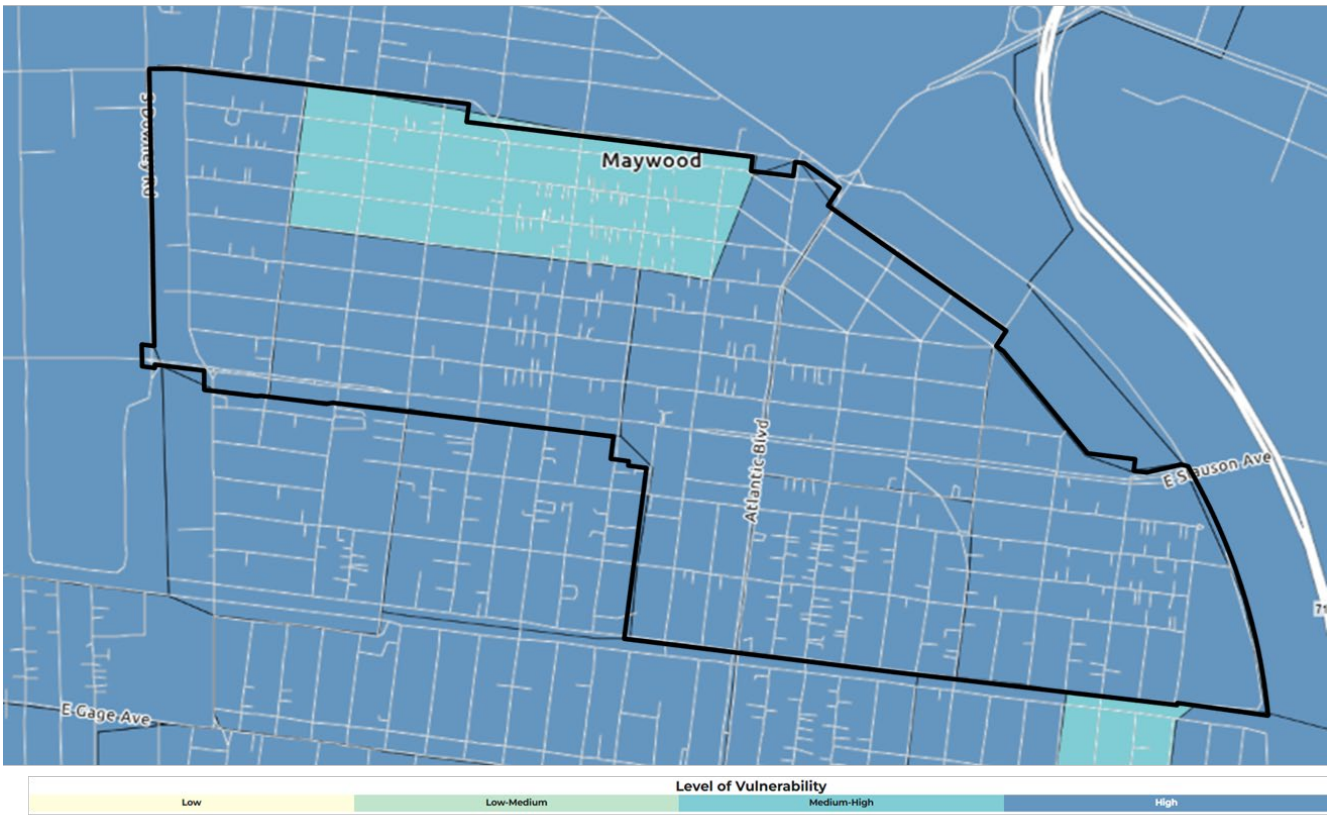


Figure 7: City of Maywood Social Vulnerability Index

[11] U.S. Department of Health & Human Services. (2024) *CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI): Overview*. *Agency for Toxic Substances and Disease Registry*. Retrieved from Social Vulnerability Index | Place and Health - Geospatial Research, Analysis, and Services Program (GRASP) | ATSDR

Factors that contribute to social vulnerability include socioeconomic status, household characteristics, housing type/transportation, and race and ethnic minority status. **Figure 6** shows the breakdown of social vulnerability data.

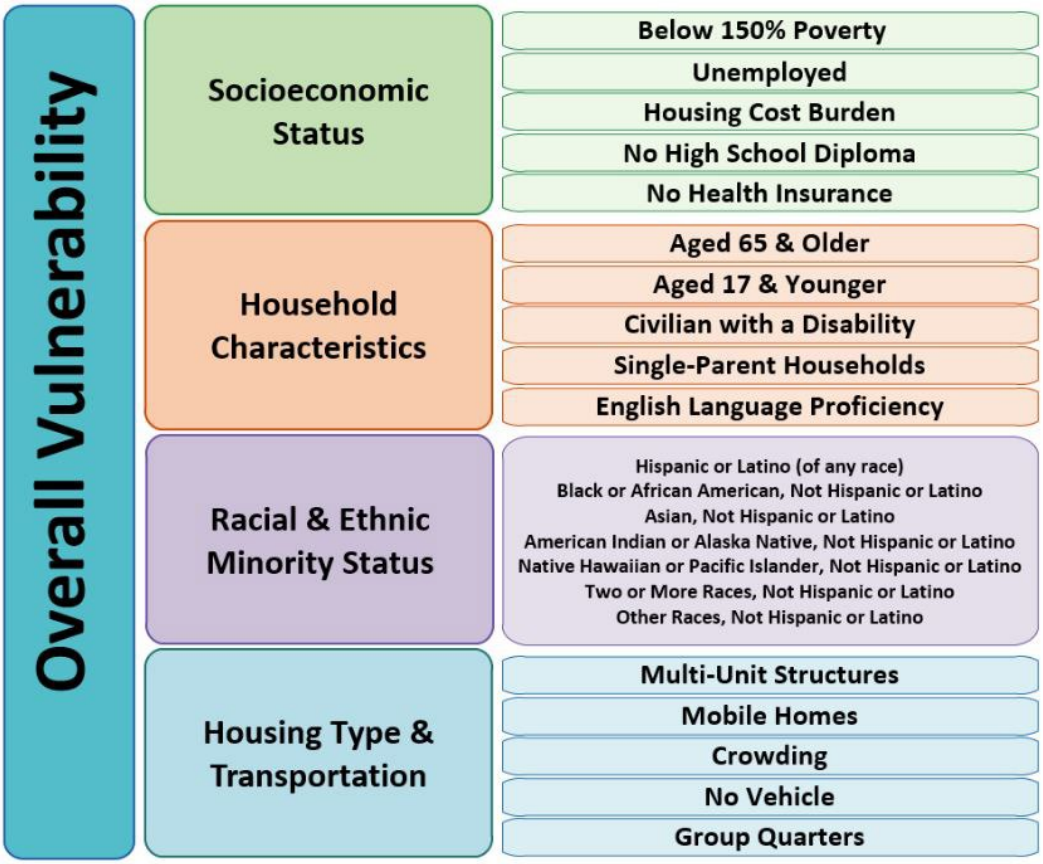


Figure 8: Social Vulnerability Indicators

The SVI status of the City is primarily driven by the Hispanic identity and low English-speaking proficiency of a significant percentage of its residents. Additionally, 18.6% of all Maywood residents are considered to be below the poverty line, and close to 40% of adults are not in the workforce.[12]

The ACS defines overcrowding as more than one occupant per room and severe overcrowding as more than 1.5 occupants per room. By this definition, almost three-fourths of Maywood households are overcrowded or severely overcrowded.[13]

Another indicator of a community's level of vulnerability is environmental justice. According to the State of California Environmental Protection Agency (CalEPA), environmental justice is "the fair

[12] U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from Maywood city, California - Census Bureau Profile

[13] City of Maywood General Plan. (2021). *Sixth Cycle Housing Element*

treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies." CalEPA in collaboration with other state agencies developed CalEnviroScreen to identify those communities that are disproportionately burdened by multiple sources of pollution. The results of CalEnviroScreen 4.0 for the City of Maywood are in **Figure 10.**

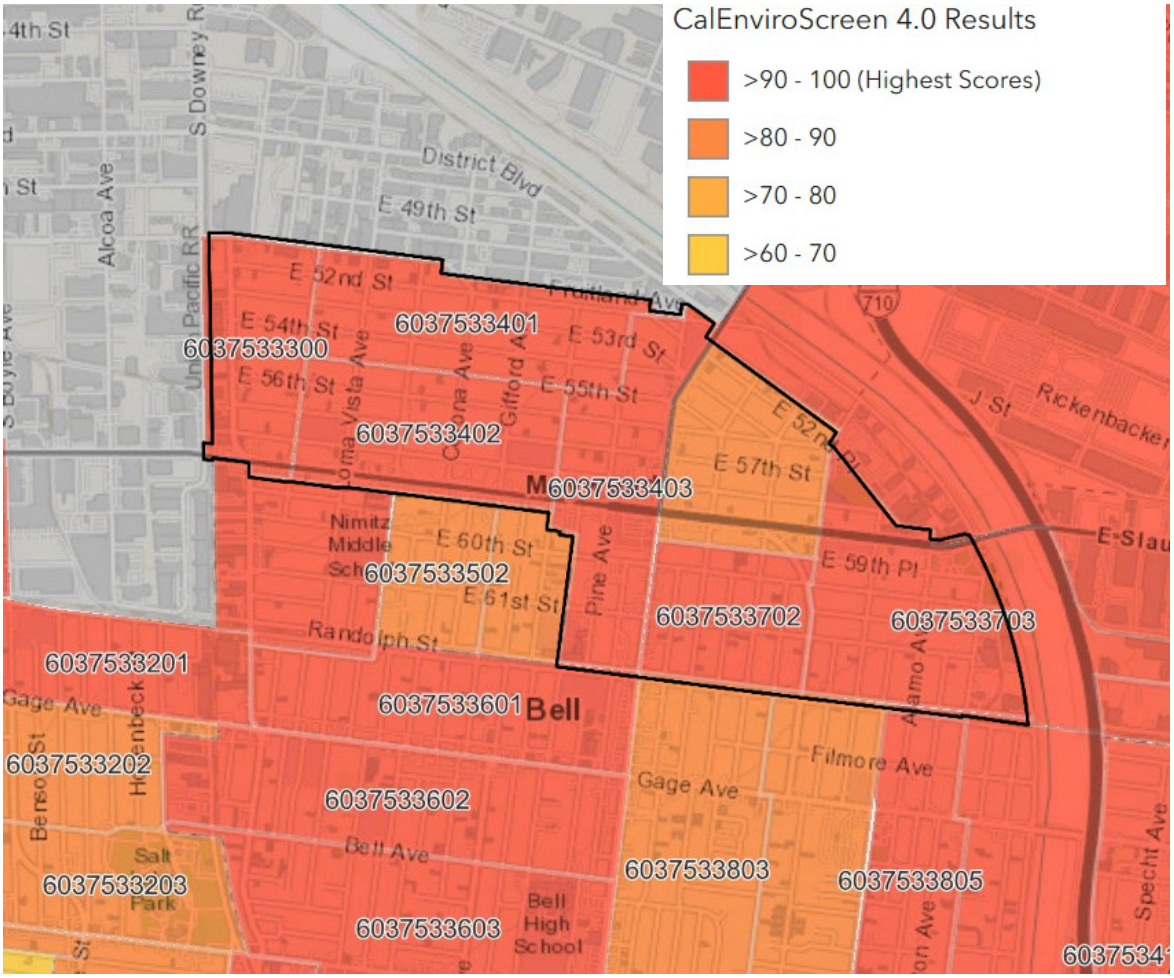


Figure 9: Cal Enviro Screen Results for the City of Maywood[14]

As shown in the map, all areas of the City are identified as experiencing disproportionate burdens from pollution, which includes burdens on air and water quality, toxic releases, and traffic density. Given this information, it is important to consider environmental justice goals alongside mitigation goals for the *2025 City of Maywood Hazard Mitigation Plan*.

[14] California OEHHA (2021). *CalEnviroScreen 4.0.* Retrieved from CalEnviroScreen 4.0 Results

Changes in Development

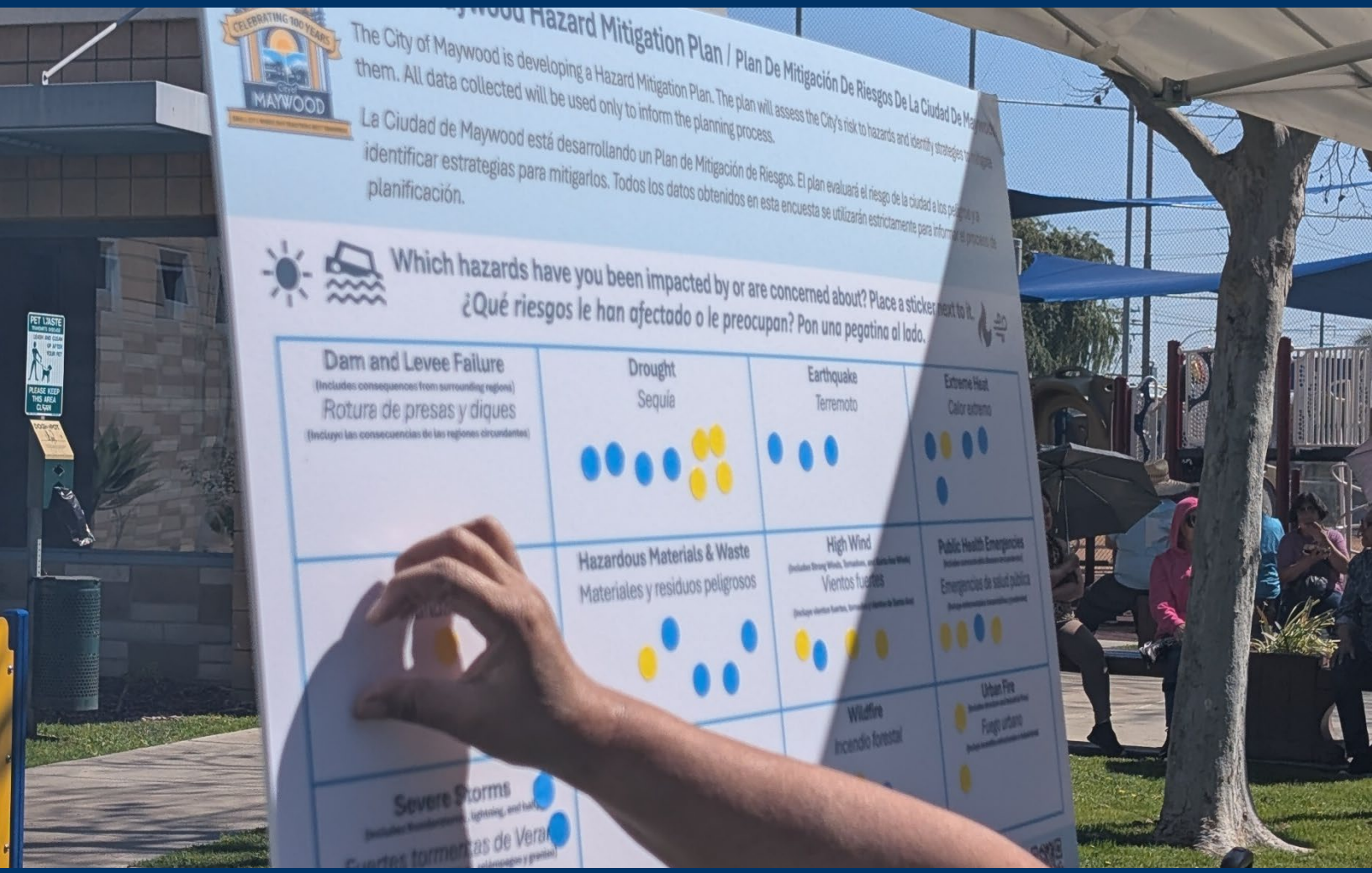
The City of Maywood experienced a decline in population between 2010 and 2020. This trend is expected to continue in the future.

In 2021, The City of Maywood adopted its new General Plan that is intended to guide and influence long term planning in the City for years to come. The focus areas of the plan include:[15]

- Continued redevelopment and revitalization of retail commercial areas along Slauson Avenue and Atlantic Boulevard;
- Maintenance and preservation of existing residential neighborhoods;
- Improving the quality of new development through a thorough re-examination of building and development standards;
- Continued emphasis on promoting new development in the industrial areas, thus providing new employment opportunities; and
- Cooperation with other agencies and governments in improving the environment and quality of life for both residents in the City and in the surrounding region.

[15] City of Maywood. (2021). *General Plan.* Retrieved from General Plan | Maywood, CA

Section 4: Risk Assessment



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44 CFR Requirement
Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the type … of all natural hazards that can affect the jurisdiction. **Requirement §201.6(c)(2)(i):** [The risk assessment shall include a] description of the … location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events. **Requirement §201.6(c)(2)(ii):** [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. **Requirement §201.6(c)(2)(ii):** [The risk assessment] must also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged floods. **Requirement §201.6(c)(2)(ii)(A):** The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area **Requirement §201.6(c)(2)(ii)(B):** [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(ii)(A) of this section and a description of the methodology used to prepare the estimate. **Requirement §201.6(c)(2)(ii)(C):** [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions. **Requirement §201.6(c)(2)(iii):** For multi-jurisdictional plans, the risk assessment must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.

Introduction

The City of Maywood faces various natural and man-made hazards, which have caused deaths, injuries, and millions of dollars in damages. The Hazard Risk Assessment section looks at past and potential future hazards specific to the City Maywood. It includes a risk and vulnerability assessment for each hazard. By examining past events and potential future scenarios, the assessment provides information about how these hazards can impact the focus area, including possible damages and financial losses.

The hazards are organized into profiles that cover a description, location impacts, past occurrences and damages, the extent (or magnitude) of risk, and the likelihood of future events. These profiles focus on the City of Maywood and its critical assets. The assessment is mostly qualitative and includes quantitative data (such as dollar loss estimates) when data permits. Each profile also features climate change considerations.

Disaster Declarations

Hazard events in Los Angeles County have caused severe damages, leading to disaster declarations over the past 44 years. These events include floods, severe storms, fires, freezing conditions, and the COVID-19 epidemic. Major Disasters are identified at the county level and denoted with a "DR". Information about the specific impacts of these disasters to the City of Maywood is not known. **Table 6** lists all presidential or federal major disaster declarations for Los Angeles County since 1980. Presidential Disaster Declarations are declared at the county-level; therefore, declarations made for Los Angeles County were considered as relevant to the City of Maywood.

Table 6: FEMA Declared Disasters[16]

Declaration Date	Declaration Event	Incident Subcategory	Disaster Number
2/21/1980	Severe Storms, Mudslides & Flooding	Flood	615
11/27/1980	Brush & Timber Fires	Fire	635
2/9/1983	Coastal Storms, Floods, Slides & Tornadoes	Coastal Storm	677
10/7/1987	Earthquake & Aftershocks	Earthquake	799
2/5/1988	Severe Storms, High Tides & Flooding	Flood	812
6/30/1990	Fires	Fire	872
2/11/1991	Severe Freeze	Freezing Temperature	894
2/25/1992	Rain/Snow/Wind Storms, Flooding, Mudslides	Flood	935
5/2/1992	Fire During A Period Of Civil Unrest	Fire	942
2/3/1993	Severe Winter Storm, Mud & Land Slides, & Flooding	Flood	979
10/28/1993	Fires, Mud/Landslides, Flooding, Soil Erosion	Fire	1005
1/17/1994	Northridge Earthquake	Earthquake	1008

[16] Federal Emergency Management Agency. (n.d.) *Disaster Declarations for States and Counties*. Retrieved from https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties

Declaration Date	Declaration Event	Incident Subcategory	Disaster Number
1/10/1995	Severe Winter Storms, Flooding, Landslides, Mud Flows	Severe Storm	1044
3/12/1995	Severe Winter Storms, Flooding Landslides, Mud Flow	Severe Storm	1046
2/9/1998	Severe Winter Storms And Flooding	Severe Storm	1203
10/27/2003	Wildfires, Flooding, Mudflow And Debris Flow	Fire	1498
2/4/2005	Severe Storms, Flooding, Debris Flows, And Mudslides	Severe Storm	1577
4/14/2005	Severe Storms, Flooding, Landslides, And Mud And Debris Flows	Severe Storm	1585
3/13/2007	Severe Freeze	Freezing Temperature	1689
10/24/2007	Wildfires, Flooding, Mud Flows, And Debris Flows	Fire	1731
11/18/2008	Wildfires	Fire	1810
3/8/2010	Severe Winter Storms, Flooding, And Debris And Mud Flows	Severe Storm	1884
3/16/2017	Severe Winter Storms, Flooding, And Mudslides	Flood	4305
1/2/2018	Wildfires, Flooding, Mudflows, And Debris Flows	Fire	4353
11/12/2018	Wildfires	Fire	4407
3/22/2020	COVID-19 Pandemic	Biological	4482
10/16/2020	Wildfires	Fire	4569
1/14/2023	Severe Winter Storms, Flooding, Landslides, And Mudslides	Flood	4683
4/3/2023	Severe Winter Storms, Straight-Line Winds, Flooding, Landslides, And Mudslides	Severe Storm	4699

Declaration Date	Declaration Event	Incident Subcategory	Disaster Number
4/13/2024	Severe Winter Storms, Tornadoes, Flooding, Landslides, And Mudslides	Severe Storm	4769

Hazard Identification

Section 201.6(c)(2)(i) requires the risk assessment to include a description of the type of all-natural hazards that can affect the City of Maywood. As part of the planning process, hazards from the City's General Plan Safety Element, the Los Angeles County All Hazards Mitigation Plan, and Mitigation Plans from other cities in the planning region were considered. The Hazard Mitigation Steering Committee (HMSC) and the City of Maywood provided additional input on hazards of concern that should be included in the Plan. **Table 7** includes the list of hazards included in the City of Maywood Hazard Mitigation Plan, and notes if they are included in the Los Angeles County Plan and the City's Safety Element.

Table 7: Hazards included in 2025 City of Maywood Hazard Mitigation Plan

Hazard included in 2025 City of Maywood HMP	Hazard included in 2020 Los Angeles County HMP	Hazard included in 2021 Maywood Safety Element
Dam & Levee Failure	Yes	Yes
Drought	No	Yes (Under Precipitation)
Earthquake	Yes	Yes
Extreme Heat	No	Yes
Flood	Yes	Yes
Hazardous Materials & Waste	No	Yes
High Wind Events	No	No
Public Health Emergencies	No	No
Severe Storms	No	No
Tsunami	Yes	Yes
Urban Fires	No	Yes
Wildfires	Yes	Yes

The 2023 State of California Hazard Mitigation Plan includes additional natural hazards that were not included in this Plan. These hazards were not considered a concern by the planning and steering committee due to the geographic distance from known hazard areas. These hazards are:

- Coastal flood/ sea level rise
- Extreme cold or freeze
- Landslide, debris flow and other mass movements
- Snow avalanche
- Subsidence
- Volcano

Risk Assessment Tools

Hazard information was collected for all hazards under consideration using hazard studies, GIS data, and descriptions of previous events. This information is cited throughout the plan.

Hazards Assessed Geospatially

GIS tools provide a mechanism to perform quantitative analysis. Hazards that have specified geographic boundaries permit analysis using GIS. Profiled hazards that were assessed using GIS include:

- Dam and Levee Failure
- Flood
- Hazardous Materials Incidents

The objective of the GIS-based analysis was to inform exposure of critical facilities and structures for the identified hazards in the City using the best available geospatial data. ESRI® ArcGIS Pro™ 3.1.2 was used to assess hazard vulnerability utilizing digital hazard data, such as FEMA Flood Insurance Rate Maps (FIRMs). Using these data layers, hazard vulnerability can be assessed by estimating the number of structures determined to be in identified geographic hazard area boundaries.

Priority Risk Index

The prioritization and categorization of identified hazards for the City of Maywood is based largely on the Priority Risk Index (PRI), a tool used to measure the degree of risk for identified hazards in a particular planning area. The PRI was used to assist the Hazard Mitigation Committee in identifying hazards that pose the most significant threat to the City.

The PRI results provide a numerical value for each hazard, allowing hazards to be ranked against one another (i.e., the higher the PRI value, the greater the hazard risk). PRI values are obtained by assigning varying degrees of risk to five categories for each hazard: probability, impact, spatial extent, warning time, and duration. Each degree of risk has been assigned a value (1 to 4) and a weighting factor. To calculate the PRI value for a given hazard, the assigned risk value for each

category is multiplied by the weighting factor. The sum of all five categories equals the final PRI value, as demonstrated in the example equation below:

PRI VALUE = [(PROBABILITY x .30) + (IMPACT x .30) + (SPATIAL EXTENT x .20) + (WARNING TIME x .10) + (DURATION x .10)]

According to the weighting scheme applied, the highest possible PRI value is 4.0. **Table 8** shows the weighting schemes for each category. By determining a value for each hazard that can be compared to other hazards threatening the planning area, hazards can be ranked with greater ease. Many of the PRI categories are described within the hazard profiles. The final PRI results, including the calculated values for each hazard in the City of Maywood, are found at the end of this section in the “Summary of Overall Risk.”

Table 8: Priority Risk Index Criteria

PRI Category	Level	Criteria	Index Value	Assigned Index Value
Probability	Unlikely	Less than 10% annual probability	1	30%
	Possible	Between 10 and 50% annual probability	2	
	Likely	Between 50 and 90% annual probability	3	
	Highly Likely	Greater than 90% annual probability	4	
Vulnerability	Minor	Only minor property damage and minimal disruption to government functions and services. No shutdown of critical facilities.	1	30%
	Limited	Minor injuries are possible. More than 10% of buildings were damaged or destroyed. Temporary shutdown of critical facilities (less than one week).	2	
	Critical	Multiple deaths/injuries possible. More than 25% of buildings were damaged or destroyed. Complete shutdown of critical facilities for more than one week.	3	
	Catastrophic	High number of deaths/injuries possible. More than 50% of buildings were damaged or destroyed. Complete shutdown of critical facilities for 30 days or more.	4	
Spatial Extent	Negligible	Limited to a specific area.	1	20%
	Small	Small areas affected	2	
	Moderate	Large areas / multiple areas affected	3	
	Large	All areas affected	4	
Warning Time	More than 24 hours	Self-explanatory	1	10%
	12 to 24 hours	Self-explanatory	2	
	6 to 12 hours	Self-explanatory	3	
	Less than 6 hours	Self-explanatory	4	
Duration	Less than 6 hours	Self-explanatory	1	10%
	Less than 24 hours	Self-explanatory	2	
	Less than one week	Self-explanatory	3	
	More than one week	Self-explanatory	4	

Hazard Profiles

Each hazard is profiled separately to describe the hazard and potential impacts to the City. Where data exists, specific information on hazard location will also be included. When applicable, impacts from climate change are integrated throughout each hazard profile. The profile for each hazard includes:

- **Description**: A scientific explanation of the hazard including potential magnitude (or severity) and impacts (including climate change considerations);
- **Location**: Geographical extent of the hazard;
- **Previous occurrences**: The number of previous impacts from the hazard on the City in the past;
- **Extent (or magnitude)**: The severity of the hazard in the past and potential severity in the future. Measures may include wind speed, depth of flooding, or property damage, for example;
- **Probability of future events**: The likelihood of future events impacting the City of Maywood. Given that an exact probability is often difficult to quantify, this characteristic is categorized into ranges to be used in hazard profiles:
    - Unlikely: Less than 10 percent annual probability
    - Possible: Between 10 percent and 50 percent annual probability
    - Likely: Between 50 percent and 90 percent annual probability
    - Highly Likely: Greater than 90 percent annual probability
- **Vulnerability assessment**: The vulnerability assessment investigates the potential number of and type of structures at risk, potential dollar loss, and potential impacts resulting from each hazard based on available data and information. When applicable, the vulnerability assessment will address the following potential vulnerabilities to each hazard:
    - Impact on buildings and critical facilities, including potential structural damage to buildings or other property damage. The types of critical facilities that are affected are also described;
    - Damage to critical infrastructure;
    - Impacts to health and life safety;
    - Social vulnerability;
    - Economic impacts;
    - Cascading Impacts from the hazard; and
    - Future conditions and how they may affect the hazard impacts.

Dam and Levee Failure

Description

A dam is an artificial barrier constructed across a stream channel or a man-made basin to store, control, or divert water. Dams are typically built of earth, rock, concrete, or mine tailings. The area directly behind the dam where water is impounded or stored is called a reservoir.

Dam failure is the partial or total collapse, breach, or other failure of a dam that causes flooding downstream. Dam failures can result from natural events such as a flood event, earthquake or landslide, human-induced events such as improper maintenance, or a combination of both. In case of a dam failure, the people, property, and infrastructure downstream could be subject to devastating damage.

A levee is a man-made barrier designed to control the flow of water from rivers or other bodies of water, helping to prevent flooding in nearby areas. According to the National Levee Database, one levee system runs along a portion of the City of Maywood. The Los Angeles/Compton Creek (LA/CC2) levee is a three-segment system that spans 23 miles. The segment closest to the City of Maywood runs from the City of Vernon to the City of Cudahy. The proceeding segments eventually lead to the confluence with the Los Angeles River.[17]

Dam and levee failure occurs when the structure does not effectively hold or withstand water due to an event or intentional impact. Dam and Levee failures can result from one or more of the following:

- Prolonged periods of rainfall and flooding;
- Frequent overtopping from rainfall and flood events resulting in weakening structural material
- Internal erosion caused by water seepage with more porous material portions of the structure
- Internal erosion caused by embankment or foundation leakage;
- Inadequate spillway capacity resulting in excess flow overtopping the dam or levee;
- Earthquakes which can cause longitudinal cracks at the tops of embankments that can weaken entire structures.
- Improper design (including use of improper construction materials and practices);
- Negligent operation (including failure to remove or open gates or valves during high flow periods);
- Failure of an upstream dam on the same waterway; and
- High winds which can cause significant wave action and result in substantial erosion.

[17] USACE (n.d.). *Los Angeles River/Compton Creek 2*. National Levee Database. Retrieved on February 19, 2025, from National Levee Database (army.mil)

Dam and Levee Regulation and Classification in California

Dams and levees provide the citizens of California with essential benefits such as water supply, flood control, recreation, and irrigation. While dams have multiple benefits, they also are a risk to public safety and economic infrastructure if improperly maintained. Dams can be categorized in many ways based on their size, condition, or relative damage based on population size. The state of California uses a classification system based on federal guidance from FEMA.[18] These definitions are used to categorize the level of severity of impacts from a dam failure on human life and damage to property. **Table 9** shows each classification level from low to extremely high as well as their definitions.

Table 9: Dam Downstream Hazard Classification

Downstream Hazard Potential Classification	Potential Downstream Impacts to Life and Property
Low	No probable loss of human life and low economic and environmental losses. Losses are expected to be principally limited to the owner's property.
Significant	No probable loss of human life but can cause economic loss, environmental damage, impacts to critical facilities, or other significant impacts.
High	Expected to cause loss of at least one human life.
Extremely High	Expected to cause considerable loss of human life or would result in an inundation area with a population of 1,000 or more.

Levees have been used across the United States for over a century. The LA/CC2 levee near the City of Maywood became active following the Emergency Relief Appropriation Act in 1935. Years later, the levee was advanced further through a project under the Flood Control Act. Portions of the levee were then improved under later versions of the act as more nationwide efforts were underway to minimize flood impacts and losses to life and property.[19] The levee was fully completed in 1957. In Los Angeles County, the LA/CC2 levee is maintained by the Los Angeles County Department of Public Works. Across the state, levees are also maintained by local, state, tribal, and federal entities including the U.S. Army Corps of Engineers (USACE).

In 2007, Congress enacted the National Levee Safety Act to formulate recommendations for a program for levee safety called the National Levee Safety Program. Led by both FEMA and USACE, the ongoing program provides guidelines for levee owners on the appropriate standards and recommendations to maintain flood safety and risk management. The program supports communities having levees with risk education and information.

[18] California Department of Water Resources. (2021). *Division of Safety of Dams, Downstream Hazards*. Retrieved from. Division of Safety of Dams Definitions for Downstream Hazard and Condition Assessment
[19] USACE (n.d.). *Los Angeles River/Compton Creek 2. National Levee Database*. Retrieved from National Levee Database (army.mil)

Through the National Levee Safety Act came forth the National Levee Database to inventory levees and their locations. The level of risk associated with a levee is classified through a Levee Safety Action Classification (LSAC) system.[20] The LSAC is neither a levee rating or grade, it is a classification system designed to consider the existing condition of the levee, the current and future maintenance of the levee and the consequences if a levee were to fail or be overwhelmed. The classification ranking from very high to very low is designed to help local officials, stakeholders, and the public to make informed decisions regarding levee safety and is designated based on a combination of factors including the structural properties of the levee, its age, and the population residing in the inundation zone if the levee is breached.

Table 10 shows the levels of LSAC classification system.

Table 10: Levee Risk Levels

Risk Level	Recommended Action
Very High	Based on risk drivers, take immediate action to implement interim risk reduction measures. Increase frequency of levee monitoring, communicate risk characteristics to the community within an expedited timeframe; verify emergency plans and flood inundation maps are current; ensure community is aware of flood warning systems and evacuation procedures; and recommend purchase of flood insurance. Support risk reduction actions as very high priority. Likelihood of inundation due to breach and/or system component malfunction in combination with loss of life, economic, or environmental consequences results in very high risk.
High	Based on risk drivers, implement interim risk reduction measures. Increase frequency of levee monitoring; communicate risk characteristics to the community within an expedited timeframe; verify emergency plans and flood inundation maps are current; ensure community is aware of flood warning and evacuation procedures; and recommend purchase of flood insurance. Support risk reduction actions as high priority. Likelihood of inundation due to breach and/or system component malfunction in combination with loss of life, economic, or environmental consequences results in high risk.
Moderate	Based on risk drivers, implement interim risk reduction measures as appropriate. Verify risk information is current and implement routine monitoring program; assure O&M is up to date; communicate risk characteristics to the community in a timely manner; verify emergency plans and flood inundation maps are current; ensure community is aware of flood warning and evacuation procedures; and recommend purchase of flood insurance. Support risk reduction actions as a priority. Likelihood of inundation due to breach and/or system component malfunction in combination with loss of life, economic, or environmental consequences results in moderate risk.
Low	Verify risk information is current and implement routine monitoring program and interim risk reduction measures if appropriate; assure O&M is up to date; communicate risk characteristics to the community as appropriate; verify emergency plans and flood inundation maps are current; ensure community is aware of flood warning and evacuation procedures; and recommend

[20] USACE. (n.d.). *Levee Safety Classification. US Army Corps of Engineers.* Retrieved from Levee Safety Action Classification

Risk Level	Recommended Action
	purchase of flood insurance. Support risk reduction actions to further reduce risk to as low as practicable. Likelihood of inundation due to breach and/or system component malfunction in combination with loss of life, economic, or environmental consequences results in low risk.
Very Low	Continue to implement routine levee monitoring program, including operation and maintenance, inspections, and monitoring of risk. Communicate risk characteristics to the community as appropriate; verify emergency plans and flood inundation maps are current; ensure community is aware of flood warning and evacuation procedures; and recommend purchase of flood insurance.
No Verdict	Insufficient information to assign LSAC

The levee system along Maywood is currently being reviewed for risk but currently holds a rating of "moderate" of risk level. This levee segment is considered to have moderate risk before overtopping due to structural deficiencies in the system. The levee has never held more than 50% of its maximum water height, so how it would perform under full pressure is unclear. The main factors contributing to the risk rating are:

- The area protected by the levee is heavily populated;
- People may not be well-informed or prepared for floods;
- There are no specific flood evacuation plans; and
- Roads could get very congested during an evacuation.[21]

Location

There are no dams located within the boundaries of the City of Maywood. There are five dams within a ten-mile radius of the City. These dams are shown in **Figure 8.** As shown in the figure, these dams have a hazard potential classification of 'Significant' and 'High'. Inundation potential maps that determine the area predicted to flood in the event of dam failure were available for these dams through the California Department of Water Resources. Per the maps, none of the inundation zones for these dams are projected to impact the City of Maywood.[22] The Garvey Reservoir, and Whittier Narrow Dams are high hazard potential dams with potential inundation footprints projected to reach within 1-mile of Maywood.

[21] National Levee Database. (n.d.) *Los Angeles River/ Compton Creek 2.* Retrieved from National Levee Database
[22] California Department of Water Resources (n.d.) *Dam Breach Inundation Map Web Publisher.* Retrieved from Dam Breach Inundation Map Web Publisher



Figure 10: Dam Locations, Classification, and Inundation Potential of Dams Within a 10-Mile Radius of the City of Maywood

As mentioned in the description, there is one levee system adjacent to the City of Maywood. **Figure 9** shows the levee and the area of the City protected by it. The levee currently holds an LSAC rating of moderate, as described in the previous section. If the levee breaches, the eastern portion of the City would likely be impacted by flooding, which includes two of the City's schools, and the City YMCA, that often serves as a location for shelter and large events in the community.

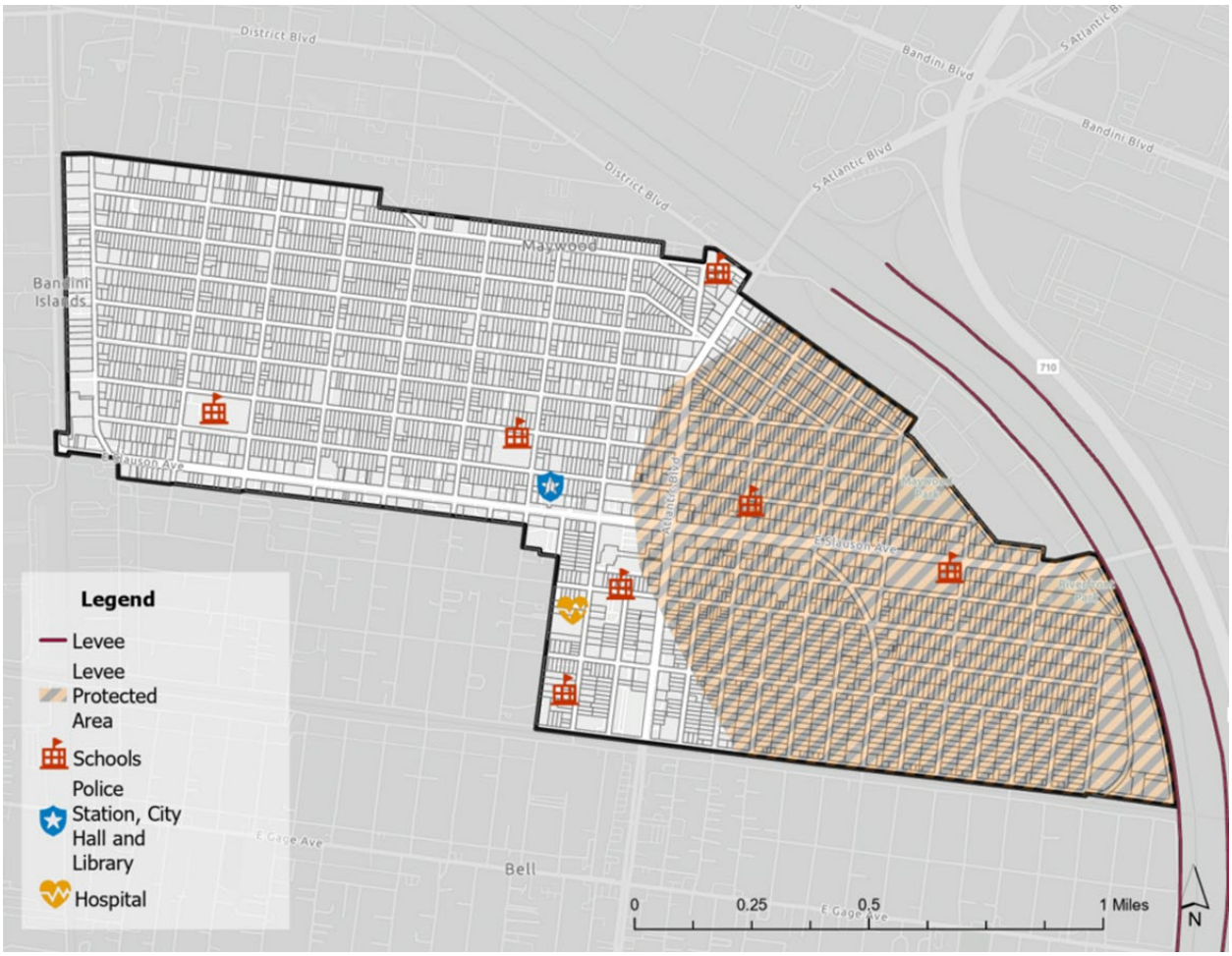


Figure 11: Levee System and Inundation Potential for the City of Maywood

Previous Occurrences

There is no recorded history of dam or levee failures impacting the City of Maywood.

Extent

Dam and levee failure extent can be measured in terms of loss or life or property, or by amount of water released. Per current information, the City of Maywood is located away from potential inundation zones of dam failure. The eastern portion of the City is protected by the LA/CC2 levee, which has a moderate risk classification. The area comprising of 0.49 square miles of areas, and 1,377 buildings, is heavily populated, where inundation could impact properties, transportation infrastructure, and critical facilities. The level and depth of flooding would depend on the location of the levee failure.

While there have been no historic events, fatalities, or reported damage costs in proximity to the City of Maywood, climate change is expected to increase the intensity of precipitation during the heaviest rainfall days.[23] Such events may elevate the risk of dam and levee failures, potentially expanding future dam inundation zones to impact the City. **Figure 10** is an image from the National Climate Assessment 5 which describes climate related factors contributing to dam failure. Additionally, the levee adjacent to the City may face overtopping. Such failures could result in significant loss of life and property.

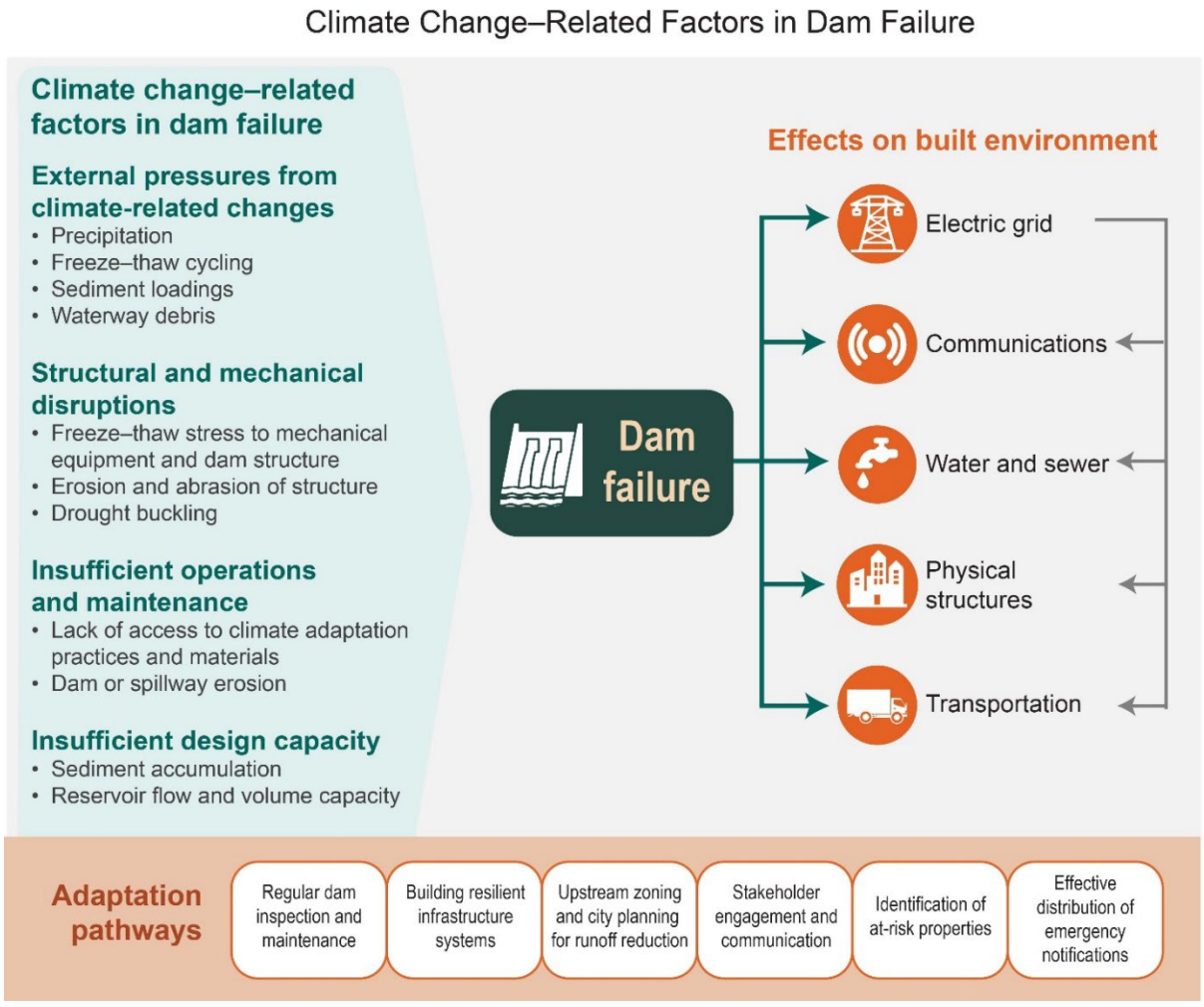


Figure 12: Climate Change-Related Factors in Dam Failure

[23] LA County (2021). *LA County Climate Vulnerability Assessment.* Retrieved from LA-County-Climate-Vulnerability-Assessment-1.pdf

Probability

There are no records of dam or levee failures within the City of Maywood. As such, it is difficult to predict an annual chance of dam failure. The probability of dam and levee breach in the future is low.

Climate change can have many indirect impacts on dam and levee failure. The cause of most failures is flooding from prolonged periods of rainfall. In the planning area, increases in precipitation intensity in the 95th percentile heavy rainfall days,[24] can increase the likelihood of dam and levee failure due to increased flooding, overtopping, or inadequate spillway capacity.

Levees can also be impacted by spells of drought followed by extreme rainfall. According to the state of California's Fourth Climate Assessment, the Los Angeles region has experienced severe drought conditions recent years. At the same time, more wet year extremes in the region are expected.[25] The variable nature of wet and dry conditions by year supports the need for continued upkeep and maintenance to reduce flood risk to communities near the infrastructure.

Further, many dams, including the ones described in this plan, were designed, and built over 30 years ago based on climate conditions at the time of design. Dam upgrades and retrofits should be designed to withstand changing climate conditions; such actions are typically addressed in a dam management plan and are out of the scope of this plan.

Considering the history of no previous occurrences, great distance from potential inundation areas of dam failure, the probability assigned to dam and levee failure is 'unlikely' indicating lower than 10% chance of annual probability.

Vulnerability Assessment

Based on current information, the chances of a dam and levee failure within the City are anticipated to be low. If the levee protecting the City of Maywood fails, damage to infrastructure found within levee breach inundation areas could impact the City through power outages or water contamination. Travel through the City could be impacted if highways, local roads, or bridges are inundated during a levee failure event and deemed impassable. For instance, nearby bridges, including those located on South Atlantic Boulevard and East Slauson Boulevard, in addition to the nearby East Florence Avenue bridge located south, in the City of Bell, are key infrastructure that provide access over the Los Angeles River. The South Atlantic Boulevard and East Florence Boulevard bridges provide critical access to the nearby freeway, Interstate-710.

All populations within levee inundation areas are considered at risk from levee failure. This includes populations who live in inundation areas, as well as populations in the inundation area for work or recreation. Levee failure can result in injuries and loss of life and result in the need for evacuations.

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[24] LA County (2021). *LA County Climate Vulnerability Assessment*. Retrieved from LA-County-Climate-Vulnerability-Assessment-1.pdf

[25] CA.gov. (2019). *California's Fourth Climate Change Assessment.* Retrieved from California State Portal | CA.gov

Impacts on Socially Vulnerable Populations

Dam and levee failure can disproportionately impact socially vulnerable populations including causing displacement, loss of homes, and limited access to emergency services. Low-income and renter households may also lack insurance coverage to recover from damages delaying their ability to rebuild and return to normal.

Impacts of Climate Change

Climate change can have many indirect impacts on dam and levee failure. The cause of most dam and levee failures is flooding from prolonged periods of rainfall. In the planning area, increases in the severity of extreme precipitation events, can increase the likelihood of dam and levee failure due to increased flooding or inadequate spillway capacity.

Drought

Description

Drought is conceptually defined by the National Drought Mitigation Center as "a protracted period of deficient precipitation resulting in extensive damage to crops, resulting in loss of yield." Although sometimes considered a rare and random event, drought is a normal, recurrent feature of climate. Climatic factors such as high temperatures, high wind, and low relative humidity are often associated with drought. Drought occurs in virtually all climatic zones, varying significantly from one region to another, and can be defined according to meteorological, hydrological, agricultural, socioeconomic, or ecological criteria, as categorized in **Table 11**.[26] Drought is differentiated based on the use and need for water.

Table 11: Drought Classification Descriptions

Drought Classification	Description
Meteorological Drought	The degree of dryness or departure of actual precipitation from an expected average or normal amount based on monthly, seasonal, or annual time scales. (Dry weather patterns dominate an area; can begin/end rapidly).
Hydrological Drought	The effects of precipitation shortfalls on stream flows and reservoir, lake, and groundwater levels. (Low water supply is evident; conditions take longer to develop and then recover.
Agricultural Drought	Soil moisture deficiencies relative to water demands of plant life, usually crops. (Crops significantly affected).
Socioeconomic Drought	The effect of demands for water exceeding the supply because of a weather-related supply shortfall.
Ecological Drought	A prolonged and widespread deficit in naturally available water supplies — including changes in natural and managed hydrology — that create multiple stresses across ecosystems

The severity of a drought depends on the degree of moisture deficiency, the duration, and the size and location of the affected area. It is generally difficult to pinpoint the beginning and the end of a drought. Because the impacts of a drought accumulate slowly at first, a drought may not be recognized until it has become well established. Even during a drought there may be one or two months with above average precipitation totals. These wet months do not necessarily signal the end of a drought and generally do not have a major impact on moisture deficits. Droughts can be short, lasting just a few months. Conversely, they can persist for several years before regional climate conditions return to normal. While drought conditions can occur at any time throughout

[26] The National Drought Mitigation Center. (n.d.). *Types of Drought.* Retrieved from https://drought.unl.edu/Education/DroughtIn-depth/TypesofDrought.aspx.

the year, the most apparent time is during the summer months. Nationally, drought impacts often exceed $1 billion per event due in part to the sheer size of the areas affected.[27]

Measuring Droughts: There are several quantitative methods for measuring drought in the United States. How these indices measure drought depends on the discipline affected (e.g., agriculture, hydrology, meteorology, etc.) and the region being considered. Two main methods are the Palmer Drought Severity Index (PDSI) and the U.S. Drought Monitor. The PDSI was the first comprehensive drought index developed in the United States. The U.S. Drought Monitor is a relatively new index that combines quantitative measures with input from experts in the field. It provides information of drought conditions by County. Information specific to the City of Maywood was not available at the time of creating this plan. Therefore, the U.S. Drought Monitor is used in this plan to assess drought occurrences that likely impacted the City.

U.S. Drought Monitor: The U.S. Drought Monitor is designed to provide the public, media, government officials, and others with an easily understandable overview of weekly drought conditions across a county throughout the United States. The U.S. Drought Monitor is unique because it assesses multiple numeric measures of drought, including the PDSI and three other indices, as well as the interpretations of experts to create a weekly map depicting drought conditions across the United States. The U.S. Drought Monitor uses five drought intensity categories, D0 through D4, to identify areas of drought.[28] These categories are shown in **Table 12**.

Table 12: Drought Categories

Category	Name	Description
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered
D1	Moderate Drought	Some damage to crops, pastures; streams, reservoirs, or wells low, some water shortages developing or imminent; voluntary water-use restrictions requested
D2	Severe Drought	Crop or pasture losses likely; water shortages common; water restrictions imposed
D3	Extreme Drought	Major crop/pasture losses; widespread water shortages or restrictions
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; shortages of water in reservoirs, streams, and wells creating water emergencies

[27] NOAA National Centers for Environmental Information. (2024) *U.S. Billion-Dollar Weather and Climate Disasters*. Retrieved from. https://www.ncei.noaa.gov/access/billions/
[28] National Drought Mitigation Center. (n.d.) *What is the U.S. Drought Monitor*. Retrieved from What is the USDM? | U.S. Drought Monitor (unl.edu)

Location

A drought is a regional event that is not confined to geographic or political boundaries; it can affect several areas at once. It can also range in severity across those areas. All of the City of Maywood is at equal risk from drought occurrence and impacts.

Previous Occurrences

To understand the conditions of past drought, it can be helpful to understand the typical precipitation received each year. The closest weather monitoring station through NOAA is located in Downtown Los Angeles which is approximately 6 miles from the City of Maywood. This weather station was established in May 2024. Historical data is available from downtown Los Angeles' earlier weather station located in the University of Southern California campus, which is approximately 5 miles west of the City.[29] The downtown Los Angeles weather station has historically reported an annual average of 14.77 inches of precipitation. Monthly averages are shown in **Figure 11**.[30]

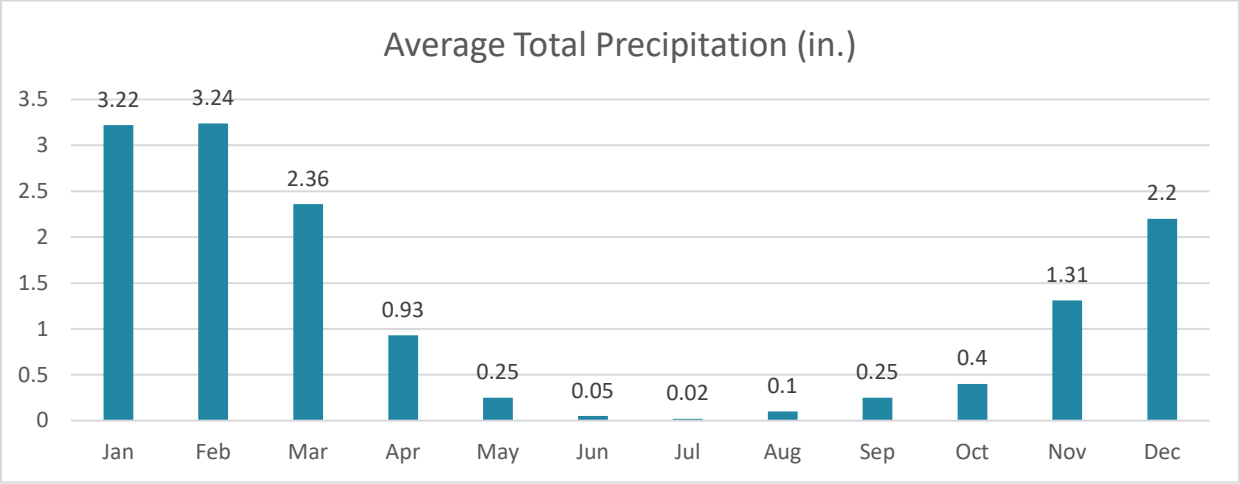


Figure 13: Average Precipitation by Month in Downtown Los Angeles

The U.S. Drought Monitor was used to ascertain historical drought levels for the area. Data specific to the City of Maywood was not available, but due to the regional nature of drought, it can be assumed that any drought impacting Los Angeles County also impacted the City. The U.S. Drought Monitor reports data on drought conditions from 2000 through 2024. Drought conditions are reported by category as percentage of area affected. Drought Impacts in Los Angeles County between 2000 and 2025 are presented in **Figure 12.**

[29] National Weather Service. (2024). *Downtown Los Angeles Weather Station has Moved*. Retrieved from Downtown Los Angeles Weather Station has Moved

[30] National Weather Service. (2025). *NOW Data Los Angeles Downtown Area,* Retrieved from, Climate

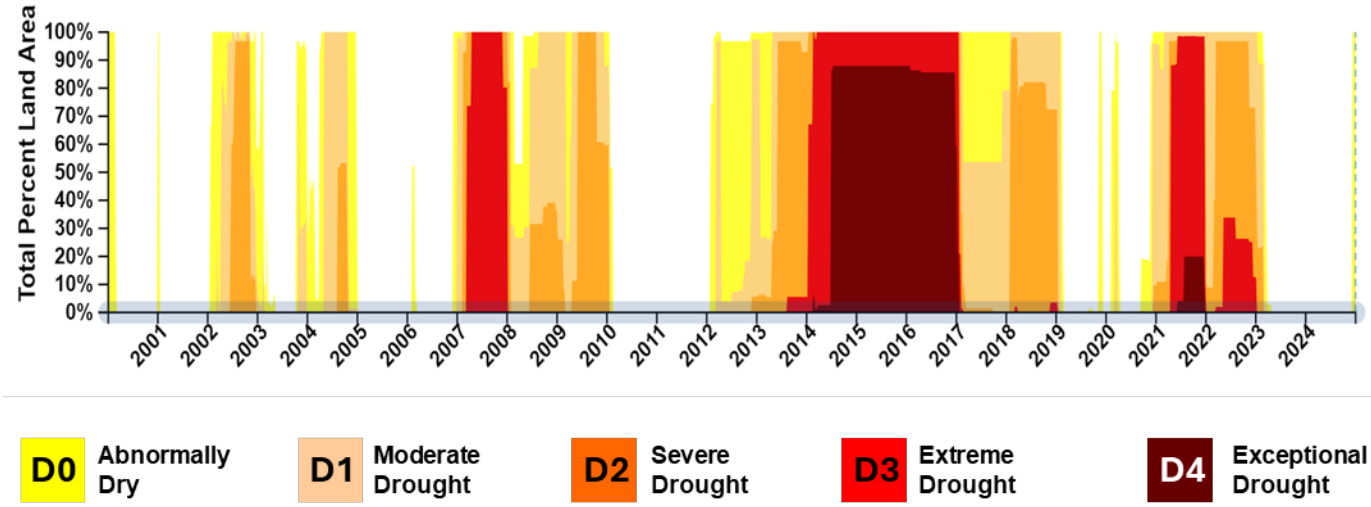


Figure 14: Percent of Los Angeles County Affected by Drought per USDM Ratings

In the study period, exceptional drought conditions occurred in 2014, 2015, 2016, 2017, 2021, and 2022. Drought conditions were present for at least one week a year in some part of the County during 23 of the 25 years studied, with nearly two thirds of all weeks experiencing some degree of drought.[31] The occurrence of drought is a chronic issue in the region.

Several exceptional multi-year droughts have impacted Los Angeles County in history. Since 2000, the entire Southwest U.S. has experienced an exceptional 'megadrought' recognized as the driest 22-year period in 1,200 years.[32] During this time, periods of exceptional drought impacted California and Los Angeles County and are described below.

California Drought from 2021 to 2023

The statewide drought occurred between 2021 and 2023 and peaked in 2022. The drought marked the driest three-year period ever recorded in the history of the state, topping even the last historic drought from 2012 through 2016. The drought led to an extreme water deficit with nearly two-thirds of all wells sinking below average levels and unlikely to recover with an average year of precipitation.[33] Significant economic losses such as $1.3 billion crop revenue in 2021, followed by $1.7 billion loss in crop revenue in 2022 occurred due to this drought.[34]

California Drought from 2012 to 2016

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[31] National Integrated Drought Information System. (2025). *Historical Data and Conditions*. Retrieved from Historical Data and Conditions | Drought.gov
[32] National Climate Assessment 5. (2024). *Southwest.* Retrieved from Southwest
[33] Cal Matters. (2022). *Four in a row: California drought likely to continue.* Retrieved from Four in a row: California drought likely to continue - Cal Matters
[34] Medellin-Azuara, J. et.al., California Department of Food and Agriculture. (2022) *Economic Impacts of the 2020-2022 Drought on California Agriculture.* Retrieved from Microsoft Word - Economic_Impact_CA_Drought_V01.docx

Between 2012 and 2016 the state of California experienced its driest four-year span to that date in the last 1,200 years. Defined by unprecedented high temperatures and low annual precipitations, the drought resulted in devastating environmental, social, and infrastructure effects. According to an ongoing study by UCLA, the drought is said to have been exacerbated by climate change. [35] Dead vegetation from the drought years led to a year-long wildfire season across the state. During this time, most portions of Los Angeles County experienced exceptional drought conditions between 2014 and 2017. Total annual precipitation during this time was between 5.8 and 9 inches, up to 9 inches below the County's usual average.[36]

Extent

Extent can be defined by the highest drought monitor category: Exceptional Drought. Since the U.S. Drought Monitor began in 2000, there have been 211 reported weeks where all or part of Los Angeles County experienced Exceptional Drought. With climate change, the region is projected to experience increased extreme heat days in the summer months.[37] This may contribute to more severe droughts in the future than those experienced in the past.

Probability

An exact probability of drought is difficult to quantify given a limited reporting period (25 years; 2000-2024). Drought conditions were reported in 23 out of 25 years for Los Angeles County. This equals a historic rate of occurrence of approximately 90 percent per year.

When determining future probability, the historic frequency must be considered along with projected future conditions. It is difficult to quantify the impact climate change will have on the future drought occurrence, as several factors, such as precipitation, humidity, and temperature, influence the formation of drought conditions. Summer temperatures in the City of Maywood are projected to increase, as are extreme heat days (e.g., days above 90°F) per the Climate Explorer.[38] The number of days with temperatures above 90°F is projected to increase from 40 to 90 days in 2020 to 73 to 148 days in 2080 under a high emissions scenario. Drought is most likely to occur during summer months, when high temperatures increase the amount of surface evaporation. Climate projections indicate that average annual precipitation in the City of Maywood will decrease by approximately 7% by mid-century.[39] Increased heat and lower precipitation indicates the potential for an increase in drought conditions in the region.

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[35] UCLA. (2020) *Impacts and Implications of the 2012-2016 Drought for Los Angeles County Habitats and Energy Infrastructure.* Retrieved from Impacts and Implications of the 2012-2016 Drought for Los Angeles County Habitats and Energy Infrastructure | Sustainable LA Grand Challenge

[36] Los Angeles Almanac. (2024). *Total Rainfall (Precipitation) by Season, Downtown Los Angeles.* Retrieved from Total Seasonal Rainfall 1877-Present for Downtown Los Angeles, California

[37] LA County (2021). *LA County Climate Vulnerability Assessment.* Retrieved from LA-County-Climate-Vulnerability-Assessment-1.pdf

[38] The Climate Explorer (2024). *Days with maximum temp >90F.* Retrieved from Climate Explorer

[39] Headwaters Economics. (2024). *Neighborhoods at Risk. Climate Projections.* Headwaters Economics. Retrieved from Neighborhoods at Risk

Based on historic frequency and projected future conditions, the probability of future drought occurrences is 'highly likely' indicating over 90% annual chance of occurrence. However, the probability of exceptional drought is less likely.

Vulnerability Assessment

The region in which the City of Maywood lies is prone to drought conditions. All current and future buildings, populations, infrastructure, and critical facilities in the City are at risk from drought.

Many drought impacts, however, are not structural but societal in nature. A drought's impacts on society, and thus the City, result from the interplay between a natural event and the demand people place on water supply.

During droughts, surface water levels in lakes, reservoirs, and impoundments can drop significantly, while groundwater supplies may also be strained due to increased demand and reduced recharge. Both surface and groundwater are critical sources of water for drinking, agriculture, energy production, and sanitation. As these sources dwindle, communities may face drinking water shortages, higher utility costs, and limited access to clean water for hygiene, posing public health risks. There is no agricultural land within the City. However, a regional drought can severely impact local food prices. The City may also have to purchase water which could increase water costs for its residents.

Particulate matter from the dried land areas can lead to respiratory illnesses or irritation. Food and nutrition services may also be impacted or slowed down, contributing to overall health risk.

Agriculture can suffer as farmers struggle with water restrictions, leading to crop losses and financial hardship. Ecosystems dependent on stable water levels may be disrupted, affecting fish, wildlife, and recreational activities. These combined effects can ripple through local economies, particularly in industries that rely heavily on water, resulting in broader economic and social challenges.

Scarcity in municipal water during droughts can impact the water availability for the City's parks and street trees. This can lead to a decline in the green cover of the City and further exacerbate the impact of heat and urban heat island effects during summer months.

Drought has minimal impacts on structures but could have impacts on the functionality of the building if water supply is disrupted. In addition, structural issues could occur in the event that drought impacts building foundations or footings. There are no known losses associated with drought and buildings in the City of Maywood.

When the region is under drought conditions, the City of Maywood undertakes steps to restrict water usage to preserve water for essential uses. Residents and businesses are required to follow restrictions as prescribed by their water company, which can include restrictions on outdoor watering schedules, a ban on usage of water fountains, and restrictions on car washing. Specific guidelines are provided each time drought conditions are declared.

Impacts on Socially Vulnerable Populations

Reduced surface water and groundwater availability during droughts disproportionately affect low-income households. Economically constrained households may face difficulty paying for water if a drought causes rate hikes introduced to spur conservation. Ability for economically vulnerable populations to pay should be considered in any changes to water pricing. Economically constrained households may also face challenges in the event food prices rise due to drought, both locally and in areas from where food is grown.

Impacts of Climate Change

It is difficult to quantify the impact climate change will have on the future drought occurrence as several factors influence drought. Changes in precipitation patterns, driven by shifts in global atmospheric circulations, are causing some regions to experience less frequent but more intense rainfall events, which are less effective at replenishing groundwater supplies. Increasing temperatures due to climate change is exacerbating droughts leading to drier soils, greater atmospheric evaporative demand, and reduced flows in major river basins.[40]

[40] FEMA Disaster Resilience Hub. (2024). *Drought*. https://resilience-fema.hub.arcgis.com/pages/855b58eac21240e4b47e4f233c6579f4

Earthquake

Description

An earthquake is a sudden motion or trembling caused by a release of strain accumulated within or along the edge of the Earth's tectonic plates. The severity of these effects depends on the amount of energy released from the fault or epicenter. The effects of an earthquake can be felt far beyond the site of its occurrence. They usually occur without warning and can cause massive damage and extensive casualties within seconds. Common effects of earthquakes include ground motion and shaking, surface fault ruptures, and ground failure.

According to the USGS, earthquakes are one of nature's most damaging hazards and are more widespread than often realized. The Pacific Coast in California experiences the greatest seismic activity among all areas in the United States. The Southern California region, where the City of Maywood is located, has over 300 faults that could produce quakes of magnitude 6 or higher.[41] Weather conditions do not control earthquakes, and they can occur in any season.

There are several ways to measure the force and power of an earthquake. Two of the most common are the Modified Mercalli Scale and the Magnitude Scale. These scales are depicted in **Figure 13.**

The Magnitude Scale, also known as the Richter Scale, is a logarithmic (base 10) scale used to measure the magnitude of the largest seismic wave of an earthquake. In simple terms, the magnitude measures the size of the earthquake.

The Modified Mercalli Scale, on the other hand, is used to evaluate the physical effects of an earthquake on an area. The Magnitude Scale is an objective measurement of an earthquake's overall power, whereas the Modified Mercalli Scale provides a subjective analysis of the damage it causes.

Modified Mercalli Scale		Magnitude Scale
I	Detected only by sensitive instruments	
II	Felt by few persons at rest, especially on upper floors; delicately suspended objects may swing	1.5
III	Felt noticeably indoors, but not always recognized as earthquake; standing autos rock slightly, vibrations like passing truck	2
IV	Felt indoors by many, outdoors by few, at night some awaken; dishes, windows, doors disturbed; standing autos rock noticeably	2.5
V	Felt by most people; some breakage of dishes, windows, and plaster; disturbance of tall objects	3
VI	Felt by all, many frightened and run outdoors; falling plaster and chimneys, damage small	3.5
VII	Everybody runs outdoors; damage to buildings varies depending on quality of construction; noticed by drivers of autos	4
VIII	Panel walls thrown out of frames; walls, monuments, chimneys fall; sand and mud ejected; drivers of autos disturbed	4.5
IX	Buildings shifted off foundations, cracked, thrown out of plumb; ground cracked; underground pipes broken	5
X	Most masonry and frame structures destroyed; ground cracked, rails bent, landslides	5.5
XI	Few structures remain standing; bridges destroyed, fissures in ground, pipes broken, landslides, rails bent	6
XII	Damage total; waves seen on ground surface, lines of sight and level distorted, objects thrown up into air	6.5
		7
		7.5
		8

Figure 15: Modified Mercalli Scale

[41] USGS. (2022). *Southern California Earthquake Hazards.* Retrieved from Southern California Earthquake Hazards | U.S. Geological Survey

The magnitude of an earthquake is determined from the logarithm of the amplitude of waves recorded between the various seismographs. Adjustments are located for the variation in the distance between the various seismographs and the epicenter of the earthquake. On the Richter scale, magnitude is expressed in whole numbers and decimal fractions. For example, a magnitude 5.3 might be computed for a moderate earthquake, and a strong earthquake might be rated as magnitude 6.3. Because of the logarithmic basis of the scale, each whole number increase in magnitude represents a tenfold increase in measured amplitude.

Damage from an earthquake depends on several factors, including the earthquake's magnitude, depth, distance from the epicenter, local geology, and building infrastructure. Larger magnitude earthquakes release more energy and typically cause greater destruction, especially when they are shallow and occur near populated areas. Soft soils can amplify seismic waves, increasing shaking and potential damage, while solid rock can reduce these effects. Additionally, poorly constructed buildings and infrastructure are more vulnerable to collapse during intense shaking.

Liquefaction is a phenomenon associated with earthquakes. During an earthquake, sediments near the ground's surface can destabilize, causing sand and silt to behave like a liquid. According to the USGS, areas most susceptible to liquefaction include those with man-made landfills, former bay floors, and regions near water channels with younger soil. Liquefaction is most common in parts of California, including Los Angeles County.

The USGS describes liquefaction susceptibility through a rating scale classifies areas based on their potential for soil liquefaction during an earthquake. The scale includes five categories: Very Low, Low, Moderate, High, and Very High. These ratings are based on factors such as soil type, depth to groundwater, age of deposits, and historical instances of liquefaction. For example, loose, young, sandy soils with shallow groundwater are often rated High or Very High, while dense, older soils or those far above the water table may be rated Low or Very Low.[42]

In California, areas with significant potential for liquefaction are deemed as Zones of Required Investigation for Liquefaction under the State's Seismic Hazard Mapping Act of 1990. These zones typically contain geological conditions like loose, water-saturated sandy soils that are susceptible to liquefaction where detailed site-specific geotechnical investigations are legally required before new developments can proceed. The purpose is to ensure that proper engineering measures, such as soil stabilization or deep foundations, are implemented to reduce earthquake risk.[43]

Location

The entire City of Maywood is susceptible to earthquakes and liquefaction. Earthquakes can be felt and cause damage hundreds of miles from a fault. Mapped earthquake faults and earthquake risk areas help define locations. **Figure 14** shows the fault activity map surrounding the City of Maywood. Earthquake activity in the City of Maywood would probably stem from an event in or

[42] USGS. (n.d.) *Liquefaction Susceptibility*. Retrieved from Liquefaction Susceptibility
[43] California Department of Conservation. (n.d.) *California Seismic Hazard Zones.* Retrieved from California Seismic Hazard Zones

around the San Andreas Fault, the San Fernando Fault, or the Sierra Madres Fault zone.

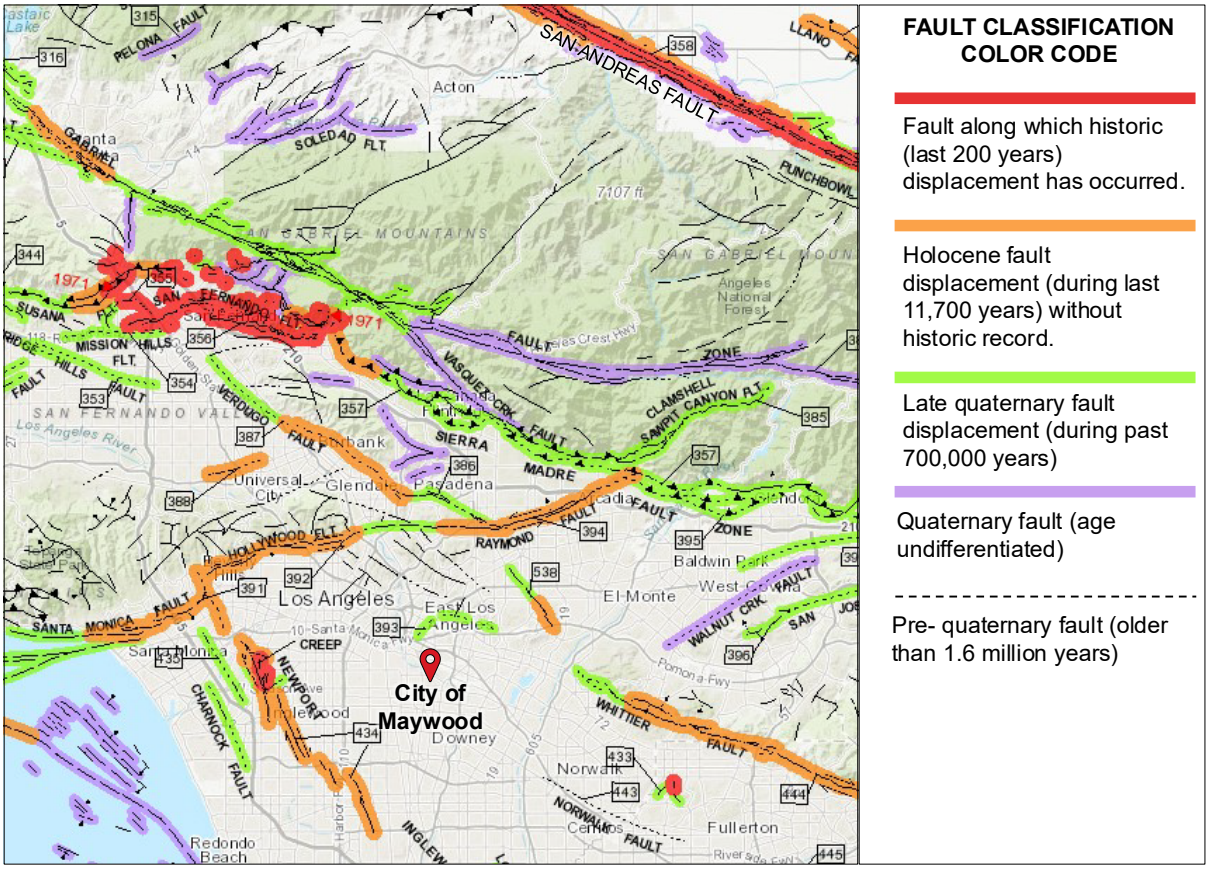


Figure 16: Faults in California[44]

Figure 19 shows the zones of required investigation for liquefaction from the California Geological Survey.[45] The City of Maywood sits within and near other liquefaction zones.

[44] California Department of Conservation. (n.d.) *Fault Activity Map of California*. Retrieved from Fault Activity Map of California

[45] California Department of Conservation. (n.d.) *Earthquake Zones of Required Investigation*. Retrieved from Earthquake Zones of Required Investigation

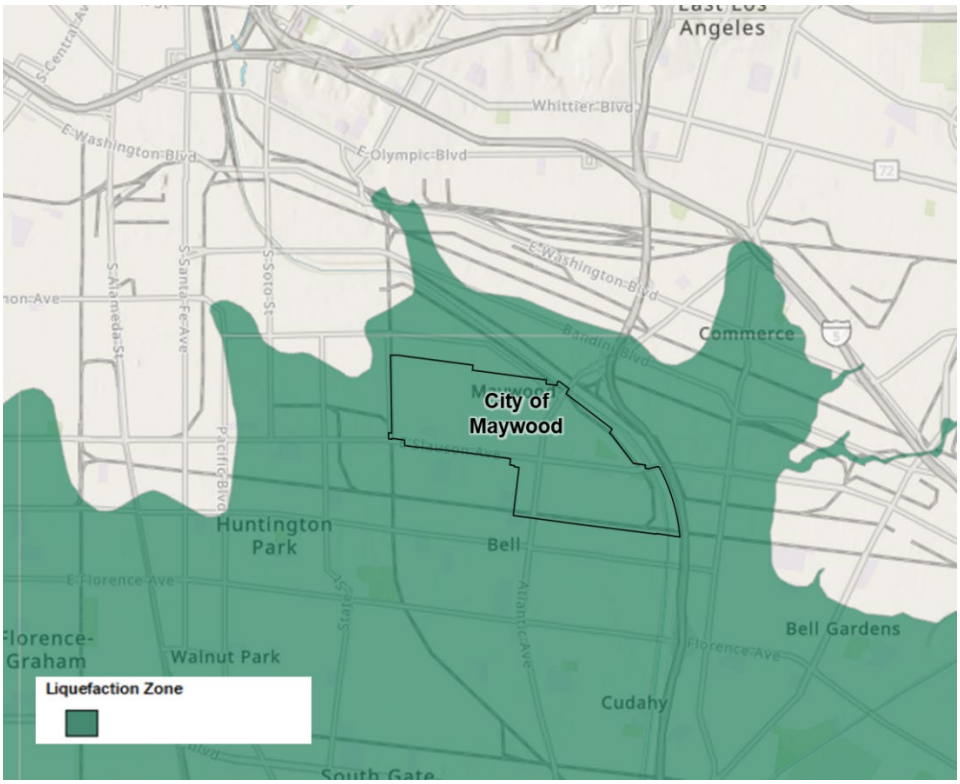


Figure 17: Liquefaction Zones of Required Investigation in and around the City of Maywood

Previous Occurrences

The City of Maywood has been near the epicenters of various small earthquakes since 1980. The closest epicenters occurred within 1.5 miles northwest of the City. There were six earthquakes, five of which occurred between May and June of 1999. Their magnitudes range from 3.0 to 3.77. The most recent proximate event occurred on October 24, 2021. This earthquake has a magnitude of 3.61.[46] A visual representation of earthquake epicenters that have a magnitude of 3 or greater and are near the City of Maywood is shown in **Figure 16**.

[46] USGS. (n.d.). *Earthquake Hazards Program*. Retrieved from Earthquake Hazards Program | U.S. Geological Survey

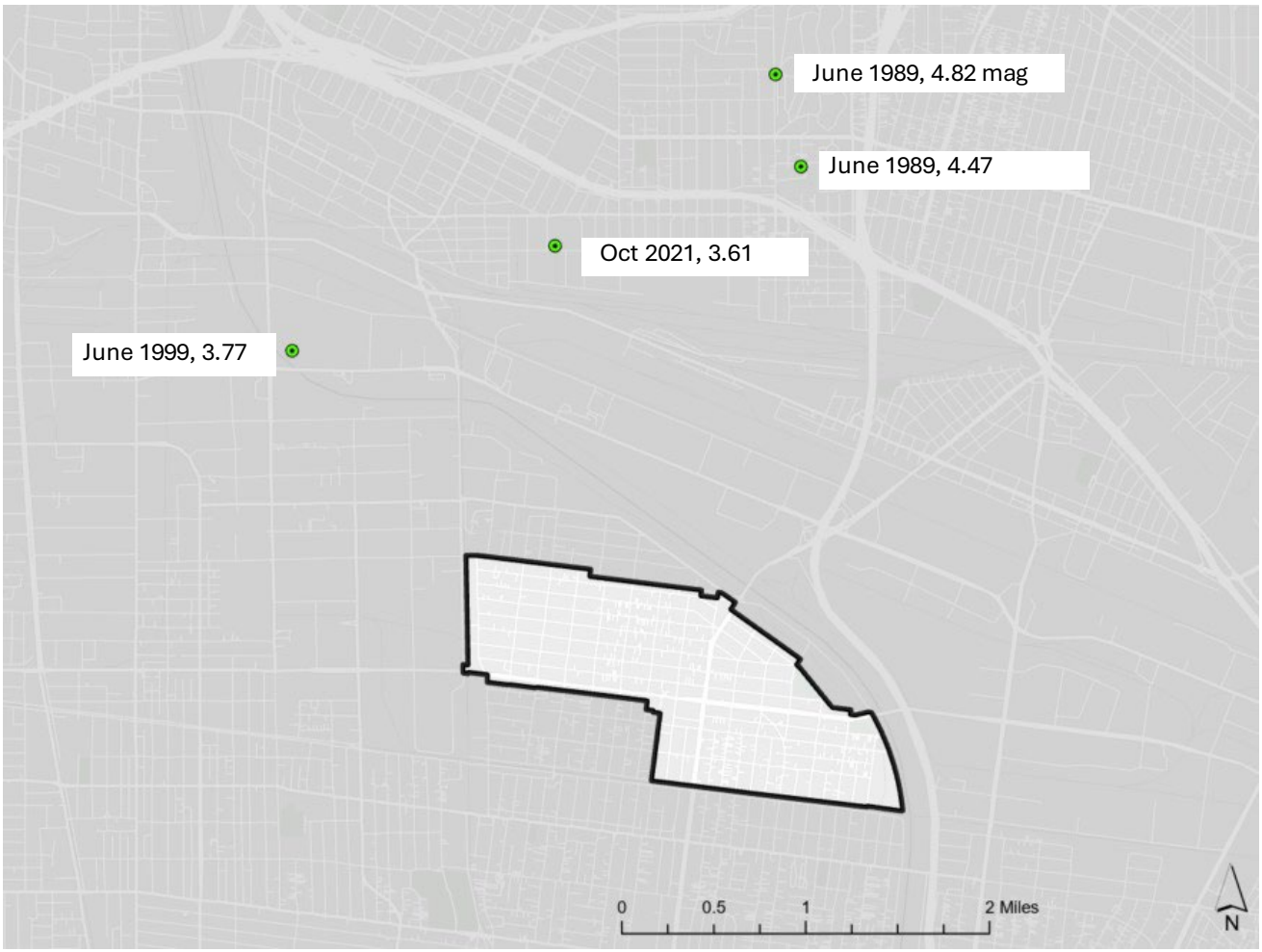


Figure 18: Earthquake Epicenters Near Maywood and Adjacent Areas[47]

Numerous earthquakes around the City of Maywood and within the Los Angeles County area have occurred since 1980, mostly of minor to moderate magnitude. Yet, some have likely caused substantial damage to life and property. The Northridge earthquake of 1994 reported a magnitude of 6.7 had its epicenter about 25 miles northwest of the City. The 1987 Whittier Narrows Earthquake, with a magnitude of 5.9 had its epicenter about 8 miles east of Maywood. While specific impacts from these events within the City are unknown, it is likely that ground shaking was gelt within the City during these events. These events have likely all affected the City to some degree.

[47] USGS. (n.d.). *Earthquake Hazards Program*. Retrieved from Earthquake Hazards Program | U.S. Geological Survey

Surrounding Los Angeles County, there were several earthquakes over a magnitude 5 which led to significant impacts and damages. The following earthquake events in **Table 13** resulted in notable major impacts to areas near Los Angeles according to data from NCEI and the USGS. These events have likely all affected the City to some degree.

Table 13: Notable Earthquakes near Greater Los Angeles from 1980-2024[48]

Year	Location	Magnitude	Damages (2025 dollars)	Deaths/Injuries
1987	Whittier Narrows	5.7	$358 million	8/200
1991	Sierra Madre: Los Angeles, Glendale, Arcadia	5.8	$33.5 million	2/104
1994	Northridge	6.7	$40000 million	9/4
2008	Chino Hills	5.4	N/A	0/8

Impacts from liquefaction for the City of Maywood were not available.

Extent

While a magnitude 8.0 earthquake is a rare occurrence, it is not impossible. The state of California has experienced its highest-recorded earthquakes with magnitudes over 7 from 1980 to 2024. To date, the City of Maywood has not experienced any loss of life due to earthquakes. However, damages to property and potential loss of life can still occur. According to the state's Seismic Safety Commission, although the building code outlines the minimum standards for promoting safety and life, earthquakes bring the risk of damage to even the newest building structures, deeming them potentially unusable.[49] Climate change has no impact on the future conditions of earthquakes.

Within the City, the most recent report of earthquake activity being felt in Maywood was on October 24, 2021, which was an earthquake with a magnitude of 3.61. Future events can be more severe.

Probability

According to the USGS, Los Angeles County experiences an average of 15 earthquakes per year with a magnitude of 3 or higher. Most of these events cause no damage or injury. Due to the

[48] NCEI. (n.d.). *NCEI/WDS Global Significant Earthquake Database.* NOAA National Centers for Environmental Information. doi:10.7289/V5TD9V7K. Retrieved from NCEI Hazard Earthquake Search
[49] California Alfred E. Alquist Seismic Safety Commission. (n.d). *Expected Earthquake Performance of Buildings Designed to the California Building Code.* PDF file. Retrieved from. Seismic Safety Commission - 19-01 SSC Building Code and Earthquakes

prevalence of earthquakes in the state at various magnitudes and historical data records, future earthquake events are anticipated.

Although earthquakes outside the City and county can impact the City of Maywood, the City and its surrounding area may experience several earthquakes regularly with little to no impact on daily life. Los Angeles County may experience earthquake events over a magnitude of 5, depending on the epicenter location and related factors. Earthquakes of this magnitude could cause damage to critical infrastructure.

Major earthquakes are events with a low probability but high consequences. Because of the high consequences, geologists, emergency planners, and other government officials have taken a great interest in adapting and mitigating structures and communities for potential earthquakes in the Western United States, including California. They are also focused on educating the population about the risks in their areas. Climate change is not considered to have a significant impact on earthquakes in the region.

The probability of magnitude 5 earthquake events occurring in the planning region with potential impacts on the City of Maywood, is considered 'likely' indicating between 50% and 90% annual chance of occurrence.

Vulnerability Assessment

All present and future populations, infrastructure, and buildings in the City of Maywood are vulnerable to earthquakes. The initial effects of an earthquake would be over quickly, but aftershocks and other earthquakes could be felt up to hours or days afterwards. Additionally, if a particular earthquake were powerful enough, the resulting damage it would cause to infrastructure could last for some time.

Nearby bridges, including those located on South Atlantic Boulevard and East Slauson Boulevard, in addition to the nearby East Florence Avenue bridge located south, in the City of Bell, are key infrastructure that provide access over the Los Angeles River. The South Atlantic Boulevard and East Florence Boulevard bridges provide critical access to the nearby freeway, Interstate-710. If these bridges were to fail in an earthquake event, access to critical facilities and the inflow and outflow of resources to the City would be significantly impacted.

In the City of Maywood, damage and injuries from a major earthquake could be significant. Residentially most of the buildings in the City of Maywood are under two stories tall and of wood-frame construction. These characteristics render the buildings less susceptible to damage from earthquakes, especially those of lower magnitudes. All buildings in the City of Maywood are subject to the requirements of the California Building Standards Code which provides standards for seismic design, retrofitting, and provisions for monitoring and reporting.[50]

[50] FEMA. (2024). National Building Code Adoption Tracking Portal. Retrieved from Building Code Adoption Tracking | FEMA.gov

All schools' structures within the City of Maywood have been evaluated under the AB300 criteria set forth by the LA Unified School District and are deemed seismically safe.[51]

Other vulnerable infrastructure includes underground gas, water piping, sewage systems, and communication systems. These systems are vulnerable because these lines may break as the earth shifts during an earthquake, causing damages and service outages. A substantial earthquake may also affect performance of water wells. The most vulnerable infrastructure to earthquakes within the City include non-reinforced brick and concrete block masonry structures, hazardous materials facilities, water, sewer, and natural gas pipelines, and public and private property structures.

A moderate to severe earthquake in the region would disrupt critical services within the City which are essential to the functioning of the community. Disruption of regional transportation, industry, and business when stopped could have a tremendous economic impact on the County.

Potential impacts include death and injury from falling equipment, buildings, downed power lines, and impaired natural gas lines. Additionally, releases of hazardous materials during earthquakes can cause fires. After an earthquake, the community may be strained to pay for recovery and debris removal. Earthquakes can also compromise transportation routes, potentially causing cascading effects on the economy and endangers public health by blocking trade routes, preventing service access, etc.

Additionally, earthquakes cause displaced populations. Emergency Shelters are needed to house those residents displaced from their homes.

The State of California uses ground motion sensors across the state called to detect and provide early warning of up to a few minutes for earthquakes. A free mobile application called MyShake is used to send notifications to residents that can provide between a few seconds to a few minutes warning to "Drop, Cover, and Hold On" before shaking occurs.

Impacts on Socially Vulnerable Populations

In the event of a serious earthquake, vulnerable populations may be susceptible to negative consequences. Individuals living in older housing (constructed before modern building codes were adopted), substandard housing, or housing not built to code have higher vulnerability. Individuals or families in high-density living situations may struggle to safely navigate damaged structures or evacuate quickly after an earthquake should a structural fire break out as a result of the hazard. Households experiencing economic constraints may lack the necessary funds to repair damages. Populations with limited access to telephone and internet services may experience delays in receiving and acting upon alerts and information in the aftermath of an earthquake, and the earthquake may also disrupt these communication mechanisms. Additionally, those who do not

[51] LAUSD. (n.d.) *LAUSD Seismic Building Evaluation Status*. Retrieved from AB 300: Seismic Building Evaluation Status

speak English well may experience further difficulty receiving and comprehending hazard incident or preparedness information.

Impacts of Climate Change

As stated previously, Climate Change is not considered to have a significant impact on earthquakes in the region.

Hazus Results

Hazus, a loss modeling tool developed by FEMA was used to estimate potential losses that would result within the City of Maywood from a high magnitude earthquake in the planning region. For this estimate, the 1994 Northridge earthquake was simulated to model loss estimates for the present year, i.e., 2025. The estimates from the Hazus simulation are described in this section. The complete Hazus report is in Appendix G.

Transportation and Utility Lifeline Loss

The replacement value of the transportation and utility lifeline systems is estimated to be $4.85 billion. The City of Maywood has 7 transportation systems that consist of highways, railways, light rail, bus, ports, ferry and airports. There are also 6 utility systems that include potable water, wastewater, natural gas, crude and refined oil, electric power, and communications.

The City has 64 miles of highway and 64.62 miles of pipes. There are no damages expected to the transportation systems in the modeled scenario. Potable water systems, wastewater pipes, and natural gas pipelines may see some leaks and breaks. 83% of all households may lose electric power for several days.

Building Related Loss Estimates

Hazus estimates that there are over four thousand buildings in the region with a total replacement value of $1.8 billion. 75% of these buildings are residential housing. According to the report, if the Northridge earthquake were to occur in 2025, it is estimated that over 22% of the buildings in the City will be at least moderately damaged, and about 51 buildings will experience damages beyond repair.

Shelter Requirement

Hazus estimates that 167 households will be displaced, and 142 people will seek temporary shelter due to the earthquake.

Critical Facility Damage

The City of Maywood has nine school structures and one police station in the Hazus critical facility inventory.

Debris Generation

The model estimates that a total of 33,000 tons of debris will be generated. Of the total amount, Brick/Wood comprises 44% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to any estimated number of truckloads, it will require 1,320 truckloads at 25 tons/truck) to remove the debris generated by the earthquake.

Casualties

HAZUS estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows:

- **Severity Level 1:** Injuries will require medical attention, but hospitalization is not needed.
- **Severity Level 2:** Injuries will require hospitalization but are not considered life-threatening.
- **Severity Level 3:** Injuries will require hospitalization and can become life threatening if not promptly treated.
- **Severity Level 4:** Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day, shown in: 2:00 A.M., 2:00 P.M. and 5:00 P.M. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 A.M. estimate considers that the residential occupancy load is maximum; the 2:00 P.M. estimate considers that the educational, commercial and industrial sector loads are maximum; and 5:00 P.M. represents peak commute time. Based on the earthquake model, the resulting casualties by severity level are shown in **Table 14**.

Table 14: Casualties by Severity Level

Time of Day	Level 1	Level 2	Level 3	Level 4
2 AM	46	9	9	2
2 PM	49	11	1	3
5 PM	41	9	1	2

Economic Loss

The total economic loss for the earthquake is $236 million which includes building and lifeline related losses based on the regions inventory.

Full details of the Hazus earthquake event can be found in the full report found in Appendix G.

Extreme Heat

Description

Extreme heat is characterized by periods of high heat and humidity with temperatures above 90 degrees for at least two to three days.[52] According to NOAA,[53] a heat wave is a prolonged period of excessive heat and humidity. An excessive heat Warning is issued if the heat index equals or exceeds 105° F for at least two days and nighttime air temperatures do not drop below 75° F. A Heat Advisory is issued when the heat index equals or exceeds 100° F for at least two days and nighttime temperatures do not drop below 75° F.

Extreme heat events are usually a result of both high temperatures and high relative humidity. The higher the relative humidity or the more moisture in the air, the less likely that evaporation will take place. On hot days, the human body relies on the evaporation of perspiration to regulate the body's internal temperature. Sweating does nothing to cool the body unless the water is removed by evaporation. When the relative humidity is high, then the evaporation process is hindered, robbing the body of its ability to cool itself.

The National Weather Service Weather Fatalities Database has records of heat-related fatalities beginning in 1986. Since 1986, there has been an approximate 30-year-average of 168 heat-related deaths annually.[54] To raise the public's awareness of the hazards of extreme heat, the National Weather Service has devised the "Heat Index." The Heat Index Chart, shown in **Figure 17,** uses air temperature and humidity to determine the heat index or apparent temperature.[55] In addition, information regarding the health dangers by temperature range is presented.

Some of the heat dangers associated with extreme heat are described below. Some populations, such as the elderly and young children, are more susceptible to heat danger than other segments of the population.

Heat Disorders: Heat disorders are illnesses caused by prolonged exposure to hot temperatures and are characterized by the body's inability to shed excess heat. These disorders develop when the heat gain exceeds the level the body can remove or if the body cannot compensate for fluids and salt lost through perspiration. In either case, the body loses its ability to regulate its internal temperature. All heat disorders share one common feature: the individual has been overexposed to heat or over exercised for their age and physical condition on a hot day. The following describes the symptoms associated with the different heat disorders.

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[52] Ready.gov (n.d.) *Extreme Heat*, Retrieved from Extreme Heat | Ready.gov
[53] National Weather Service. (n.d.) *Heat Watch vs. Heat Warning*. NOAA. Retrieved from Heat Watch vs. Warning.
[54] National Weather Service. (2022). *Weather Related Fatality and Injury Statistics*. NOAA. Retrieved from Weather Related Fatality and Injury Statistics
[55] Extreme heat. (n.d.). *University of Washington*. Retrieved from https://www.washington.edu/uwem/preparedness/know-your- hazards/extreme-heat/.

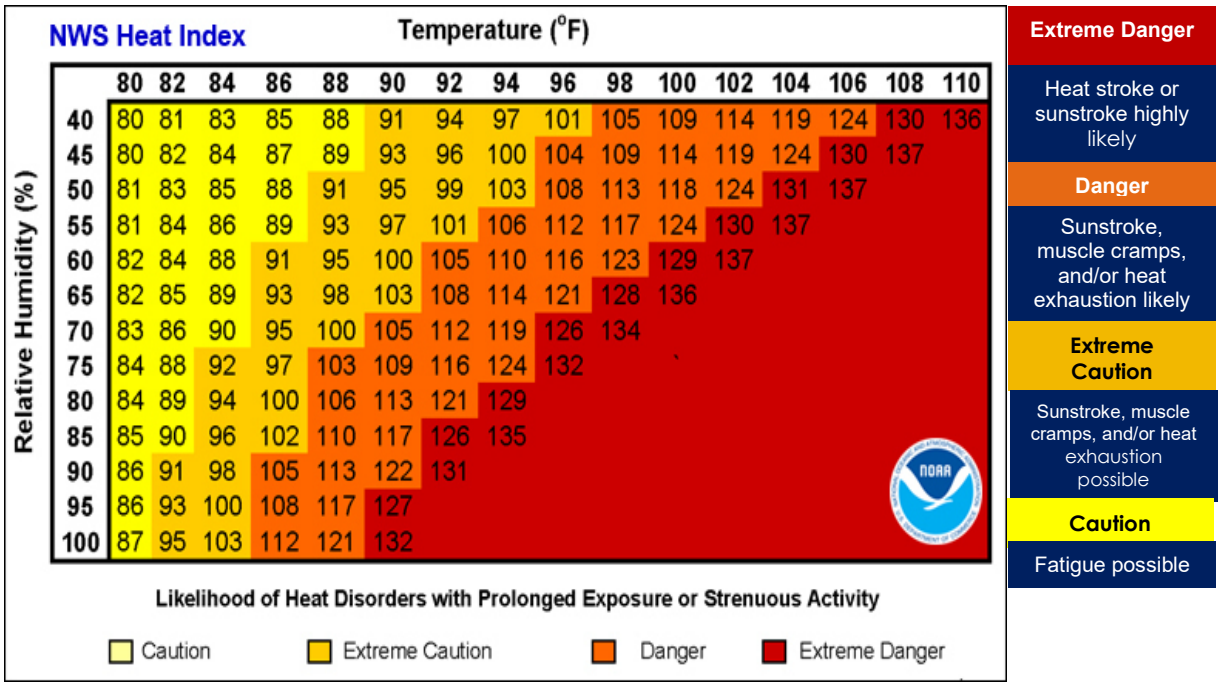


Figure 19: National Weather Service Heat Index Chart

- **Sunburn:** Sunburn is characterized by redness and pain of skin exposed too long to the sun without proper protection. In severe cases it can cause swelling, blisters, fever, and headaches. It can significantly limit the skin's ability to shed excess heat.
- **Heat Cramps:** Heat cramps are characterized by heavy sweating and painful spasms, usually in the muscles of the legs and possibly the abdomen. The loss of fluid through perspiration leaves the body dehydrated resulting in muscle cramps. This is usually the first sign that the body is experiencing trouble dealing with heat.
- **Heat Exhaustion:** Heat exhaustion is characterized by heavy sweating, weakness, nausea, exhaustion, dizziness and faintness. Breathing may become rapid and shallow and the pulse weak. The skin may appear cool, moist, and pale. Blood flow to the skin increases, causing blood flow to decrease to the vital organs. This results in a mild form of shock. If not treated, the victim's condition will worsen.
- **Heat Stroke (Sunstroke):** Heat stroke is a life-threatening condition characterized by a high body temperature (106°F or higher). The skin appears to be dry and flushed with very little perspiration present. The individual may become mentally confused and exhibit behavior such as aggression. The pulse is rapid and strong. There is a possibility that the individual will faint or slip into unconsciousness. If the body is not cooled quickly, brain damage and death may result.

Studies indicate that, all things being equal, the severity of heat disorders tend to increase with age. Heat cramps in a 17-year-old may be heat exhaustion in someone 40-years-old and heat

stroke in a person over 60.[56] Elderly persons, small children, people with chronic illnesses, those on certain medications, and persons with weight or alcohol problems are particularly susceptible to heat reactions.

Location

The entirety of the City of Maywood is exposed to extreme heat events. Areas with little vegetation, shade structures, and tree cover may experience even higher temperatures.

Previous Occurrences

To understand extremes, it is beneficial to understand typical temperatures. The closest weather monitoring station through NOAA is located in Downtown Los Angeles which is approximately 6 miles from the City of Maywood. This weather station was established in May 2024. Historical data is available from downtown Los Angeles' earlier weather station located in the University of Southern California campus, which is approximately 5 miles west of the City.[57] **Figure 18** shows average maximum temperatures and record maximum temperatures recorded from both stations. The Los Angeles region's mediterranean climate is characterized by warm summers and mild winters. Generally, the warmest months occur from July to October, with average maximum temperatures of 77°F to 83°F.[58] The highest temperature reported at this station is 113°F in September 2010.

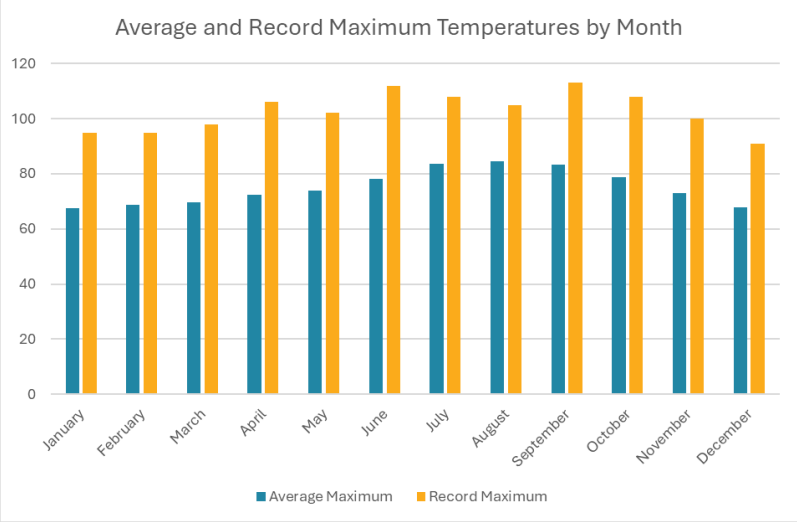


Figure 20: Average and Record Maximum Temperatures by Month at the Downtown Los Angeles Weather Monitoring Station

[56] National Weather Service. (n.d.) *Information About Extreme Heat and Related Dangers*. Retrieved from Information About Extreme Heat and Related Dangers (weather.gov)
[57] National Weather Service. (2024). *Downtown Los Angeles Weather Station has Moved.* Retrieved from Downtown Los Angeles Weather Station has Moved
[58] National Weather Service. (2025). *NOW Data, LA Downtown Area.* Retrieved from Climate

The NCEI Storm Events Database provides records of extreme heat in two categories: excessive heat and heat. Between 1997 and 2024, eight records of Extreme Heat were reported in the database for Los Angeles County, with four records occurring in regions surrounding the City of Maywood. A total of 8 deaths were reported in these events. No damages or injuries were reported. Details of significant past events are reported below. It is important to note that there can be additional instances of extreme heat events in the County that have gone unreported. A summary of significant extreme heat events is summarized in **Table 15.**

Table 15: Significant Previous Extreme Heat Occurrences near the City of Maywood

Date	Event Type	Deaths	Details
8/3/1997	Heat	--	The combination of clear skies and weak offshore flow produced record heat across Ventura and Los Angeles counties. High temperatures ranged from the 90s at the coast to around 110°F in the inland valleys. Above normal relative humidity combined with the high temperatures to produced heat indices ranging from 102°F to 116°F.
7/15/2006	Heat	--	The combination of strong high pressure aloft and high relative humidity produced excessive heat conditions across the mountains and valleys of Los Angeles County and the mountains of Ventura County. Heat index values ranged from 100°F to 105°F in the mountains to between 105 and 111°F across valley areas.
7/22/2006	Heat	--	The combination of high pressure aloft and above-normal relative humidity resulted in an extended period of excessive heat across San Luis Obispo, Santa Barbara, Ventura and Los Angeles counties. At times, heat index values ranged from 100°F to 119°F.
9/3/2007	Excessive Heat	8	The combination of above normal temperatures and relative humidity produced excessive heat across the coastal plain of Los Angeles County. Heat index values between 105°F and 112°F degrees were reported. Fatalities resulted from a range of instances including lack of cooling within homes, and increased exposure during outdoor activities and work. [59]

Extent

Aside from the heat-induced health impacts, extreme heat extent can be defined with record highs and the NWS Heat Index. The record temperature at the Downtown Los Angeles monitoring

[59] Los Angeles Times. (2007) *Heat blamed in the deaths of at least 16.* Retrieved from Heat blamed in the deaths of at least 16 - Los Angeles Times

station is 113°F, occurring in September 2010, which was likely into the extreme danger level (**Figure 17**). Heat index can make the air feel even warmer.

Hotter events than those of the past are possible, especially with expected temperature increases due to climate change. According to the 5th National Climate Assessment, the planning region is expected to see an increase of up to 6°F in average temperatures in the upcoming decades under a high emissions scenario.[60]

In addition, impacts from urban heat island effects could increase due to any future increased development on and adjacent to the City of Maywood. Such impacts from urban heat islands could be reduced through the increased use of mechanisms such as tree canopies and green roofs.

Probability

As noted by average and record highs, temperatures in the City frequently reach into those listed on the NWS Heat Index Chart (80°F and above). With four reported extreme heat events in 27 years, the City of Maywood experiences a reported extreme temperature event approximately every six to seven years.

Nationally, climate change is expected to result in increasing temperatures for all parts of the country. According to the Fifth National Climate Assessment, temperatures in the U.S. have risen at a faster pace than global averages.[61] Warming is projected for all parts of the country over the next several decades. The degree of warming will ultimately depend on greenhouse gas emissions. In 2011 and 2012, the number of intense heat waves were almost triple the long-term average, and analyses from the Fourth National Climate Assessment show that climate change has increased the probability of heat waves.

According to the Los Angeles Region Report in California's Fourth Climate Change Assessment, the intensity and frequency of extreme heat is projected to increase in the Los Angeles region, which includes the City of Maywood. The average hottest day of the year is expected to increase roughly 4 to 7°F under a stabilizing emissions scenario and 7 to 10°F under a higher emissions scenario in the late 21st century.[62] Inland regions are expected to experience rising temperatures up to 10°F by the late 21st century. The City of Maywood is likely to experience greater temperature increases since it is situated further away from Los Angeles' coastline.

Based on historic events and projected conditions of increase in extreme heat events, the probability assigned to the extreme temperatures hazard is 'highly likely' indicating greater than 90 percent annual chance of occurrence.

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[60] National Climate Assessment Interactive Atlas Explorer. (2023). *Change in Average Annual Temperature.* Retrieved from National Climate Assessment Interactive Atlas Explorer
[61] Fifth National Climate Assessment. (2023). *Report Key Messages.* Retrieved from Report Key Messages
[62] California's Fourth Climate Change Assessment (2018) *Los Angeles Summary Report* Retrieved from California's Fourth Climate Change Assessment - Los Angeles Region Report

Vulnerability Assessment

The entire City of Maywood is vulnerable to extreme heat, including all current and future buildings, infrastructure, and populations.

The National Risk Index Provides a risk score for heat waves, which indicates a county or Census tract's risk relative to the rest of the United States.[63] According to the index, almost all of the City of Maywood has relatively moderate risk of heat waves as shown in **Figure 19.** The central portion of the City, along Atlantic Blvd. is projected to be at relatively high risk from heat waves.

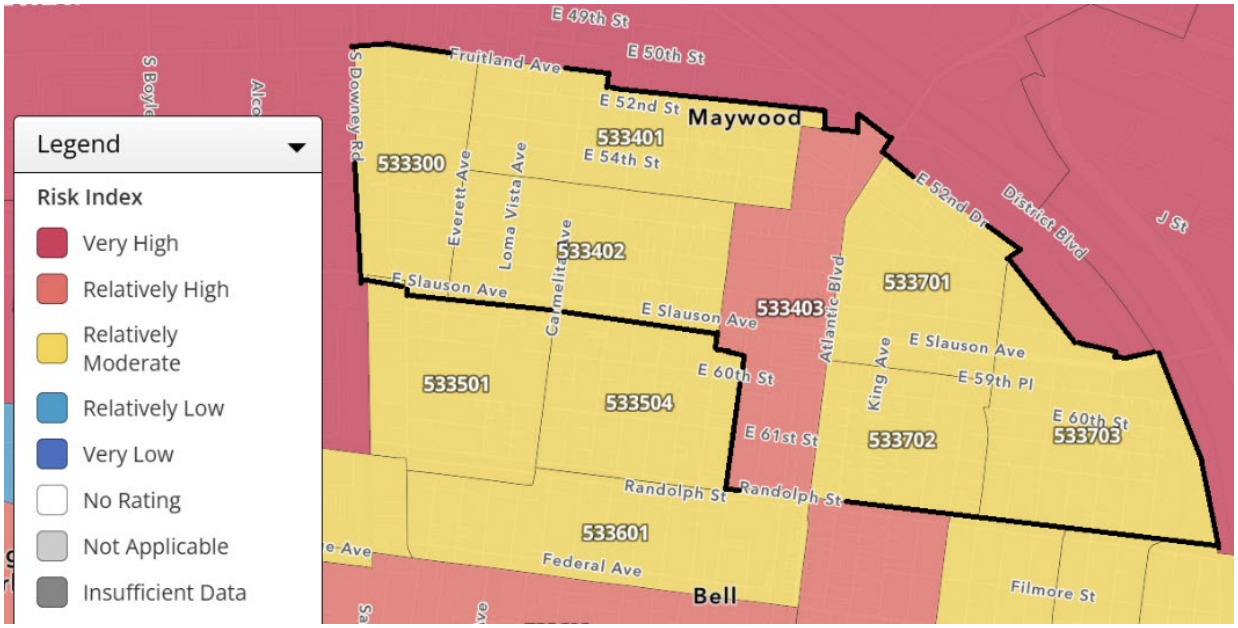


Figure 21: Heat Wave Risk Index Results for the City of Maywood

According to the U.S. Centers for Disease and Control Prevention's Heat and Health Tracker shown in **Figure 20**, the City of Maywood's Health in Heat Index score is in the 94th percentile, meaning the area is in the top 6 percent of places across the nation that is vulnerable to health impacts related to heat.[64]

[63] Federal Emergency Management Agency (n.d.), *National Risk Index*, Retrieved from Map | National Risk Index (fema.gov)
[64] United States Centers for Disease Control and Prevention. (n.d.) *Heat & Health Tracker.* Retrieved from Heat & Health Tracker | Tracking | NCEH | CDC

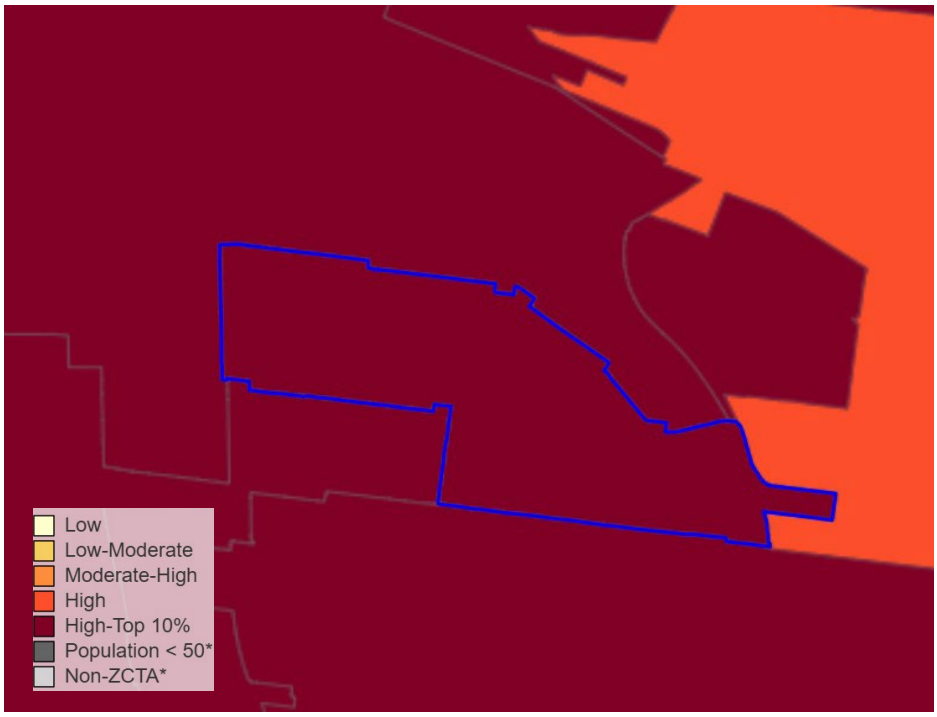


Figure 22: Heat and Health Index in the City of Maywood

There are no associated dollar losses with the extreme heat hazard in the planning area. Future damages to structures, buildings, and infrastructure are expected to be negligible but are possible through indirect losses, such as power outages, for example. Extreme heat events generally have a limited impact on buildings. However, in some rare cases extreme heat can cause structures to collapse or buckle. Heat can also cause pavement to expand and buckle. Urban areas are exposed more acutely to the dangers of extreme heat due to the urban heat island effect.

In the City of Maywood, buildings, roads, parking lots, and synthetic turf fields can contribute to the urban heat island effect. Fields that are made of synthetic turf grass develop a heat island effect due to two factors: 1) the synthetic turf blades trap heat and do not transpire (release water vapor), as natural grass does, and 2) the infill used underneath the blades (typically black rubber), absorbs, and radiates heat. Typically, synthetic turf gets 35°F to 55°F hotter than natural turf.[65]

Poor housing conditions exacerbate the impact of extreme heat. Older homes, especially those built before the 1960s, often have thinner walls, single-pane windows, and minimal insulation. According to the LA County Climate Vulnerability Assessment, homes in Maywood were built in 1941 or earlier on average, rendering their residents more vulnerable to extreme heat.[66]

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[65] *Surface Temperature of Synthetic Turf. Penn State's Center for Sports Surface Research*. Retrieved from http://plantscience.psu.edu/research/centers/ssrc/documents/temperature.pdf.
[66] LA County (2021) *Los Angeles County Climate Vulnerability Assessment.* Retrieved from LA-County-Climate-Vulnerability-Assessment-1.pdf

Additionally, buildings with inadequate or no access to cooling make their inhabitants more vulnerable to extreme heat.

Extreme heat can negatively impact air quality by increasing the amount of ground-level ozone (or smog). Worsened air quality can aggravate existing respiratory illnesses, and long-term exposure can result in decreased lung function.[67] Extreme heat can degrade water quality by heating water bodies directly or heating runoff that drains into them.

Impacts on Socially Vulnerable Populations

Extreme heat poses serious health risks to the population. Extreme heat can cause heat cramps, nausea, sunburn, heat exhaustion, or heat stroke. Certain populations, such as the elderly, young children, and those without access to an adequate cooling source are considered at a higher risk to the impacts of extreme heat, which could include death. Those without resources to use or install air-conditioning will be most impacted. This could be further worsened by potential increases in the cost of electricity. Socially vulnerable populations have high risk to extreme heat events. Economically constrained households are more likely to live in homes with inadequate cooling sources (e.g., substandard or aging housing) and less able to find or even seek out a cool place when required. Further, such populations may have little to no financial buffers that would facilitate preparedness or mitigation actions such as repair or insulation of homes, or the ability to afford a cooling bill surge resulting from an extreme temperature event. People with housing insecurity also face increased risks and may struggle finding or traveling to a cooled location.

Impacts of Climate Change

Climate change will impact the frequency and intensity of extreme heat events. According to CalAdapt, average temperatures in the City can rise by 4.6°F by mid-century under a high emissions scenario.[68] The number of extreme heat days annually can rise to eleven from the historic average of two.[69] Extreme heat in urban areas, can lead to dangerous conditions as these temperatures are exacerbated by urban heat island effects.

Increases in the intensity and frequency of extreme heat events will exacerbate the life safety, health, and public health impacts described above. The City of Maywood should not only prepare for the current extent experienced for extreme high temperatures, but also for those projected due to climate change.

[67] US EPA. (2017). *Ozone Basics.* Retrieved from https://www.epa.gov/ozone-pollution/ozone-basics#effects.
[68] CalAdapt. (n.d.) *Local Climate Change Snapshot*. Retrieved from Local Climate Change Snapshot
[69] CalAdapt. (n.d.) *Extreme Heat Days and Warm Nights*. Retrieved from Extreme Heat Days & Warm Nights

Flood

Description

Flooding is a very frequent, dangerous, and costly hazard. In the U.S., flooding has cost over $850 billion in damages since 2000, and accounts for 2/3rd of the cost from all natural disasters.[70] Approximately 75 percent of presidential disaster declarations are associated with flooding.[71]

Floods cause utility damage and outages, infrastructure damage (both to transportation and communication systems), structural damage to buildings, crop loss, decreased land values and impede travel.

Flooding is the most common environmental hazard, due to the widespread geographical distribution of valleys and coastal areas, and the population density in these areas. The severity of a flooding event is typically determined by a combination of several major factors, including stream and river basin topography and physiography; precipitation and weather patterns; recent soil moisture conditions; and the degree of vegetative clearing and impervious surface. Flooding events can be brought on by severe (heavy) rain. There are several types of flooding, which are presented below.

Flash Flooding occurs within a few minutes or hours of heavy rainfall and can destroy buildings, uproot trees, and scour out new drainage channels. Heavy rains that produce flash floods can also trigger mudslides and landslides. Slow-moving thunderstorms or repeated thunderstorms cause most flash flooding in a local area or by heavy rains from hurricanes and tropical storms. Although flash flooding often occurs in mountainous areas, it is also common in urban centers where much of the ground is covered by impervious surfaces.

Sheet flooding is a condition in which storm water runoff forms a sheet of water to a depth of six inches or more. Sheet flooding and ponding are often found in areas where there are no clearly defined channels, and the path of flooding is unpredictable. They are also more common in flat areas. Most floodplains are adjacent to streams or oceans, although almost any area can flood under the right conditions where water may accumulate.

Urban (Pluvial) Flooding and Extreme Precipitation. Urban flooding, also called pluvial flooding, is usually caused by heavy rain over a short period of time. As land is converted from fields or woodlands to roads and parking lots, it loses its ability to absorb rainfall. Since sidewalks and roads are non-absorbent, rivers of water flow down streets and into sewers. Roads and buildings generate more runoff than forestland. Fixed drainage channels in urban areas may be unable to contain the runoff that is generated by relatively small, but intense, rainfall events. Urbanization increases runoff two to six times over what would occur on natural terrain. This high

[70] Flood Defenders. (n.d.) *America's most frequent and expensive disaster.* Retrieved from The Problem – flooddefenders.org
[71] National Weather Service. (n.d.). *Flood Related Hazards.* National Weather Service. Retrieved from Flood Related Hazards (weather.gov)

volume of water can turn parking lots into lakes, flood basements, and businesses, and cause lakes to form in roads where drainage is poor or overwhelmed.

Urban flooding, which can include flash flooding and sheet flooding, can also occur where there has been development within stream floodplains. This is partly a result of the use of waterways for transportation purposes in earlier times. Sites adjacent to rivers and coastal inlets provided convenient places to ship and receive commodities. The price of this accessibility has increased flooding in the ensuing urban areas. Urbanization intensifies the magnitude and frequency of floods by increasing impermeable surfaces, amplifying the speed of drainage collection, reducing the carrying capacity of the land and, occasionally, overwhelming sewer systems.

Riverine Flooding. Periodic flooding of lands adjacent to non-tidal rivers and streams (known as the floodplain) is a natural and inevitable occurrence. When stream flow exceeds the capacity of the normal watercourse, some of the above-normal stream flows onto adjacent lands within the floodplain. Riverine flooding is a function of precipitation levels and water runoff volumes within the watershed of a stream or river.

In addition, there are several types of floodplains. These are identified areas of flood occurrence. However, not all flooding occurs in such areas. Localized urban flooding and flash flooding often occur outside of designated floodplain areas.

Floodplains. A floodplain is generally the land area susceptible to being inundated or flooded by water from any source (i.e., river, stream, lake, estuary, etc.). Floodplains are natural features of any river or stream. Streams that drain more than one square mile have their estimated floodplain areas mapped in most areas. The mapped floodplain areas are called the regulatory floodplain. The regulatory floodplain mapping is a result of the hydrologic (rainfall) and hydraulic (runoff) analysis of the watershed and stream.

The regulatory floodplain is also known as the 100-year floodplain, base flood elevation, 1.0-percent annual chance floodplain or the Special Flood Hazard Area. The 100-year floodplain is the land area that is subject to a 1.0 percent or greater chance of flooding in any given year. The term “100-year flood” is often misinterpreted. The 100-year flood does not mean that it will occur once every 100 years. A 100-year flood has a 1/100 (1 percent) chance of occurring in any given year. A 100-year flood could occur two times in the same year or two years in a row. It is also possible not to have a 100-year flood event over the course of 100 years or more.

The floodway is the portion of the floodplain required to convey the flood event. The flood fringe provides flood water storage. The floodway is the high velocity area and structures or obstructions in the floodway can increase flood heights.

Special Flood Hazard Area and Flood Insurance Rate Maps. A Special Flood Hazard Area (SFHA) shown on a Flood Insurance Rate Map (FIRM) is the regulatory floodplain. FIRMs are produced by FEMA. SFHAs are delineated on the FIRMs and may be designated as Zones A, AE, AO, AH, AR V, VE, A-99. Structures located in the SFHA are highly susceptible to flooding. Structures located in the SFHA A-Zones are required by lenders to purchase flood insurance. Anyone in a community that participates in the NFIP may voluntarily purchase flood insurance.

Within the City of Maywood, the Zone X SFHA zone is present. Zone X corresponds to areas outside of the 1.0 percent annual chance flood area, and it includes areas in the 0.2 percent annual chance flood boundary and areas of minimal flood hazard.

Flooding can occur any time of year. The severity of flooding is determined by a combination of topography and physiography, ground cover, precipitation and weather patterns and recent soil moisture conditions. Flooding is also governed by the size and nature of the stream's watershed. A watershed is the geographic area of land where all runoff drains to a common point.

Within the watershed, the condition of the land affects how precipitation flows or infiltrates. For example, more rainwater will run off the land's surface and into streams if the terrain is steep, if the ground is already saturated from previous rains, if the surface is significantly covered with impervious pavement (e.g., parking lots, rooftops), or if depressional water storage areas have been filled.[72]

Scientists have established that climate change will have significant impacts on flood frequency and intensity, which will vary by region. Generally, higher temperatures will result in drier conditions and will reduce flood magnitude and frequency. Precipitation changes will vary across the United States. Generally, wet areas will get wetter, and dry areas will get drier. Increased precipitation is typically associated with increased flood frequency and magnitude. What may have more of an effect on flooding is increasing heavy precipitation events. Heavy rainfall events have increased for most of the United States over the last several decades. Projections from the California Fourth Climate Change Assessment indicate that certain areas in the Los Angeles region are expected to experience a 20 to 30% increase in wet days by the end of the century.[73]

Location

The Los Angeles County FIRMs illustrate 1% annual chance (100-year) floodplain, regulatory floodway, and 0.2% annual chance (500-year) floodplain areas. The 1% annual chance of flood hazard is shown in **Figure 21**. The City of Maywood FIRMs became effective in 2008. According to the FIRM, there is no designated floodplain within the City. Additionally, nearly one third of the land within the City is protected from riverine flooding by a Levee. For more information on flooding associated with levees, see the Dam and Levee section.

[72] USGS. (2019). *Surface Runoff and the Water Cycle*. Retrieved from Surface Runoff and the Water Cycle | U.S. Geological Survey

[73] California Climate Change Assessment. (2018). *Los Angeles Region Report*. Retrieved from Regional Reports - California Climate Assessment

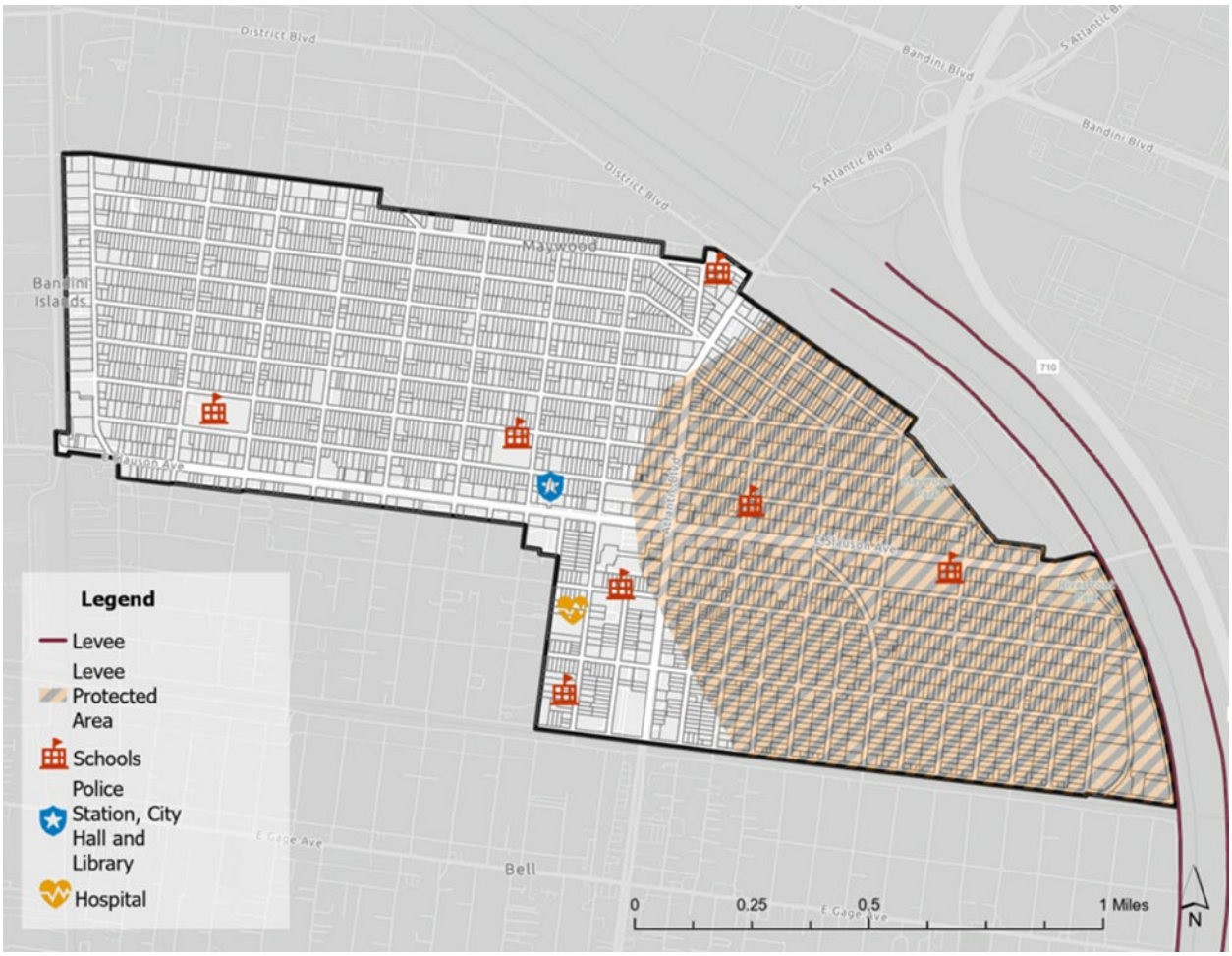


Figure 23: Flood Risk in the City of Maywood

Additionally, since the City of Maywood is entirely developed and has a large footprint of impervious surfaces, the entire City is susceptible to urban flooding or stormwater flooding.

Previous Occurrences

Data regarding previous flood occurrences came from different sources, including the NOAA NCEO Storm Events Database, and anecdotal evidence shared by the Hazard Mitigation Steering Committee.

NCEI Storm Events Database

The NCEI Storm Events Database records flood, flash flood, and heavy rain events by county; data specific to the City of Maywood is not available. Therefore, all flood, flash flood, and heavy rain events reported for Los Angeles County are included. According to NCEI, there has been a total of 35 flood events in Los Angeles County since 1950. The flood events are summarized by

event type in **Table 16**. Six deaths and four injuries were reported as a result of flooding. Over $1.3 million (2025 dollars) in damages were reported. Due to the nature of national reporting, it is likely that localized flood incidents have not been captured by NCEI. Significant events that impacted areas surrounding the City are reported below.

Table 16: NCEI Reported Flood Events in Los Angeles County

Event Type	Number of Events	Deaths / Injuries	Property Damage (2025 dollars)
Flood	15	0/0	$0
Flash Flood	108	6/4	$1,349,300
Total	**123**	**10**	**$1,349,300**

- **February 1998 floods:** The southern California region, Central region, and areas surrounding the City of Maywood sustained significant and devastating flood impacts in February of 1998. Four storms left damage to roofs, homes, and road infrastructure due to winds over 70 mph. The series of storms brought in rain and soon left most major roads closed as mudslides covered them.
- **November 2003 floods:** On November 12, 2003, a thunderstorm brought over 5 inches of heavy rain and hail to the south-central Los Angeles area in two hours. The resulting flooding caused damages to over 130 neighborhoods and businesses. The incident was declared a state disaster.
- **January 2005 floods:** On January 9, 2005, a Pacific storm brought impacts to the southern and central California region. This was a five-day storm event for the coastal areas and mountains. The coastal areas experienced 3 to 20 inches of rainfall. For Los Angeles County, a flash flood left one person dead, road closures, and a flooded home park,
- **January 2008 floods**: In 2008, a nearby community, Belflower, experienced flash flooding. About two feet of flood water was reported during the rain event on I-605.
- **October 2012 floods**: In October 2012, the Los Angeles River overflowed, causing flash flooding in east ern Los Angeles County, including the cities of Huntington Park, Monterey Park, and Montebello, that are proximate to the City of Maywood. [74]

[74] FEMA. (2016). *Flood Risk Map: Los Angeles County, California*, Retrieved from FRM_06037C_20160930.pdf

Anecdotal reports from City Staff and the Hazard Mitigation Steering Committee

According to City officials and the hazard mitigation steering committee, the intersections of King Avenue and 56th Street, and Mayflower Avenue and 56th Street in the City have had previous issues with nuisance flooding during heavy rainfall events. Water levels were reported to reach up to the curb level. Additionally, sewer overflows have occurred several times in the City in connection with heavy rainfall events.

The City of Maywood is enrolled in the National Flood Insurance Program (NFIP) and contains one structure within the jurisdiction with an active policy. However, the entire City is designated Non-Special Flood Hazard Area, indicating that the region has low to moderate flood risk, out of immediate danger of flooding from rivers or heavy rain. There has been no history of claims made to the NFIP from the City.[75]

Extent

Flood extent, or magnitude, can be defined in several ways including peak flow or discharge rate (cubic feet per second), height of flood waters, and damages. Local public works data or the United States Geological Survey (USGS) stream gauge data can often be used to determine the above factors. The Los Angeles River is partially within a concrete channel, much of which borders the eastern part of the City.

The Los Angeles County Public Works Stormwater Engineering Division has recorded one stream gauge closest to the City of Maywood. Drainage area, discharge rates, and available flood stage data are shown in **Table 17**.[76] Maximum discharge and maximum gauge height are used to indicate the extent to date.

Table 17: Stream Gage Data for the Los Angeles River

Station Number	Location	Drainage Area (square miles)	Max Gage Height (feet)
F34D-R	Below Firestone Blvd.	596	17

In addition, damages can be used to measure extent. In Los Angeles County the largest loss reported from a single flooding event was $1.8 million (2025 dollars) from a flooding incident in 2005. While there are no recorded losses to the City of Maywood, floods like or greater than what has been experienced by the County to date are possible.

[75] Flood Insurance Data and Analytics. (2025). *NFIP Policy Information by State 2025 March.* Retrieved from nfip_policy-information-by-state_20250331.xlsx
[76] Public Works LA County. (n.d.) *Stream Gaging Station Information*. Retrieved from. Stormwater Engineering Division: Runoff Stations Page

Climate projections indicate that although the overall average precipitation in the region is projected to decrease, the amount of rainfall in the 95th percentile rainfall events is likely to increase under a historic emissions scenario as compared to the locally observed average.[77] The region is expected to experience longer dry spells interspersed by extreme rainfall events. Heavy precipitation events in the future can overwhelm the City's drainage capacity and lead to more severe urban floods than experienced in the past.

Probability

In the last 27 years, there have been 123 reported flood occurrences in Los Angeles County according to NCEI data. These records do not consider events that occurred before NCEI was recorded (1998). Further, many events go unreported. Not all these events likely impacted the City of Maywood.

The probability of flooding could increase with changing climate conditions. Increases in the intensity of heavy precipitation events, could increase the probability of urban flooding. However, the overall precipitation received in a year is projected to decrease marginally by mid-century. [78]

Future flooding conditions will depend on shifts in weather patterns resulting from climate change and how communities adapt to these changes. More intense rainstorms can contribute to more severe flood events. Communities should not count on past flooding patterns remaining stable into the future.

Given the lack of severe flooding events reported in Maywood and the projected decrease in total annual precipitation, a probability rating of 'unlikely' indicating less than 10 percent annual chance of occurrence was assigned to this hazard.

Vulnerability Assessment

The City is vulnerable to impacts due to flooding and is susceptible to an increase in nuisance urban flooding events.

All current and future buildings, infrastructure, and populations in the City of Maywood are considered at risk of flooding.

Structures exposed to flooding, including critical facilities, can be severely damaged. Building contents can be lost, damaged, or destroyed, and structures themselves can be compromised by floodwaters. Pressure from floodwater, especially as seepage through soil, can damage building foundations. After a flood, wooden structures may rot.

Floodwaters often contain contaminants such as bacteria and chemical hazards. Flooding often results in combined sewer overflows, resulting in sewage in floodwaters. Individuals traversing

[77] Cal-Adapt. (2019). *Extreme Precipitation Events.* Retrieved from Extreme Precipitation Events
[78] Headwaters Economics. (2024). *Neighborhoods at Risk*. *Climate Projections*. Retrieved from Neighborhoods at Risk

floodwaters can contract diseases, injuries, and infections. As noted by City staff, sewer overflows have impacted the City of Maywood in the past.

Structures exposed to floodwaters can also present public health hazards. Damaged electrical systems, natural gas tanks, and fuel storage present risk of fire and explosions. People with asthma, allergies, or breathing conditions may be at a higher risk to mold.[79] Buildings containing hazardous materials, such as industrial facilities, have the potential for spills or hazardous materials releases if flooded.

The public often underestimates the dangers presented by floodwaters. Flooding is often localized to certain parts of a community (e.g., certain roads, intersections, or neighborhoods), and floodwaters can prevent normal access to buildings and facilities. This presents a danger when motorists and pedestrians attempt to traverse floodwaters. Motor vehicles and pedestrians can get swept up in flood currents, increasing the risk for drowning. Even in shallow waters, fast-moving currents can carry individuals or vehicles into deeper waters, where pressure from flowing water can prevent drivers from escaping submerged vehicles. As little as six inches of floodwater can move a vehicle, and as little as two inches can move a person. In addition, floodwaters often conceal conditions that are a danger to those on foot, including electrical wires, debris, and other hazards hidden beneath the surface. In addition, roads and bridges can be weakened by flood impacts, making them unsafe for travel. Types of infrastructure that are vulnerable to flooding include roads, bridges, utilities, and water/sewer infrastructure.

Impacts on Socially Vulnerable Populations

Floods can disproportionately impact socially vulnerable populations. Poorly drained neighborhoods with aging infrastructure are more susceptible to rapid water accumulation during intense storms. Limited resources may prevent low-income households from preparing for or recovering from flood impacts.

Impacts of Climate Change

Climate change is expected to increase the severity of future flood impacts. This is because heavy rainfall events are becoming more intense, even as the time between them grows longer leading to more frequent dry spells. Overall, total annual precipitation may decrease in some regions, but when it does rain, it's likely to fall in shorter, more intense bursts.[80] These heavy rains, especially when they follow extended dry periods, can cause more severe flooding. This is because drought conditions can degrade soil structure and reduce the land's ability to absorb water, making flash floods more likely.[81]

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[79] CDC. (2020). *Mold. Natural Disasters and Severe Weather*. Retrieved from Mold | CDC on October 2, 2023.
[80] California's Fourth Climate Change Assessment (2018) *Los Angeles Summary Report* Retrieved from California's Fourth Climate Change Assessment - Los Angeles Region Report
[81] Flood Risk America. (2024). *Why Floods Follow Periods of Drought.* Retrieved from Why Floods Follow Periods Of Drought » Flood Barriers | Flood Risk America

Hazardous Material Incidents

Description

Hazardous materials can be found in many forms and quantities that can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and property. These materials are routinely used and stored in many homes and businesses and are regularly shipped on highways, railroads, waterways, and pipelines. This section on hazardous materials provides a general overview of the hazard. Information used to identify fixed and mobile sources of hazardous materials is limited to general information on railroads, highways, and fixed hazardous material sites cataloged by the Environmental Protection Agency.

Hazardous material (HAZMAT) incidents can apply to fixed facilities as well as mobile, transportation-related accidents in the air, by rail, on highways, and on the water. The Bureau of Transportation Statistics has reported the total HAZMAT incidents related to transportation systems each year from 1975 to 2023.[82] An average of approximately over 16,000 HAZMAT incidents occurred nationwide each year. There was an average of 1,092 air related, 15,510 highway related, 801 rail related, 27 water related, and 10 other HAZMAT incidents.

HAZMAT incidents consist of solid, liquid, and/or gaseous contaminants that are released from fixed or mobile containers, whether by accident or by design as with an intentional terrorist attack. HAZMAT incidents can also occur as a result of or in tandem with natural hazard events. A HAZMAT incident can last hours to days, while some chemicals can be corrosive or otherwise damaging over longer periods of time. In addition to the primary release, explosions and/or fires can result from a release, and contaminants can be extended beyond the initial area by persons, vehicles, water, wind, and possibly wildlife as well.

Hazardous material incidents exclude:

1. Any release which results in exposure to poisons solely within the workplace with respect to claims which such persons may assert against the employer of such persons;
2. Emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel or pipeline pumping station engine;
3. Release of source, byproduct, or special nuclear material from a nuclear incident; and
4. The normal application of fertilizer.

Contaminated soils or lands are also classified as hazardous material incident. According to the EPA, contaminated lands include the resulting factors of events such as:[83]

- Areas contaminated because of the incorrect disposal or management of toxic and hazardous waste or material

[82] Bureau of Transportation Statistics. (2023). *Hazardous Materials Fatalities, Injuries, Accidents, and Property Damage Data.* USDOT. Retrieved from Hazardous Materials Fatalities, Injuries, Accidents, and Property Damage Data | Bureau of Transportation Statistics (bts.gov)

[83] EPA. (2024). *Contaminated Land.* Retrieved from *Contaminated Land | US EPA*

- A site where there may be harmful or toxic substances deposited following a natural disaster or act of terror
- A site or area with the release of toxic or hazardous substances due to an accident or improper handling of materials that are not classified as waste.

Location

The Environmental Protection Agency provides public information on hazardous materials. EPA collects information from industrial facilities on the release and transfer of certain toxic agents. This information is then reported in the Toxic Release Inventory (TRI). Releases from these sites are conducted in various formats including recycling, off-site release, treatment, and energy recovery. Releases include both accidental and controlled releases.

There are 69 TRI sites located within five miles of the City of Maywood and two facilities just outside the City boundary as of the latest reporting year 2023.[84] **Figure 22** shows these facilities and the total releases by facility.

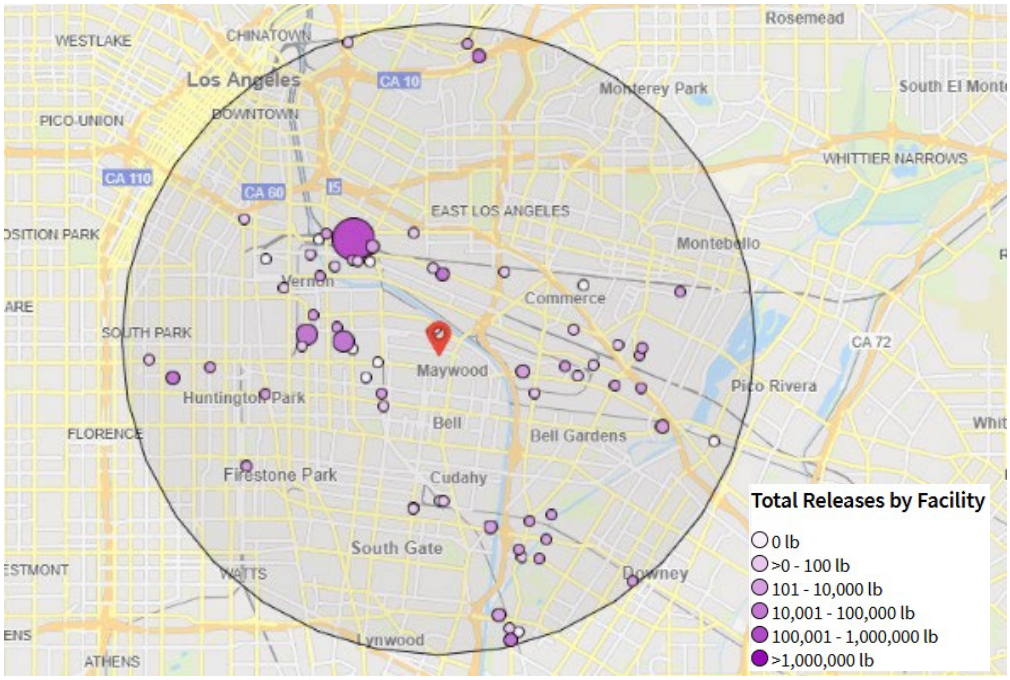


Figure 24: Toxic Release Inventory Sites Within a Five Mile Radius of Maywood

It is important to note that the TRI does not include all sites that can lead to toxic releases. There are several industries within Maywood, and the adjacent City of Vernon that store and utilize toxic

[84] EPA. (n.d.) *TRI Toxics Tracker.* Retrieved from TRI Toxics Tracker (epa.gov).

substances, that are not required to report to the TRI. As such, the City of Maywood is surrounded by industries that increase the City residents' risk to hazardous materials exposure.

In addition to fixed sites, corridors along major roads, highways, truck routes, and railroads are at an elevated risk for HAZMAT incidents due to the transport of hazardous materials.

Previous Occurrences

The information for previous hazardous materials incidents comes from various sources, including EPA reports, reports from the U.S. Department of Transportation, and significant historic events impacting the City of Maywood.

The EPA provides facility reports for TRI sites. The releases by the TRI sites near the City of Maywood are presented by year in **Table 18**. These reports focus on the types and amounts of chemical releases, not on the direct health or environmental impacts. As such, while the data is useful for understanding the presence and scale of toxic chemical releases, it does not reflect the actual harm caused, if any.

Table 18: EPA-Reported Chemical Releases[85]

Year	Sum of Releases (lb.)
2014	1,053,424
2015	1,070,083
2016	851,949
2017	2,279,036
2018	997,563
2019	1,476,883
2020	1,176,605
2021	943,074
2022	677,992
2023	473,162
TOTAL	**10,999,771**

[85] EPA. (n.d.) *TRI Toxics Tracker.* Retrieved from TRI Toxics Tracker (epa.gov).

The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) lists historic transportation HAZMAT occurrences nationwide. A “serious incident” involves:

- A fatality or major injury caused by the release of a hazardous material,
- The evacuation of 25 or more persons as a result of release of a hazardous material or exposure to fire,
- A release or exposure to fire which results in the closure of a major transportation artery,
- The alteration of an aircraft flight plan or operation,
- The release of radioactive materials from Type B packaging,
- The release of over 11.9 gallons or 88.2 pounds of a severe marine pollutant, or
- The release of a bulk quantity (over 199 gallons or 882 pounds) of a hazardous material.

However, prior to 2002, a hazardous materials “serious incident” was defined as follows:

- A fatality or major injury due to a hazardous material,
- Closure of a major transportation artery or facility or evacuation of six or more persons due to the presence of hazardous material, or
- A vehicle accident or derailment resulting in the release of a hazardous material.

Since 1980, two PHMSA incidents have been reported in the City of Maywood planning area.[86] Of these two incidents, none have been reported as serious incidents. The releases are summarized below:

- On a recent event on September 22, 2019, a BNSF railcar carrying a shipment of palletized, flammable paint stripper experienced an incident. Ten damaged containers were discovered, resulting in spillage on the container floor and surrounding cargo. Fortunately, there were no reported injuries and no evidence of spillage outside the cargo area. However, this event served as a reminder to the community about the risks associated with rail transportation.
- In February 1990, a highway incident was reported to have occurred on Alamo Ave, Maywood, where 10 gallons of 1,1,1 Trichloroethane was released due to the overfilling of the shipping container.

In addition to the releases reported above, several high-profile hazardous materials incidents have impacted the City of Maywood in the recent decades, leading to long term impacts and cleanup efforts that are ongoing in the City. These events are:

[86] U.S Department of Transportation. (2023). *PHMSA Portal*. Retrieved from Oracle BI Interactive Dashboards - Hazmat Incident Report Search (dot.gov)

PEMACO Maywood: [87]

The EPA catalogs a series of Superfund sites, which are areas identified for long-term cleanup or monitoring due to the presence of toxic or hazardous waste. The City of Maywood has one Superfund site, PEMACO, which was once a chemical mixing facility from the 1940s until its closure in 1991. At the site, chemicals such as chlorinated solvents, chemical solvents, and flammable liquids were found in the soil. The site is currently maintained and managed by California's Department of Toxic Substances Control.

Multiple actions have been taken to clean up the site including the treatment of groundwater and soil vapor. The status of the site and cleanup efforts are reported every five years.

Exide Vernon:[88]

Exide Technologies operated a lead-acid battery recycling plant in Vernon, California, approximately five miles southeast of downtown Los Angeles. The facility processed over 11 million used lead batteries annually to produce lead ingots. Over decades of operation, the plant emitted harmful levels of lead, arsenic, and other toxic pollutants into the surrounding environment, affecting nearby communities including the City of Maywood. In 2015, following a lawsuit, the plant was shut down and Exide was ordered to begin cleaning up surrounding communities. As of 2025, soil of almost all residential plots within the City have been cleaned up to prescribed standards. Additionally, the cleanup of parkways within the City also commenced in November 2024. Although efforts are underway, several City residents have expressed dissatisfaction with the cleaning progress and doubt the effectiveness of efforts.

Fruitland Avenue Fire of 2016: [89]

In June 2016, a fire blaze broke out at a metal recycling facility, at 3570 Fruitland Avenue, Maywood. 10,000 pounds of magnesium stored in the facility exploded due to the fire, showering the adjacent neighborhood with chunks of magnesium and toxic fumes. The fire burned for nearly 2 days before it was extinguished. Over 300 Maywood residents were forced to evacuate from their homes. Due to the hazardous nature of the materials burning, assistance was sought from

[87] EPA. (2024). *Superfund Site: PEMACO MAYWOOD, CA.* Retrieved from PEMACO MAYWOOD | Superfund Site Profile | Superfund Site Information | US EPA
[88] Department of Toxic Substances Control. (2025) *Exide Home.* Retrieved from. Exide Home | Department of Toxic Substances Control
[89] U.S. EPA. (2016) *Fruitland Magnesium Fire Incident.* Retrieved from Site Profile - Fruitland Magnesium Fire Incident - EPA OSC Response

the Environmental Protection Agency (EPA) for air surveillance and the cleanup of hazardous materials following this incident.

Extent

The extent of hazardous material incidents can be defined in terms of the amount of material released. According to the EPA, the largest chemical release at a TRI site within 2 miles of the City of Maywood was off-site, releasing 1,369,957 pounds of nitric acid in 2017.

Alternatively, extent can be measured in terms of health impacts to community members. Lead, the contaminant from the Exide battery recycling facility can cause severe long-term impacts to exposed populations including growth disorders, development delays, hearing loss, high blood pressure, memory related disorders, and reproductive failure.

Extent can also be measured in terms of estimate of cost to cleanup contaminants after a release. As of 2020, the State of California had spent $250 million for cleanup efforts surrounding the former Exide facility.[90] It should be noted that events with increasing severity are possible.

Probability

Probability of HAZMAT incidents can be estimated from occurrences reported for the area. With 5 events recorded in 44 years, the City of Maywood has experienced less than one HAZMAT incident per year. HAZMAT risk is also elevated by the presence of 69 TRI sites near the City. While most events are cleaned up and remediated quickly, some releases can have long term impacts on the City. Therefore, a probability of 'likely' indicating between 50 and 90 percent annual chance was assigned to this hazard.

Vulnerability Assessment

Most hazardous material incidents that occur are contained and suppressed before damaging any property or threatening lives. However, they can have a significant negative impact. Such events can cause deaths, completely shut down facilities for 30 days or more, and cause exposed populations to face long term health impacts.

Weather conditions will directly affect how the hazard develops. Certain chemicals may travel through the air or water, affecting a much larger area than the point of the incident itself. Non-compliance with fire and building codes, as well as failure to maintain existing fire and containment features, can substantially increase the damage from a hazardous material release. Depending on the location of the incident, key infrastructure may be inaccessible.

In order to conduct the vulnerability assessment for this hazard, GIS analysis was used for fixed sites and truck transportation routes using 500-meter and 2,500-meter buffer areas. These areas are assumed to respect the different levels of effect: immediate (primary) and secondary. Primary and secondary impact sites were selected based on guidance from FEMA 426, Reference Manual

[90] California Department of Toxic Substances Control. (2020). *The State's Poor Management of the Exide Cleanup Project Has Left Californians at Continued Risk of Lead Poisoning.* Retrieved from. Report 2020-107

to Mitigate Potential Terrorist Attacks Against Buildings and engineering judgment. For the fixed-site analysis, geo-referenced TRI sites along with buffers, were used for analysis.

GIS mapping of the TRI sites surrounding the City of Maywood reveals that approximately 1,644 structures, including Heliotrope Elementary School are with 500 meters of a TRI site, and all remaining structures in the City are within the 2,500 meters buffer. **Figure 23** displays this analysis.



Figure 25: Hazardous Material Risk from TRI Sites

When considering potential exposure to a hazardous material release along a highway, the number of structures at risk climbs alarmingly. All structures in the City, including all critical facilities are within the 500 meter buffer zone from major truck routes crossing through the City. **Figure 24** displays this analysis.

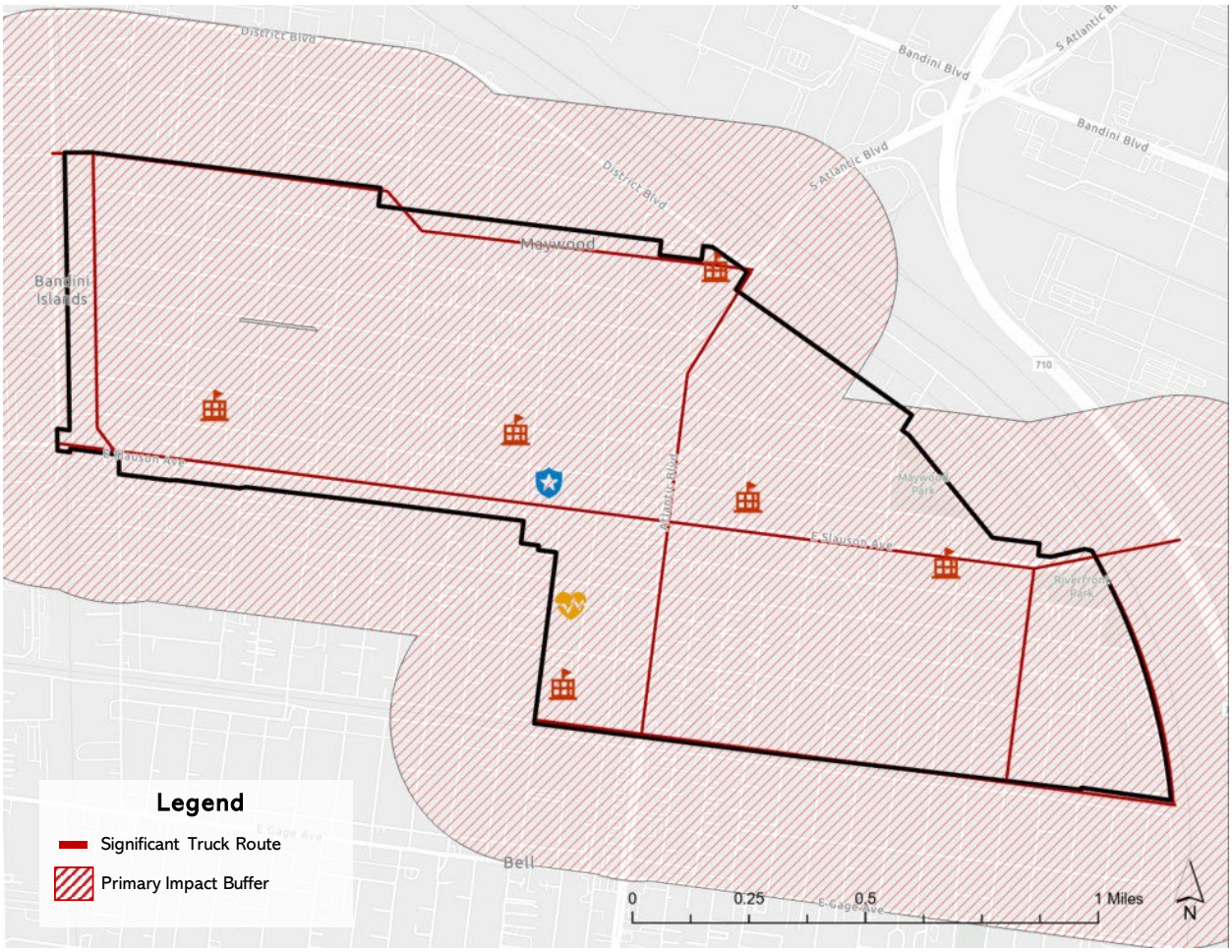


Figure 26: Mobile Hazardous Material Exposure - Highways

Infrastructure such as roads, bridges, railroad lines, and utilities have the potential to be impacted by hazardous materials incidents, particularly in an incident involving a corrosive material. Often, this infrastructure is being used to transport hazardous materials, making them especially at-risk.

HAZMAT incidents can result in injuries or fatalities when employees, responders, and civilians come in contact with hazardous materials. In certain events, persons may not realize they have been exposed until symptoms are presented. HAZMAT incidents may result in the need for evacuations or sheltering in place.

HAZMAT releases significantly impact public health through contamination of air, water, and soil in the affected region. Airborne pollutants can cause acute and chronic respiratory conditions, cardiovascular problems, and increased cancer risks, particularly for sensitive populations such as children and the elderly. Contaminated water sources may lead to gastrointestinal illnesses, liver and kidney damage, neurological effects, and other long-term health complications due to

exposure to chemicals like heavy metals, solvents, and industrial byproducts. Soil contamination can pose health risks through direct contact, inhalation of dust, or leaching into groundwater supplies. These exposures can lead to cumulative and sometimes irreversible health effects.

HAZMAT incidents are considered a City-wide hazard due to the presence of TRI sites, the presence of hazardous materials within the City's industries, and the presence of significant truck routes within and around the City that transport hazardous materials.

Impacts on Socially Vulnerable Populations

Socially vulnerable populations are disproportionately impacted by hazardous material releases due to systemic inequities in housing, infrastructure, and access to healthcare. These groups often reside in closer proximity to industrial facilities or hazardous transport routes, increasing their exposure risk. They may also face greater challenges in receiving timely information, evacuating safely, or accessing medical care during an incident. These disparities highlight the importance of environmental justice, which seeks to ensure that no community bears a disproportionate share of environmental harms and that all people have equal protection and involvement in environmental decision-making and response efforts. The entire City of Maywood is recognized by the California EJ Screen as a community facing environmental justice concerns.[91] Therefore, it is essential that mitigation actions in the region prioritize equal protection and strive to achieve equitable outcomes for Maywood residents.

Impacts of Climate Change

Climate change is not expected to have direct impacts on hazardous materials incidents. However, HAZMAT incidents can be triggered by certain natural hazards, such as transportation accidents involving hazardous materials preempted by blinding downpours or severe winds. It is common for hazardous materials incidents (i.e., contamination) to occur as a secondary impact of flooding. Generally, if the frequency and intensity of natural hazards increases due to climate change, the frequency of HAZMAT incidents may increase as a result.

[91] State of California OEHHA. (n.d.) *CalEnviroScreen*. Retrieved from CalEnviroScreen - OEHHA

High Wind Events

Description

High wind events can include strong winds, windstorms associated with the Santa Ana Winds, and even tornadoes. High Wind definitions can vary by region. In general, high wind events are those events greater than normal averages of windspeed and have damage potential. The NWS issues high wind warnings when sustained winds of 40 miles per hour or greater or gusts of up to 58 miles per hour or greater are expected.[92] In 2023, high wind events were responsible for 71 fatalities in the United States, although it is possible that this number may be an undercount for fatalities not reported.[93]

High wind events in the Los Angeles region are typically a result of the **Santa Ana Winds**, also known as "devil winds." The Santa Ana winds blow northeast from the deserts of the Sierra Nevada to southern California's coast, impacting much of the southern California region. The Santa Ana wind seasons typically occur from October to April, peaking with its strongest speeds in December and January.[94]

Winds are characterized with strong gusts of downslope winds, concentrated in Santa Ana, Santa Monica and Laguna Mountains. Sustained surface wind velocities on average have been observed to be 7–13 m s^{-1} (15–30 mi h^{-1}) with gusts in excess of 25 m s^{-1} (56 mi h^{-1}).[95] Santa Ana Wind events often result in a dryer atmosphere, with relative humidity recorded as less than 15 percent.

The Santa Ana Wind's extremely windy and dry characteristics create ideal wildfire conditions, when Red Flag Warnings may be issued. A Red Flag warning is issued when an area has been in a dry spell, a sustained wind average of 15 mph or greater is forecasted, a relative humidity less than or equal to 25 percent, and a temperature of greater than 75°.[96] Wildfires and Urban Fire hazards will be discussed in greater detail in later sections.

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[92] California Governor's Office of Emergency Services. (2023). *Put Safety First: What to Know During High Wind Events.* Retrieved from Put Safety First: What to Know During High Wind Events | Cal OES News

[93] National Weather Service. (2023). *NOAA. Weather Related Fatality and Injury Statistics*. Retrieved from Weather Related Fatality and Injury Statistics

[94] Guzman-Morales, J., A. Gershunov, J. Theiss, H. Li, and D. Cayan (2016), *Santa Ana Winds of Southern California: Their climatology, extremes, and behavior spanning six and a half decades,* Geophys. Res. Lett., 43, 2827–2834, doi:10.1002/ 2016GL067887.Retrieved from Santa Ana Winds of Southern California: Their climatology, extremes, and behavior spanning six and a half decades - Guzman-Morales - 2016 - Geophysical Research Letters - Wiley Online Library

[95] Rolinski, T., S. B. Capps, and W. Zhuang (2019): *Santa Ana Winds: A Descriptive Climatology*. *Wea. Forecasting*, 34, 257–275, Santa Ana Winds: A Descriptive Climatology in: Weather and Forecasting Volume 34 Issue 2 (2019)

[96] National Weather Service. (n.d.). *NOAA. Fire Weather Criteria – The Red Flag Program*. Retrieved from Fire Weather Criteria

A tornado is a narrow, violently rotating column of air that extends from a thunderstorm to the ground[97]. Tornadoes may sometimes be invisible, unless water droplets, dust, and debris are picked up. Tornadoes occur throughout the nation but are typically uncommon in the Los Angeles region. The destruction caused by tornadoes ranges from light to inconceivable depending on the intensity, size, and duration of the storm. Tornado magnitude is classified using the Enhanced Fujita Scale, from EF0 through EF5, with EF0 being the least severe causing light damage to shallow rooted trees and sign boards, and EF5 causing the most severe damage such as lifting homes off their foundations.

Location

The entire City of Maywood is exposed and at risk to high wind events.

Previous Occurrences

The NCEI Storm Events Database reports wind event information by county and, when the information is available, by County region. The information is reported under three categories: high wind, strong wind, and tornado. Events specific to the City of Maywood were not available; therefore, events occurring in Los Angeles County (with no region specified), South Los Angeles, East Los Angeles, Southeast Los Angeles, and Downtown Los Angeles Zones were used as an indicator to identify events that would have likely impacted the City of Maywood as well.

There were 46 high wind events reported for the zones mentioned above between 1980 to 2024. These wind events resulted in 35 injuries, 0 deaths, and property damages totaling to over $111.5 million (2025 dollars). It is likely that additional wind events and damages to private property were not reported to NCEI. Therefore, the number of events and resulting damages is likely higher than what is indicated. Information on notable events is described in **Table 20.**

Table 19: Significant NCEI Thunderstorm Wind Events in the City of Maywood Region

Date	Location	Event Type	Property Damages (2025 $)	Injuries	Details
1/28/1980	Los Angeles County	Tornado	$10,925	-	-
11/9/1982	Los Angeles County	Tornado	$18,754,670	-	-
3/1/1983	Los Angeles County	Tornado	$90,466,451	30	-

[97] National Oceanic & Atmospheric Administration. (n.d.) *Severe Weather 101*. Retrieved from Severe Weather 101: Tornado Basics

Date	Location	Event Type	Property Damages (2025 $)	Injuries	Details
10/1/1983	Los Angeles County	Tornado	-	3	-
4/9/1999	Southeast Los Angeles	High Wind	0	1	Gusty winds knocked down a 60 foot palm tree onto a house in the community of Hancock Park. One man was injured.
3/22/2023	East Long Angeles	Tornado	0	1	A weak tornado developed in the community of Montebello. The EF1 tornado impacted the area around the intersection of Washington Boulevard and Maple Avenue. There was substantial damage to the industrial warehouse and commercial business district, including nearly total roof collapse in one building and a total of 17 damaged structures. Numerous vehicles were damaged due to flying debris.

In addition to the incidents reported to NCEI, the following event may have impacted the City of Maywood:

January 7, 2025, Severe Windstorm

On January 7, 2025, a severe Santa Ana windstorm brought strong winds to the Los Angeles County region, including the City of Maywood. The windstorm was described as "severe and life-threatening, resulting in the loss of life, widespread damage, and destruction to residential structures, businesses, and infrastructure, power outages, downed trees, road closures, rockslides, and significant debris".[98] The strong Santa Ana winds blew up to 100 miles per hour in parts of the County and sparked destructive fires throughout the County, including the Palisades, Eaton, Hurst, and Kenneth Fires, however, none of these were located in the City of Maywood.[99] City of Maywood residents reported impacts from the debris and particulate matter from fires throughout the County which impacted local air quality.

[98] Los Angeles County Board of Supervisors. (2025). *Ratification of Proclamation of Local Emergency, Curfew, Order, and Local Health Emergency Declaration for the January 2025 Windstorm and Critical Fire Events.* Retrieved from Motion_2004

[99] Midwest Regional Climate Center. (2024) *Tornado Tracks* Retrieved from Tornado Tracks Tool - MRCC

Tornadoes

Tornadoes are a less common type of high wind event in the Los Angeles region. **Figure 25** depicts the previous tornado tracks in the nearby region, from 1980 to 2023.[100] The tornado in Compton, pictured below resulted in no deaths and one injury per the NCEI database.

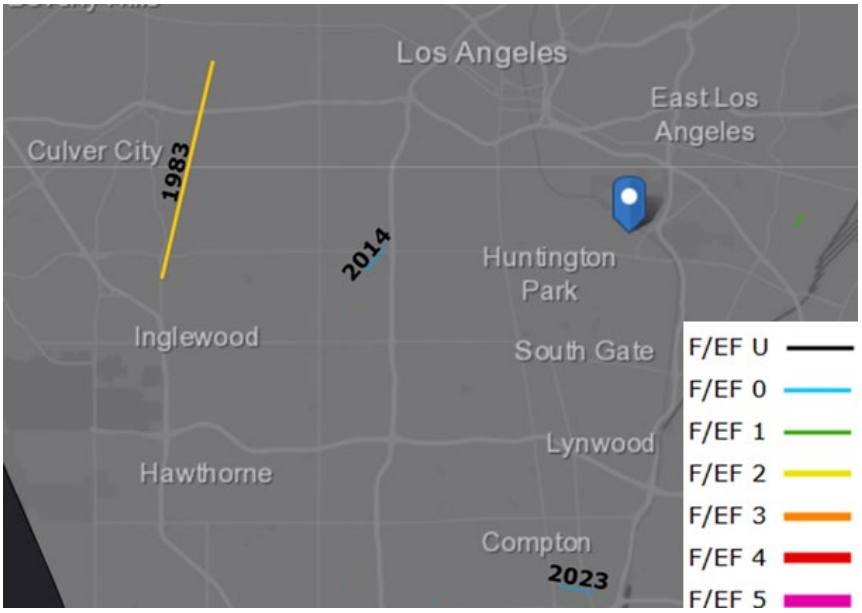


Figure 27: Tornado Paths Near the City of Maywood

In addition to the events reported in **Figure 25**, the following event occurred in March 2025:

March 13, 2025, Pico Rivera Tornado

A rare tornado with wind speeds of 65 to 85 mph reflecting an intensity rating of EF0 occurred in Pico Rivera, approximately 5 miles east of Maywood. The tornado caused damage to multiple homes, cars, and trees.

Extent

The extent of extreme wind events can be measured in terms of windspeed or in terms of damage. Wind events in the region surrounding the City of Maywood have resulted in 35 injuries. The greatest amount of property damage from a single event in the County was over $1.2 million (2025 dollars) in 1983, associated with a small tornado, including fallen trees, powerlines, and debris.

High wind events can also span multiple days of high wind velocities. For instance, a strong and prolonged Santa Ana wind event started on November 19 and ended on November 29, 1956. A fire started and burned 44,000 acres.[101] Two wooden bridges and a power plant were destroyed, however, none of the destruction occurred in the City of Maywood. From February 16-19, 1988, strong Santa Ana winds, with gusts up to 70 miles per hour in the San Gabriel Mountains and foothill areas, caused numerous downed trees and power outages impacted 200,000 customers in Los Angeles and Orange Counties.[101] From November 30-December 4, 2011, hurricane-force winds knocked down trees and electrical power poles, causing widespread damage through Los Angeles County.[101]

Tornadoes are uncommon in the area and occur at low magnitudes when they do. The recent Compton tornado in 2023 resulted in 1 injury and no deaths, per NCEI.

The impacts of climate change on future wind patterns are uncertain. Projections for Santa Ana Winds vary, with some models indicating an increased likelihood and others suggesting a decrease. Research into future wind conditions is ongoing.[102]

While the extent of wind damages from previous events within the City of Maywood is unknown, future events can cause damages, down power lines, and carry debris and soot from wildfires in surrounding regions.

Probability

With 46 significant wind events having been reported over 44 years, it is known that wind is a regular occurrence in the region surrounding the City of Maywood. It is also likely that NCEI data is not inclusive of all events that have impacted the City of Maywood.

Climate change predictions for the future nature of wind events is uncertain.

Based on historic events, the probability assigned to a high wind event hazard is ‘likely’ indicating between 50 and 90 percent annual chance.

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[101]Los Angeles County Office of Emergency Management. (2017). *History of Strong Winds that Impacted the L.A. County Operational Area.* Retrieved from HAZARDS AND THREAT -TORNADOES - FUNNEL CLOUDS - WATERSPOUTS - HISTORY.pdf

[102] California Climate Assessment. (2019) *Los Angeles Region. Pg. 14.* Retrieved from Los Angeles Region Report

Vulnerability Assessment

The City of Maywood, in its entirety, is considered at risk from a severe wind event. The NRI provides a strong wind risk index score, which indicates a census tract's strong wind risk relative to the rest of the United States.[103] According to the NRI, the City of Maywood, has "very low" risk from strong wind and 'relatively low' risk from tornados, as shown in **Figure 26**.

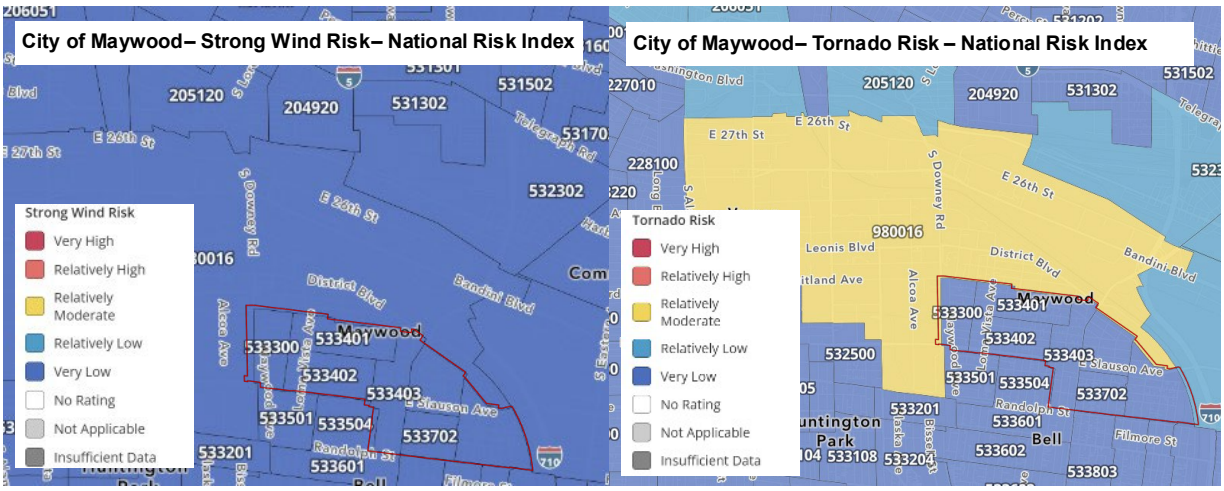


Figure 28: National Risk Index Results for Strong Wind and Tornadoes for the City of Maywood

High wind events can cause extreme public health and economic impacts. Severe wind has the potential to blow shingles, siding, awnings, and other features off buildings. Falling trees and tree limbs can damage structures. Objects picked up by wind can be hurled through the air, damaging structures, and breaking windows when contact is made. In some cases, structures can be blown off foundations. Severe winds can down communications infrastructure, utility poles, and above ground power lines. This debris can obstruct key infrastructure, such as nearby bridges, including those located on South Atlantic Boulevard and East Slauson Boulevard, in addition to the nearby East Florence Avenue bridge located south, in the City of Bell. These bridges provide access to the City of Maywood over the Los Angeles River connecting people, goods, and emergency services. The South Atlantic Boulevard and East Florence Boulevard bridges provide critical access to the nearby freeway, Interstate-710.

Impacts on Socially Vulnerable Populations

Downed tree limbs, debris, and utility lines can block roads and reduce access to critical services such as emergency response. In addition, severe winds can result in serious life safety impacts.

[103] Federal Emergency Management Agency (n.d.), *National Risk Index*, Retrieved from Map | National Risk Index (fema.gov)

People outside during severe wind events may be struck by falling trees and limbs, or by objects falling off buildings or being hurled through the air. Winds can also start wildfires, which can spread rapidly and cause further destruction to infrastructure, structures, and even result in loss of life. Wind and/or fires can blow debris and increase the particulate matter in the air and thus worsen air quality. Poor air quality can result in public health impacts related to acute and long term respiratory and cardiovascular issues. Those at an increased risk include elders, young children, immunocompromised individuals, and unhoused individuals.

Impacts of Climate Change

Research on the impacts of climate change on wind conditions is ongoing and uncertain. Some models predict that increasing variability in temperatures may change wind and weather patterns, which can also lead to an increase in the intensity and frequency of high wind events. Additionally, hotter, drier periods, combined with high wind events can be the catalyst that spark destructive fires.[104]

Public Health Emergencies

Description

Public health risks, such as those presented by infectious diseases, vector-borne illnesses, water-borne illnesses, and chronic diseases, are present within every community. They include commonly occurring illnesses like the common cold and influenza, as well as less common inflictions such as bacteria-caused Escherichia coli ("*E. coli*") and Coccidioidomycosis (Valley Fever, and mosquito-transmitted West Nile Virus, as well as COVID-19.

The degree to which communities are susceptible to or actively experiencing public health issues can impact a community's vulnerability to natural hazards, as well as its ability to respond to disasters. For instance, an infectious disease outbreak may complicate evacuations or/and mass sheltering required due to a natural hazard. Similarly, high incidents of chronic diseases may decrease mobility within a community, and natural disasters may reduce access to vital healthcare services needed by the ill.

An infectious illness outbreak is the occurrence of a disease in excess of what would normally be expected in a certain geographic area. An outbreak may last only a few days or weeks but could also last several years. Further, a single case of a communicable disease not previously recognized in the defined area may also be recognized as an outbreak and require investigation.[105] An infectious illness outbreak is often referred to as an epidemic. An epidemic or outbreak can occur when there are sufficient numbers of a disease agent and susceptible hosts,

[104] Madakumbura et al. (2025). *Climate Change A Factor in Unprecedented Fires. University of California, Los Angeles.* Retrieved from Climate Change A Factor In Unprecedented LA Fires | Sustainable LA Grand Challenge
[105] World Health Organization, (n.d.). *Disease Outbreaks,* Retrieved from https://www.emro.who.int/health-topics/disease-outbreaks/index.html

and the agent is effectively conveyed from the source to hosts. The following mechanisms may result in an epidemic.[106]

- An increase in the amount and/or the potency of a disease agent
- The introduction of a disease agent into a new location
- An enhanced mode of transmission and increased exposure
- A change in the susceptibility of the host to the agent
- An increase in host exposure through new portals of entry

An outbreak may occur in several different patterns, including:

- **A common-source outbreak:** a group of individuals are all exposed to an infectious agent or toxin from the same source (e.g., a group of patrons who all ate lettuce from a specific restaurant contract Hepatitis A)
- **A propagated outbreak:** a disease is transmitted by person-to-person contact, by a vehicle (e.g., needles), or by a vector (e.g., mosquito)
- **A mixed outbreak:** a common-source outbreak occurs and is then spread from person-to-person
- **Other outbreaks:** A disease that is not spread by either a common source or propagated from person-to-person. This can be the result of sufficient interaction between humans and vectors (e.g., the epidemic of Lyme disease in the northeastern U.S. in the 1980s, in which the disease spread from deer to ticks to humans)

In addition to localized or regional epidemics, infectious illness outbreaks can also be pandemic in nature, meaning the outbreak occurs at the national or global level, such as the COVID-19 pandemic.

Emerging infectious diseases are outbreaks of previously unknown diseases, known diseases that are rapidly increasing in incidence or geographic range over the last two decades, or the persistence of infectious diseases that cannot be controlled.[107] Since the 1970s, approximately 40 infectious diseases have been discovered including COVID-19.[108] In 2007, the World Health Organization (WHO) reported that infectious diseases are emerging at a rate that has never been seen before. With the trends of increased travel, population density, and closer contact with wild animals, the potential for emerging infectious disease-causing global epidemics is a major concern.

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[106] National Geographic. (2022). *Epidemic*, Retrieved from https://education.nationalgeographic.org/resource/epidemic/

[107] Johns Hopkins Medicine. (n.d.). *Emerging Infectious Diseases,* Retrieved from https://www.hopkinsmedicine.org/health/conditions-and-diseases/emerging-infectious-diseases

[108] Baylor College of Medicine, (n.d.). *Emerging Infectious Diseases*, Retrieved from https://www.bcm.edu/departments/molecular-virology-and-microbiology/emerging-infections-and-biodefense/emerging-infectious-diseases

In addition to diseases, natural and human-caused hazards can also cause public health emergencies. For example, wildfires can travel and carry toxic smoke, triggering air quality alerts in regions far from the fire. A decline in air quality can cause short term and long-term damages to the respiratory system of populations.

Location

The entire City of Maywood is presumed to be equally at-risk of public health emergencies. Children, older adults, and immunocompromised individuals may be more impacted by public health emergencies. Households living in close quarters, high density neighborhoods, and schools are usually more susceptible to the spread of infectious diseases.

Previous Occurrences

The Los Angeles County Department of Public Health is the public health agency operating in 85 out of 88 cities in the County, including the City of Maywood.

On March 4, 2020, the Los Angeles County Board of Supervisors declared COVID-19 a public health emergency, which would extend for three years before declared over on March 31, 2023. Despite the declaration ending the public health emergency, as of 2025, COVID-19 cases are still present and occurring. According to the Los Angeles County Department of Public Health,13,292 COVID-19 cases and 114 deaths have been reported specifically in the City of Maywood to-date.[109]

More seasonal and long-term diseases include the flu, Coccidioidomycosis (Valley Fever), and West Nile Virus. The seasonal flu is typically spread in late October through March, with various annual strains. Valley Fever is a common illness in California that is caused by a fungus living in the soil and dirt. When inhaled, individuals may experience flu-like symptoms. West Nile Virus is the most common mosquito-borne disease in Los Angeles County, occurring annually. The virus can be detected in mosquito samples in neighborhoods. In 2022, four positive cases of West Nile Virus were detected in the City of Maywood.[110]

Diseases that have a high average annual incidence rate in Los Angeles County as reported by the County's Department of Public Health Department are reported in **Table 21.**[111]

[109] Los Angeles County Department of Public Health. (2025). *LA County COVID-19 Data,* Retrieved from LA County Daily COVID-19 Data - LA County Department of Public Health
[110] Greater Los Angeles County Vector Control District. (2022). *West Nile Virtus Activity 2022.* Retrieved from West Nile Virus Activity 2022 - Greater Los Angeles County Vector Control District
[111] Los Angeles County Department of Public Health. (2022.). *Los Angeles County Acute Communicable Disease Control – Disease Surveillance Data Dashboard*. Retrieved from dashboard.publichealth.lacounty.gov/acdc_annual_report_dashboard/

Table 20: Diseases with a high average annual incidence in Los Angeles County between 2018-2022

Disease Name	Annual Incidence Case (per 100,000)	Disease Classification
Campylobacteriosis	21.51	Food/ Waterborne
Valley Fever	14.84	Airborne
Salmonellosis (Non-typhoid)	14.76	Food/ Waterborne
Shigellosis	11.21	Viral
Giardiasis	5.99	Food/Waterborne
E. Coli	5.96	Food/ Waterborne
West Nile Virus	0.61	Communicable – Meningitis/ Meningococcal

Besides infectious diseases, poor air quality during wildfire season in the region often poses public health risks. The County Public Health department often releases smoke advisories, in alignment with South Coast Air Quality Management District, when regions experience unhealthy air quality around the County. On January 10, 2025, the County Public Health Department declared a local health emergency due to the multiple fires and windstorm conditions from the Los Angeles Fires, which severely degraded air quality by releasing hazardous smoke and particulate matter.[112] During this time, the 24 hour average concentration of PM 2.5 in the air surrounding the City increased to over 50 ug/m^3, which is nearly double the acceptable limit defined by the California Air Resources Board. In contrast, the 24-hour average for the day before the fires, January 7, 2025, was 9.4 ug/m^3.[113] Poor air quality can impact respiratory and cognitive functions.

Extent

The severity of infectious illnesses is difficult to determine without detailed records. In addition, it is likely that many disease cases, such as the flu, go unreported.

COVID-19 had the largest overall societal impact for all of Los Angeles County, including the City of Maywood. In March 2021, the American Rescue Plan Act (ARPA) appropriated funds to local governments across the nation to address challenges related to COVID-19. The City of Maywood facilitated community engagement efforts to best understand how to support the community during this pandemic and utilize its $6,452,514 one-time federal recovery funding. Engagement

[112] Los Angeles County Department of Public Health. (2025). *Local Health Emergency Declared Due to Critical Fire Events and Windstorm Conditions,* Retrieved from Local Health Emergency Declared Due to Critical Fire Events and Windstorm Conditions – COUNTY OF LOS ANGELES

[113] California Air Resources Board. (2025). *Los Angeles County Daily Average PM 2.5 Data*. Retrieved from. MRGD7DAY Display

data found that financial concerns was the top priority for community members, specifically opportunities to support utility assistance, loss of income, and housing assistance.[114] Community members also noted public safety and park improvements as additional high-ranking priorities. These priorities expressed in engagement data only show a snippet of how COVID-19 and other diseases can impact community members.

According to the California Climate Assessment, vector borne events are closely connected to climate change and are significantly influenced by high and low temperature extremes and precipitation patterns.[115] Therefore, more severe events are possible in the City of Maywood.

Probability

The probability of public health emergencies impacting the City of Maywood is variable, with a mix of chronic public health risks and acute outbreaks. Many public health risks occur seasonally and are ongoing, such as the flu, Valley Fever, and West Nile Virus (WNV). Major outbreaks, such as the COVID-19 pandemic, are less common. According to the California Climate Assessment, the WNV poses the greatest threat to Californians. High temperatures and increased drought conditions are believed to have contributed to higher incidences of WNV between 2014 and 2015. Additionally, climate change can create favorable conditions for non-native and invasive vectors.[116]

Based on the information available regarding historic or current events, this hazard was assigned a probability of 'possible' indicating between 10 to 50 percent annual chance of occurrence.

Vulnerability Assessment

All current and future populations of the City of Maywood are considered at risk of public health emergencies.

Buildings and infrastructure are not typically impacted by public health emergencies but may need to be sterilized or decontaminated in some cases. Infectious illness outbreaks can include an above average occurrence of a common disease, such as the flu, or a single case of a disease. Illness outbreaks may make it more difficult for individuals to gather or to receive resources or information, or access resilience centers.

Impacts on Socially Vulnerable Populations

Socially vulnerable populations may experience the impacts of public health risks at higher levels compared to less vulnerable populations. The elderly and immunocompromised may be more susceptible to contracted diseases, and may experience disproportionate impacts in terms of

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[114] City of Maywood. (2023). *American Rescue Plan Act (ARPA) Community Engagement Outcomes Report.* Retrieved from. City of Maywood
[115] State of California OEHHA. (2018). *Indicators of Climate Change on Biological Systems: Vector-borne diseases.* Retrieved from Vector-borne diseases - OEHHA
[116] State of California OEHHA. (2018). *Indicators of Climate Change on Biological Systems: Vector-borne diseases.* Retrieved from Vector-borne diseases - OEHHA

illness, missed work or school, required isolation, and/or medical costs. Economically stressed households, such as those living below the poverty line, may have trouble paying for preventative measures and medical care or taking needed time off to recover from an illness. Those who are mobility impaired or living in isolated areas without access to transportation may have issues accessing medical supplies, equipment, or care. Further, those living in crowded households may have difficulty quarantining when a member of the household is ill, leading to an increased likelihood or spreading disease. Single-parent households may face increased challenges with childcare during a public health emergency, for instance if daycares or schools are closed.

Impacts of Climate Change

Increases in temperature, precipitation, and humidity associated with climate change may all have impacts on public health. Warmer and wetter conditions create a more favorable environment for the growth and spread of some vector-borne infectious diseases, such as mosquito-borne viruses.[117] Insects also have a limited range of temperatures where they can live, which may bring new insects to the area or lead to the decline of others. Conversely, warmer, and more humid weather generally weakens the spread of certain respiratory illnesses, such as influenza.

Changing climate conditions may also lead to virus mutations and adaptation leading to a rise in emerging diseases. It will also shift habitats for wildlife and livestock, bringing different animals, and their diseases, closer to humans.

[117] Liao H. (et. al.). (2024) *Climate change, its impact on emerging infectious diseases, and new technologies to combat the challenge.* National Institute of Health. Retrieved from Climate change, its impact on emerging infectious diseases and new technologies to combat the challenge - PMC

Severe Storms (Including Thunderstorms, Lightning, and Hail)

Description

Severe storms include weather events that include one or a combination of thunderstorms, lightning, and hail.

Thunderstorms are a weather phenomenon characterized by the presence of lightning and its acoustic effect on the Earth's atmosphere. Thunderstorms are dangerous because of their ability to generate tornadoes, hailstorms, strong winds, flash flooding, and damaging lightning.

Three conditions need to occur for a thunderstorm to form. First, it needs moisture to form clouds and rain. Second, it needs unstable air, such as warm air that can rise rapidly (this is often referred to as the "engine" of the storm). Third, thunderstorms need lift, which comes in the form of cold or warm fronts, sea breezes, mountains, or the sun's heat. When these conditions occur simultaneously, air masses of varying temperatures meet, and a thunderstorm is formed. These storm events can occur singularly, in lines, or in clusters. Further, they can move through an area very quickly or linger for several hours.

According to the National Weather Service, more than 100,000 thunderstorms occur in the United States each year, though only about 10 percent of these storms are classified as "severe." A severe thunderstorm occurs when the storm produces one of three elements:

- Hail of three-quarters of an inch;
- Tornado; and
- Winds of at least 58 miles per hour.[118]

Lightning is a discharge of electrical energy resulting from the buildup of positive and negative charges within a thunderstorm, creating a bolt when the buildup of charges becomes strong enough. This flash of light usually occurs within the clouds or between the clouds and the ground. A bolt of lightning can reach temperatures approaching 50,000 degrees Fahrenheit.

Lightning rapidly heats the sky as it flashes but the surrounding air cools following the bolt. This rapid heating and cooling of the surrounding air causes thunder. While most often affiliated with thunderstorms, lightning may also strike outside of heavy rain and might occur as far as 10 miles away from any rainfall.

Lightning strikes occur in very small, localized areas. For example, they may strike a building, electrical transformer, or even a person. Lightning injures 100s people and kills 20-30 people each year on average in the United States.[119] Direct lightning strikes can also cause significant

[118] NOAA National Severe Storms Laboratory (n.d.) *Severe Weather 101, Thunderstorm Basics.* Retrieved from Severe Weather 101: Thunderstorm Basics (noaa.gov)
[119]National Oceanic and Atmospheric Administration. (n.d.) *Lightning Safety.* Retrieved from Lightning Safety | National Oceanic and Atmospheric Administration

damage to buildings, critical facilities, and infrastructure largely by igniting a fire. Lightning is also responsible for igniting wildfires that can result in widespread damage to property.

Hail is precipitation in the form of irregular pellets of ice large enough to potentially cause damage. Hailstorms are a damaging outgrowth of severe thunderstorms. Early in the developmental stages of a hailstorm, ice crystals form within a low-pressure front due to the rapid rising of warm air into the upper atmosphere and the subsequent cooling of the air mass. Frozen droplets gradually accumulate on the ice crystals until they develop to a sufficient weight and fall as precipitation.

Hail typically takes the form of spheres or irregularly shaped masses greater than 0.75 inches in diameter. The size of hailstones is a direct function of the size and severity of the storm.

Hailstones can range significantly in size from 5 millimeters (mm) (approximately pea-sized) to greater than 100 mm (approximately melon-sized). Hailstones are categorized using the TORRO Hailstorm Intensity Scale (**Table 22**).

Hailstorms are estimated to cause an average of $15 billion in damage to homes, crops, and cars each year in the US[120]. It damages buildings and homes by perforating holes in roofs and shingles, breaking windows and denting siding, and damages automobiles by denting panels and breaking windows. Hail rarely causes any deaths; however, several dozen people are injured each year in the United States.

Table 21: TORRO Hailstorm Intensity Scale (in millimeters) [121]

Intensity Category		Typical Hail Diameter (mm)	Probable Kinetic Energy, J-m2	Typical Damage Impacts	Size Code	Relational Size
H0	Hard Hail	5	0-20	No damage	1	Mothball
H1	Potentially Damaging	5-15	>20	Slight general damage to plants, crops	1-3	Walnut
H2	Significant	10-20	>100	Significant damage to fruit, crops, vegetation	1-4	Pigeon's egg
H3	Severe	20-30	>300	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored	2-5	Golf Ball
H4	Severe	25-40	>500	Widespread glass damage, vehicle bodywork damage	3-6	Hen's Egg

[120] Wunderground (2020) *U.S. Hailstone and Hailstorm Records,* Retrieved from U.S. Hailstone and Hailstorm Records | Weather Underground (wunderground.com)
[121] The Tornado and Storm Research Organization. (n.d.) *The TORRO Hailstorm Intensity Scale,* Retrieved from TORRO | Research ~ Hail ~ The H Scale

Intensity Category		Typical Hail Diameter (mm)	Probable Kinetic Energy, J-m2	Typical Damage Impacts	Size Code	Relational Size
H5	Destructive	30-50	>800	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries	4-7	Tennis Ball
H6	Destructive	40-60		Bodywork of grounded aircraft dented; brick walls pitted	5-8	Large Orange
H7	Destructive	50-75	--	Severe roof damage, risk of serious injuries	6-9	Grapefruit
H8	Destructive	60-90	--	Severe damage to multiple roof types (including sheet and metal); damage aircraft bodywork	7-10	Melon
H9	Super Hailstorms	75-100	--	Extensive structural damage (including concrete and wooden walls). Risk of severe or even fatal injuries to persons caught in the open	8-10	Melon
H10	Super Hailstorms	>100	--	Extensive structural damage (including destruction of wooden houses and damage to brick-built homes). Risk of severe or even fatal injuries to persons caught in the open	9-10	Melon

Location

All locations within the City of Maywood are uniformly susceptible to severe storms. Thunderstorms, lightning, and hail frequently accompany each other, so their locations and spatial extents may coincide. According to the National Weather Service, the City of Maywood is located in an area of the United States that receives up to one day per year with hail events on average.[122] Lightning occurs randomly. Therefore, it is impossible to predict where and with what frequency it will strike. Per data from Vaisala Inc. about average lightning density, the City of Maywood is located in a region that receives up to 1 lightning flash per square kilometer per year on average.[123]

[122] Storm Prediction Center WCW Page. (2024). *NOAA's Storm Prediction Center.* Retrieved from http://www.spc.noaa.gov/wcm/.
[123] Vaisala Inc. (2023) *Interactive Global Lightning Density Map*, Retrieved from Vaisala Lightning 2016-2023

Previous Occurrences

The NCEI Storm Events Database reports thunderstorm, lightning, and hail information by county, and when available by city. 84 events occurred in Los Angeles County between 1957 and 2024, resulting in 4 deaths, 29 injuries and damages totaling to $6.6 million (adjusted to 2024 dollars). A breakdown of these events is provided in **Table 23.**

Table 22: Previous Severe Storm Occurrences in Los Angeles County

Event Type	Number of Days with Event	Number of Deaths	Number of Injuries	Damages (2025 dollars)
Thunderstorm	55	1	11	$ 137,851
Lightning	9	3	13	$ -
Hail	24	0	5	$ 7,154,240

No events reported in the NCEI database were reported specifically in the City of Maywood. The greatest magnitude of hail reported in the county was 1.75 inches in an event in 1984, which corresponds to H5 and H7 on the Torro intensity scale and is capable of causing widespread destruction to roofs and vehicles and can cause injuries.

The most severe thunderstorm event reported in the region was in the City of Paramount, in 2000, which is approximately 6 miles south of the City of Maywood. Wind speeds of up to 87 knots were reported in this event which is equivalent to hurricane force winds.

The most devastating event to occur in the region was in November 2003 in the South Central Los Angeles County Region, roughly 5 miles from the City of Maywood. A large and powerful thunderstorm produced heavy rains, flash flooding, and hail across the region. Over 130 homes and businesses experienced significant damages due to flooding and hail. Numerous intersections were flooded with several feet of water. Damages of over $6 million (in 2025 dollars) were estimated from this event.

Extent

Thunderstorm wind extent is measured in terms of wind speed. Per NCEI, the greatest sustained wind reported close to the City of Maywood was 87 knots, or 100 miles per hour, during an April 2000 thunderstorm event. However, more severe events are possible. Thunderstorm extent can also be measured in terms of casualties, injuries, and damages. Strong thunderstorm winds have caused widespread vehicle damage, damaged roofs, and downed power lines causing property damage and injuries in Los Angeles County. Similar events are possible in the City of Maywood.

Lightning extent can be measured by lightning density, or the number of lightning events per square kilometer, per year. The City of Maywood receives approximately lightning event per

square kilometer per year.[124] Lightning extent can also be measured in terms of casualties and damage incurred from an event. Since 1957, lightning strikes have caused 3 deaths, and 13 injuries in Los Angeles County. It is possible that additional damages have occurred and not been reported. Since the occurrence of Lightning is random, similar impacts can be expected in the City of Maywood.

Hail extent can be measured in terms of size, typically by diameter. According to storm events reported in NCEI, the most severe hailstorm in Los Angeles County was on August 22, 1984, and measured H5 – H7 on the TORRO Scale. Storms of this magnitude can produce tennis ball-sized hail that can cause extensive building damage and severe injuries. The most severe storm event reported in the region resulted in over $6 million in property damage (in 2025 dollars).

Of the 84 severe storm events recorded in Los Angeles County since 1974, thirteen have reported deaths and injuries, and four have reported damages. Although hail and lightning are common occurrences, severe events capable of causing damages are less likely to occur. Severe storms generally occur suddenly and pass by quickly. Whether or not lightning and hail occurs is dictated by the conditions within a particular storm.

Probability

Severe storms are frequent in the City of Maywood's region. 84 events were reported in the last 67 years in Los Angeles County, resulting in an average of over 1 event annually. Thunderstorms and lightning occur multiple times throughout the year, though all events may not result in damage. Events that may impact the City of Maywood are less likely.

Trends in convective storm occurrences due to climate change are subject to greater uncertainty than temperature-related events. Because hail and lightning are outgrowth of severe thunderstorms, trends in hail and lightning frequency and intensity are directly related to trends in thunderstorm frequency and intensity. Although research is ongoing and evolving, a study cited by California's Fourth Climate Assessment indicates an increase in the occurrence of atmospheric conditions conducive to producing more frequent storms in the Los Angeles region.[125]

Considering the rate of historic occurrences, the likelihood of unreported or underreported events, and climate projections for convective storm conditions, a probability of "likely", indicating between 50 and 90 percent annual probability was assigned to the severe storms hazard. However, the likelihood of events capable of causing extensive damage, injuries, or loss of life is less likely.

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[124] Vaisala Inc. (2021). *Annual Lightning Report 2021.* WEA-MET-2021-Annual-Lightning-Report-B212465EN-A.pdf (vaisala.com)
[125] California's Fourth Climate Change Assessment (2018). *Los Angeles Region Report,* Retrieved from Los Angeles Region Report

Vulnerability Assessment

The entire City is vulnerable to severe storms. The potential for loss of life and property damage are significant given the area's-built environment. All current and future buildings, infrastructure, and populations are considered at-risk to severe summer storms, including critical facilities.

The National Risk Index provides risk scores for strong winds, lightning, and hail which indicates a region's risk to a hazard in relation to the national level, reported at the census tract level.[126] According to the index, The City of Maywood has very low risk of lightning and hail as shown in **Figure 27.**

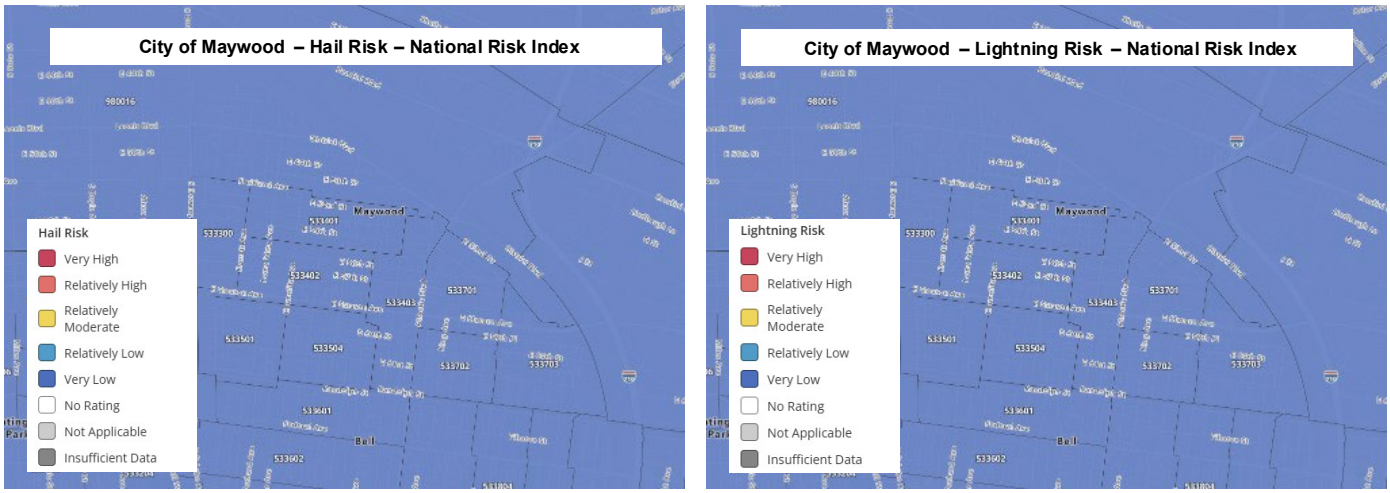


Figure 29: National Risk Index Results for Hail and Lightning

Meteorologists are able to predict if a particular storm system would or would not be capable of producing hail. This makes the issuance of limited warnings possible, but where and when hail will occur is still difficult to predict. As such, the only real warning for hail that may be available is the sound it makes as it strikes the ground. The NWS does not issue warnings for lightning threats. However, severe thunderstorm warnings are issued, and the sound of thunder is nature's warning for lightning.

Hail can cause damage to landscaping, roofs, building exteriors, exposed glass, and metal. Lightning can damage crops, cause structure fires, electric fires, and electrocute people exposed to it. Electrical systems, telecommunications equipment, and infrastructure exposed in open areas are especially vulnerable to lightning. In addition, falling tree limbs caused by lightning strikes to trees may damage buildings or vehicles.

Severe hail can result in injuries and loss of life to persons caught in the open. Lightning is one of the leading causes of weather-related fatalities. From 2013 to 2024, lightning caused an average

[126] Federal Emergency Management Agency (n.d.), *National Risk Index,* Retrieved from Map | National Risk Index (fema.gov)

of 21 deaths per year in the U.S.[127] Most lightning deaths and injuries in the United States occur in the summer months, when lightning frequency and outdoor activities reach a peak.

Impacts on Socially Vulnerable Populations

People engaged in outdoor activities, unhoused populations, and populations living in substandard housing are more vulnerable to the impacts of severe storm events. In addition, income constrained homeowners may be less able to repair property damages incurred from severe storms.

Impacts of Climate Change

Impacts on storm intensity (extent) due to climate change are uncertain. Research from California's Fourth Climate Change Assessment indicates a projected increase in the number of severe storm occurrences in the planning area.[128] An increase in the frequency of events would increase the vulnerability of people, buildings, and infrastructure to the severe storms hazard.

[127] National Weather Service (2024). *US Lightning Fatalities 2013-2024.* Retrieved from National Weather Service Lightning Fatalities in 2024: 12

[128] California's Fourth Climate Change Assessment (2018). *Los Angeles Region Report*, Retrieved from Los Angeles Region Report

Tsunami

Description

Tsunami (pronounced soo-NAH-mee) is a Japanese word, which translates in English as "harbor wave," and is now used internationally to describe a series of waves traveling across the ocean of extremely long wavelength (10-500 kilometers) and long period between waves (up to an hour). They are generated by a sudden displacement in the sea floor due to landslides, earthquakes, or volcanic activity.[129] The displacement causes a huge release of energy that allows tsunami waves to travel for hundreds or even thousands of miles. Tsunami waves involve the movement of the entire water column, from the surface to the ocean floor, as opposed to normal waves, which just involve surface movement. In deep water, tsunami waves can travel at 700 kilometers/hour, the speed of a jet plane, though the waves may only be a few inches high.[130] However, as the waves reach shallow water, the topography and water depth slow them. The slower speed results in a higher wave height. Further, waves from behind travel faster than those in the front, thus creating a piling effect and a wall of water. In some cases, the waves may measure 30 meters (90 feet) high.

As tsunamis approach the shoreline, the sea floor is often exposed. According to National Geographic, “A tsunami’s trough, the low point beneath the wave’s crest, often reaches shore first. When it does, it produces a vacuum effect that sucks coastal water seaward and exposes harbor and sea floors. This retreating of sea water is an important warning sign of a tsunami, because the wave’s crest and its enormous volume of water typically hit shore five minutes or so later.”[131] Observing this phenomenon is a clear indication to go to higher ground away from the shoreline. Tsunami waves have a very long reach and may transport destructive energy from the initial source location to coastlines thousands of miles or kilometers away.

As noted above, tsunamis are caused by any disturbance that displaces a large volume of water. In the case of earthquake-generated tsunamis, the earthquake causes the sea floor to abruptly uplift or subside, disturbing the equilibrium of the overlaying water column and resulting in a tsunami. Submarine landslides, which often accompany large earthquakes, can also generate tsunamis due to the sudden down slope movement and redistribution of sediment and rocks across the sea floor. Similarly, a violent submarine volcanic eruption can create an impulsive force uplifting the water column from its equilibrium and generating a tsunami. In 1883, Indonesia's Mt. Krakatoa erupted violently, generating a tsunami that killed more than 30,000 people. Conversely, super marine (above water) landslides and space born impacts can disturb the water column by the transfer of momentum from falling debris to the water into which the debris falls. In 1958, a huge landslide generated a 1,722-foot (525 meter) tsunami in Lituya Bay, Alaska. In general, tsunamis generated by these non-seismic mechanisms dissipate quickly and rarely affect coastlines far from the source area.

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[129] NOAA (n.d.). *NOAA Tsunami Program*. Retrieved from NOAA Tsunami.
[130]Australian Government Bureau of Metrology (n.d.). *Tsunami facts and information.* Retrieved from Tsunami Facts and Information (bom.gov.au) .
[131] National Geographic (n.d.). *Tsunami Facts and Information*. Retrieved from Tsunami Facts and Information (nationalgeographic.com).

It should be noted that there are many misnomers about tsunamis. Some refer to tsunamis as “tidal waves,” which is misleading. Although a tsunami's impact on a coastline is dependent upon the tidal level at the time of impact, tsunamis are unrelated to the tides. Tides result from the gravitational influences of the moon, sun, and planets on the earth’s oceans. The scientific community once referred to tsunamis as "seismic sea waves," which is also misleading. "Seismic" implies an earthquake-related generation mechanism, and a non-seismic event, such as a landslide, meteorite impact, or sub-marine volcanic eruption can also generate a tsunami.[132]

Location

The entire coastline of the State of California is at risk of tsunami impacts. The City of Maywood is located further inland in Los Angeles County and lies outside the tsunami hazard area. **Figure 28** shows the tsunami hazard area in the City of Maywood as mapped by the California Department of Conservation. The City of Maywood is located over 15 miles away from Los Angeles County’s coast and tsunami hazard areas.

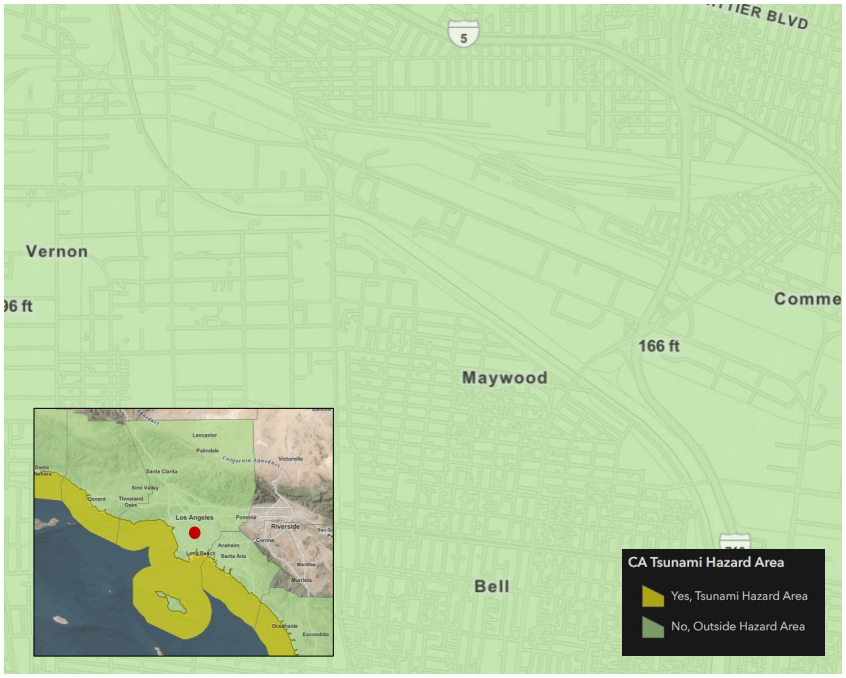


Figure 30: Tsunami Hazard Area in City of Maywood[133]

[132] Australian Government Bureau of Metrology (n.d.). *Tsunami facts and information.* Retrieved from http://www.bom.gov.au/tsunami/info/index.shtml
[133] California Department of Conservation (2021) *Los Angeles County Tsunami Hazard Areas*. Retrieved from Los Angeles County Tsunami Hazard Areas

Previous Occurrences

According to the Los Angeles County All-Hazards Mitigation Plan, 11 major tsunami events have occurred in Los Angeles County between 1923 and 2011.[134] None of these events have impacted or led to cascading impacts in the City of Maywood.

Extent

The Los Angeles County Tsunami Hazard Map in **Figure 28** shows the area of land that would be impacted in a worst-case scenario tsunami. The City of Maywood is several miles inland from tsunami inundation areas and is unlikely to be directly impacted by a tsunami event. As subsidence and climate-induced sea level rise continue to impact California in the future, there is potential for tsunamis to reach further inland, and closer to the City of Maywood.

Probability of Future Events

Given that no previous tsunami events have impacted the City of Maywood, and the City is situated several miles inland from known tsunami hazard areas, the probability assigned to this hazard is 'unlikely' indicating less than 10 percent annual chance of occurrence.

Vulnerability Assessment

Areas along the coast are most vulnerable to the impacts of tsunami. Damage to these areas will be particularly severe in terms of economic loss and property damage.

Tsunamis are sometimes followed by fires, termed 'tsunamigenic fires.' Fires can be fueled by spreading water-borne liquid fuels released from petrochemical facilities damaged by a tsunami. Large fires can potentially spread several miles inland and impact the City of Maywood through direct damage, or through the impacts of smoke and debris. [135]

When a tsunami warning is issued, communities residing within hazard areas may seek shelter in inland neighborhoods. The City of Maywood may serve as one such area providing temporary shelter to displaced residents.

Impacts on Socially Vulnerable Populations

Although the City of Maywood itself is not directly within a tsunami hazard zone, it is crucial to consider the impacts on socially vulnerable populations who may be displaced to the City of Maywood during a tsunami event. Certain populations may be more vulnerable due to socioeconomic characteristics, household composition, access to information, and access to

[134] Chief Executive Office – Office of Emergency Management. (2020). *2020 County of Los Angeles All-Hazards Mitigation Plan.* Retrieved from ceo.lacounty.gov/wp-content/uploads/2022/04/County-of-Los-Angeles-All-Hazards-Mitigation-Plan-APPROVED-05-2020.pdf
[135] Scawthorn C. (2013) *Fire Following Tsunami.* SPARisk.

lifelines. Displaced individuals may require additional support services such as medical care, housing, and social services, which can strain local resources.

Impacts of Climate Change

While tsunamis are most closely correlated to earthquake, climate change impacts can increase the impacts of tsunami through rising seas. Coupled with accelerating subsidence rates, future events may reach areas further inland. Although the City of Maywood is currently located several miles away from tsunami hazard zones, it is important to continue monitoring projections and prepare for potential changes in the extent of these hazard areas due to climate change.

Wildfire

Description

A wildfire is an unplanned fire, a term which includes grass fires, forest fires, and scrub fires either man made or natural in origin. There are three different classes of wildfires.

- **Surface Fires** are the most common type and burn along the floor of a forest, moving slowly and killing or damaging trees.
- **Ground Fires** are usually started by lightning and burn on or below the forest floor.
- **Crown Fires** spread rapidly by wind and move quickly by jumping along the tops of trees.

Wildfires are a natural process which benefits the environment; however, they are frequently suppressed to prevent structural loss. Many species depend on fires to improve habitat, recycle nutrients, and maintain diverse habitats. Wildfire suppression results in the curtailment of fire spread. However, suppression can lead to more severe fires as the vegetation becomes denser.

The average wildfire kills most trees up to 3-4 inches in diameter in the area burned. These trees represent approximately 20 years of growth. In the case of up-slope burning, under severe conditions, almost every tree is killed regardless of size or type. When the trees are burned, and everything is killed, then the forest is slow to reestablish itself, because of the loss of these young seedlings, saplings, pole, and sawtimber trees.

Included in the destruction by fires are the leaves and other litter on the forest floor. This exposes the soil to erosive forces, allowing rainstorms to wear away the naked soil and wash silt and debris downhill, which will clog the streams and damage fertile farmlands in the valleys. Once the litter and humus (spongy layer of decaying matter) is destroyed, water flows more swiftly to the valleys and increases flood danger.

Other consequences of wildfires are the death of and loss of habitat for the forest's wildlife. Even when the adult animals escape, the young are left behind to perish. The heaviest wildlife loss is felt by game birds since they have ground nesting habits. Fish life also suffers as a result of the removal of stream shade and the loss of insect and plant food by silt and lye from wood ashes washed down from burned hillsides.

While it was U.S. policy for most of the 20th century to suppress wildfires, fires benefit the ecosystem. The effects of fire can retard or accelerate the natural development of plant communities, alter species diversity and change nutrient flows. More than 100 years of suppressing fires, combined with past land-use practices, have resulted in a heavy buildup of dead vegetation, dense stands of trees, a shift to species that have not evolved and adapted to fire, and occasionally an increase in non-native, fire-prone plants. Because of these conditions, today's fires tend to be larger, burn hotter, and spread farther and faster, making them more severe.

Scientific analysis of the 2000 fire season identified that most burned acres were in previously logged and roared areas, not in road-less or wilderness areas. The Congressional Research Service, in an August 2000 report analyzing the impact of the fires in 2000, concluded, "Timber harvesting removes the relatively large diameter wood that can be converted into wood products, but leaves behind the small material, especially twigs and needles. The concentration of these 'fine fuels' on the forest floor increases the rate of spread of wildfires." A study of the 2020 Creek Fire in California found that fuel-reduction logging was associated with higher fire severity[136].

Humans, either through negligence, accident, or intentional arson, have caused approximately 90 percent of all wildfires in the last decade. Accidental and negligent acts include unattended campfires, sparks, burning debris, and irresponsibly discarded cigarettes. The remaining 10 percent of fires are mostly caused by lightning but may also be caused by other acts of nature such as volcanic eruptions or earthquakes.

Location

Communities in Los Angeles County are particularly susceptible to wildfires due to the high presence of Wildland-Urban Interface (WUI) areas. A WUI area is where human development and undeveloped land meet, where the human development can weaken a local ecosystem's ability to resist wildfires. According to the USDA's Wildfire risk to Communities tool, the City of Maywood is located in the minimal exposure zone, away from the WUI. Homes and structures in the City are not likely to be impacted by wildfires.[137] **Figure 29** shows the Wildfire risk areas in and around the City.

[136] Hanson C. (2021) *"Is "Fuel Reduction" Justified as Fire Management in Spotted Owl Habitat?, MDPI,* Retrieved from, https://www.mdpi.com/2673-6004/2/4/29

[137] Wildfire Risk to Communities. (n.d.) *Wildfire Risk to Communities*. Retrieved from Wildfire Risk reduction zones in Maywood, CA - Wildfire Risk to Communities

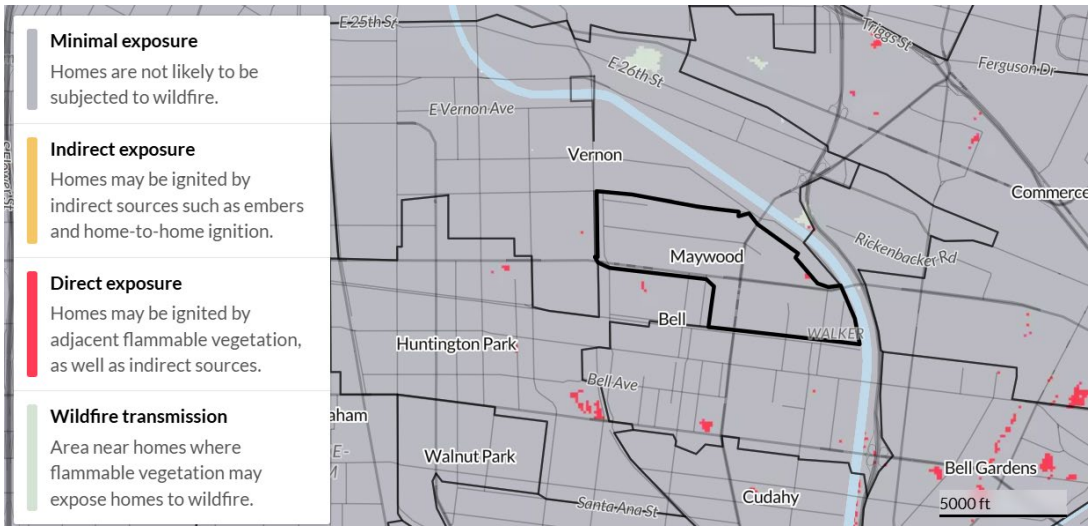


Figure 31: Wildfire Risk in the City of Maywood

Previous Occurrences

Communities within Los Angeles County have an extensive history of devastating wildfires. While no previous occurrences have directly affected the City of Maywood, cascading impacts such as extended exposure to poor air quality and smoke and soot accumulation can impact the City and its residents.

Significant wildfire events in the region from recent history are reported below:

- **Greater Los Angeles Wildfires of January 2025:** In January 2025, a series of devastating wildfires erupted in the Los Angeles area, primarily known as the "Palisades" and "Eaton" fires, causing widespread destruction, over 40,000 acres, leading to at least 28 fatalities, destroying 12,300 structures, and prompted evacuation orders and warnings for as many as 200,000 residents.[138] While the cause of the fires are under investigation, the spread was exacerbated largely due to a combination of dry conditions, strong Santa Ana winds, and a buildup of dry vegetation. The fires are considered among the most destructive in Southern California's history. During this time, the 24-hour average concentration of PM 2.5 in the air surrounding the City of Maywood increased to over 50 ug/m^3, which is nearly double the acceptable limit defined by the California Air Resources Board. In contrast, the 24-hour average for the day before the fires, January 7, 2025, was 9.4 ug/m^3.[139]

[138] USGS. (2025). *Greater Los Angeles Wildfires – January 2025,* Retrieved from Greater Los Angeles Wildfires - January 2025 | U.S. Geological Survey
[139] California Air Resources Board. (2025). *Los Angeles County Daily Average PM 2.5 Data*. Retrieved from. MRGD7DAY Display

- **Southern California Fires of 2017:** The end of California's drought from 2012-2016 was marked by a wetter than normal winter that allowed abundant vegetation to grow. This vegetation later served as fuel for wildfires in drier seasons. The Creek and Rye Fires of December 2017 burned over 20,000 acres in the County and destroyed over 60 homes.

Extent

While the most severe wildfires have burned several thousand acres of land in the planning region, no wildfires have directly impacted the City of Maywood in the past. Cascading impacts such as poor air quality, and soot and debris accumulation have impacted the City of Maywood. The worst single hour air quality of PM2.5 concentration recorded during the January 2025 fires was 76.3 ug/m^3 on January 10.

Climate projections indicate that wildfire occurrences will likely become more frequent and severe due to drier, hotter conditions. The six largest fires in the State of California have occurred after 2005.[140] Future fires may have more severe cascading impacts upon the City of Maywood.

Probability of Future Events

Given the climatic conditions, vegetation, and history of events, wildfires are a common occurrence in the broader Los Angeles region. However, the possibility of Wildfires impacting Maywood, is less likely due to its dense urban form located several miles away from the WUI. Therefore, a probability of unlikely, indicating less than 1% annual chance of occurrence was assigned to this hazard.

Vulnerability Assessment

Wildfire impacts human life, health, and public safety as well as a loss of wildlife habitat, increased soil erosion, and degraded water quality. Wildfire also can cause utility damage and outages, infrastructure damage (transportation and communication systems), structural damage, damaged or destroyed critical facilities, and hazardous material releases. Depending on the location of the wildfire, nearby bridges, including those located on South Atlantic Boulevard and East Slauson Boulevard, in addition to the nearby East Florence Avenue bridge located, in the City of Bell, are key infrastructure that provide access over the Los Angeles River and can be impacted by a wildfire event. The South Atlantic Boulevard and East Florence Boulevard bridges provide critical access to the nearby freeway, Interstate-710 and damage to this infrastructure could severely reduce critical transportation routes.

A decline in air quality due to wildfire smoke can affect populations. Wildfires can cause smoke to spread over much broader areas than the area that is actively burning, negatively impacting air quality. The smoke can carry large quantities of carbon dioxide, carbon monoxide, and particulate

[140] State of California OEHHA. (2018). *Indicators of Climate Change in California: Impacts on Biological Systems. Wildfires*. Retrieved from. Wildfires - OEHHA

matter into the atmosphere. Because smoke from wildfires is a mixture of gases and fine particles from burning trees and other plant materials, it can irritate eyes and cause damage to respiratory systems causing shortness of breath, chest pain, headaches, asthma exacerbations, coughing, and death. For those with heart disease, rapid heartbeat and fatigue may be experienced more readily under smoky conditions. The World Health Organization identifies infants, children, women who are pregnant, and older adults as being more susceptible to health impacts from ash and smoke.

When air quality alerts are issued, populations must limit their time outdoors. Outdoor workers may be disproportionately impacted due to poor air quality and may experience disruptions that impact economic stability. People engaged in outdoor activities during an air quality alert should reduce vulnerability by taking appropriate precautions such as wearing protective face masks and limiting exposure.

Impacts on Socially Vulnerable Populations

Wildfires present challenges to socially vulnerable populations, especially those who have difficulty evacuating due to disability, age, or mobility challenges. The U.S. Fire Administration estimates that "older adults are more than twice as likely than the general population to die in fires."[141] Evacuation also presents a challenge for those living in crowded or high-density housing situations, especially in multi-story buildings. Populations with limited access to information may not receive time critical warning information to enable them to reach places of safety. Those already experiencing socioeconomic constraints may struggle to recover homes and property damaged or destroyed as a result of wildfire.

Impacts of Climate Change

Santa Ana winds, which are projected to be more pronounced due to climate change by some estimates, have a bearing on wildfire vulnerability. Increased risk of drought and extreme heat can also exacerbate wildfire impacts.[142]

[141] Newberry, L. (2019). *Must Reads: Poor, elderly and too frail to escape: Paradise fire killed the most vulnerable residents.* Los Angeles Times. Retrieved from: https://www.latimes.com/local/lanow/la-me-ln-camp-fire-seniors-mobile-home-deaths-20190209-story.html

[142] California Climate Assessment. (2019) *Los Angeles Region. Pg. 14*. Retrieved from Los Angeles Region Report

Urban Fires

Description

Urban fires are defined as the uncontrolled burning of any building—residential, agricultural, recreational, institutional, commercial, or industrial (MSP/EMHSD). Urban fires can originate from a number of sources, including faulty electric systems, industries, vehicles, natural gas leaks, arson, and improperly discarded cigarettes, candles, and incense. Urban fires are an occasional occurrence in and around the City of Maywood.

Within an urbanized area, it can sometimes be difficult to prevent the spread of a major fire to surrounding buildings. Buildings that hold a large number of people, like schools, recreational facilities, and nursing homes tend to be regularly inspected, built with masonry, and have emergency evacuation procedures, reducing the potential for injury and death. Of greater concern are densely populated areas, such as the City's residential neighborhoods, where people live in wood-built homes in close proximity to other wood-built homes. Preventing the spread of a fire in this situation could be extremely challenging.

In the U.S., approximately 470,000 structure fires were reported in 2023, resulting in 3,070 deaths, 11,790 injuries, and over $14.7 billion in property losses. Of this, 332,000 fires originated in residential units.[143] A study conducted by the National Fire Protection Association (NFPA) found that higher fire death rates are positively correlated with regions that have a larger percentage of people who:

- Have a disability
- Have incomes below the poverty line
- Are current smokers
- Live in rural areas
- Are either African American/Black or are Native American or Alaskan Native[144]

The severity of fire events is classified using a degree rating system based on three factors: the number of firefighter teams involved, the time taken to extinguish the fire, and the estimated response time to reach the fire. This rating system and typical response for every degree is described in **Table 24** .

[143] National Fire Protection Agency. (2022). *Fire Loss in the United States During 2021*, Retrieved from, NFPA report - Fire loss in the United States
[144] National Fire Protection Agency. (2021). *US Fire Death Rates by State*, Retrieved from NFPA report - Fire death rates by state report "| NFPA[

Table 23: Fire Alarm Degrees[145]

Degree Rating	Description
One-Alarm Fire	The most common type of response, involving a fire that can be contained within a small area.
Two-Alarm Fire	Initiated if first responders on a one-alarm fire determine that the fire is more serious.
Three-Alarm Fire	Indicates a significant fire involving a larger building, multiple floors, or hazardous materials.
Four-Alarm Fire	Reserved for catastrophic fire emergencies involving major infrastructure, wildfires, or situations requiring extensive manpower and resources.
Five-Alarm Fire	This occurs very rarely and only if first responders to a four-alarm event determine that the severity of the incident requires additional backup to extinguish.

Location

It is assumed that the entire City of Maywood is uniformly exposed to structural fires. Areas with clusters of wood-built structures or densely developed areas may be at higher risk.

Previous Occurrences

The City of Maywood falls under the jurisdiction of the County of Los Angeles' Fire Department and is serviced through station 163 located in the neighboring City of Bell. In 2021, the County of Los Angeles Fire Department received over 11,000 fire response calls.[146] Information about the number of calls received in the local station was not available.

Additional data regarding urban fire previous occurrences was gathered from local news sources. The following fire impacted the City in 2016:

- **June 14, 2016**: A three-alarm fire blaze broke out at a metal recycling facility, at 3570 Fruitland Ave., Maywood. The area is a commercial/ light manufacturing district which is directly adjacent to a residential neighborhood to its south. 10,000 pounds of magnesium stored in the facility exploded due to the fire, showering the adjacent neighborhood with chunks of magnesium and toxic fumes. The fire burned for nearly 2 days before it was extinguished. Over 300 Maywood residents were forced to evacuate from their homes. Due to the hazardous nature of the materials burning, assistance

[145] Desert Fire (2021) *Fire Alarm Degrees: What you Should Know.* Retrieved from Fire Alarm Degrees: What You Should Know (5 min breakdown)
[146] LACoFD. (2021) *2021 County of Los Angeles Fire Department Annual Report* Retrieved from LACoFD-2020-Annual-Report_072222_Final.pdf

was sought from the Environmental Protection Agency (EPA) for air surveillance and the cleanup of hazardous materials following this incident. [147]

Extent

The extent of urban fires is evaluated based on casualties and damage. The June 2016 fire did not result in any direct injuries or deaths. Cleanup efforts following the incident cost $3 million.[148] Given the dense development and surrounding industrial areas in the City, more severe fire events that could result in loss of life or property are possible.

Probability

Determining the probability of urban fires is challenging without a complete dataset. Urban fires are common in most communities. Considering the volume of fire response requests reported to the LA County Fire Department and the City's surrounding industrial areas, the probability of this hazard is classified as 'possible,' indicating between 10 and 50 percent annual chance of occurrence. However, events resulting in multiple fatalities or catastrophic damages are less likely.

Vulnerability Assessment

All current and future buildings, infrastructure, and populations are considered at risk from urban fires.

Urban fires can cause significant damage to buildings, including critical facilities, ranging from smoke and water damage to the total loss of one or multiple structures. Wooden buildings or densely developed areas may be at a higher risk, as fire may spread more quickly. This may include buildings such as multi-family dwelling units and apartment complexes where large numbers of people are cooking and using electrical devices among other activities that may result in fire. Compliance with building and fire codes greatly reduce buildings' vulnerability to structure fires. Older structures, those not meeting current building code, or those without fire suppression systems have a higher vulnerability to structure fires. All buildings and premises in the City of Maywood are subject to the requirements of the 2022 County of Los Angeles Fire Code which provides standards for design and safety against fire hazards and the spread of fire covering aspects such as occupancy, maintenance, and fire protection features.[149]

Urban fires that spread outward from their originating structure can damage infrastructure, such as utilities and bridges. Nearby bridges, including those located on South Atlantic Boulevard and East Slauson Boulevard, in addition to the nearby East Florence Avenue bridge located south, in

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[147] U.S. EPA. (2016) *Fruitland Magnesium Fire Incident.* Retrieved from Site Profile - Fruitland Magnesium Fire Incident - EPA OSC Response
[148] U.S. EPA. (2016) *Fruitland Magnesium Fire Incident.* Retrieved from Site Profile - Fruitland Magnesium Fire Incident - EPA OSC Response
[149] ICC Digital Codes. (2020). 2020 City of Los Angeles Fire Code. Retrieved from 2020 City of Los Angeles Fire Code - Complete Code

the City of Bell, are key infrastructure that provide access over the Los Angeles River. The South Atlantic Boulevard and East Florence Boulevard bridges provide critical access to the nearby freeway, Interstate-710. Fires burning adjacent to infrastructure may also damage structural integrity.

People trapped in structures on fire may sustain injuries due to smoke inhalation or burns. Fatalities can occur during structure fire events. Buildings should meet building codes and requirements for smoke detectors to result in early detection and evacuation of structures on fire. Buildings with large footfalls or residents such as schools, gymnasiums, recreation facilities, offices, and apartment buildings tend to be regularly inspected, built with masonry, and have emergency evacuation procedures, reducing the potential for injury and death. Practicing fire drills can reduce impacts to life safety by speeding up the evacuation process in the event of an urban fire.

Displacement of individuals impacted by a structure fire is a concern, especially if the structure housed a large population, such as an apartment building. Having established emergency shelters and a plan for providing basic necessities to displaced individuals can mitigate issues arising from a structure fire.

Air pollution, hazardous material releases, and explosions are possible cascading events from an urban fire.

Impacts on Socially Vulnerable Populations

Socially vulnerable populations are more likely to be negatively impacted by urban fires. The U.S. Fire Administration (USFA) acknowledges that socioeconomic factors are a good predictor of fire rates at a neighborhood level.[150] This research indicates that housing characteristics play a key role in the likelihood of a structure fire. This includes the age of a residence, the density of vacant buildings in a neighborhood, and the installation and upkeep of smoke detectors in a residence. Other factors include a parental presence in the home and household income. Immigrant community members might worry about their immigration status and hesitate to seek assistance after an event. Residential fires can drive up housing and rent prices, further displacing those already impacted by the fire. Additionally, individuals who are uninsured or underinsured may face the risk of being displaced from their homes.[151]

The easiest and most effective method for reducing the risk of structure fires is ensuring that smoke detectors are installed and maintained. Renters may have less control over the testing the replacing of smoke detectors, and those with negligent landlords may be more likely to live in housing without functioning smoke detectors.

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[150] US Fire Administration. (1997). *Socioeconomic Factors and the Incidence of Fire*, Retrieved from socio.pdf (fema.gov)

[151] National Academies Press. (2020). *Implications of the California Wildfires for Health, Communities, and Preparedness: Populations Impacted by Wildfires.* Retrieved from 3 Populations Impacted by Wildfires | Implications of the California Wildfires for Health, Communities, and Preparedness: Proceedings of a Workshop | The National Academies Press

Impacts of Climate Change

According to the State of California's hazard mitigation plan, climate change could impact the size and severity of urban fires. It may create drier conditions and increase severe wind events, which can cause fires to spread from one structure to multiple structures.[152]

[152] CalOES. (2023). *California State Hazard Mitigation Plan. Volume 1. P. 22-5.* Retrieved from 2023 California State Hazard Mitigation Plan

Summary of Overall Risk

Priority Risk Index Results

The PRI results are presented in **Table 25** in descending order of their PRI score. This information was used to inform the ranking of hazards, that was subsequently used to inform the identification of mitigation actions.

Table 24: Summary of PRI Results for the City of Maywood

Hazard	Category/Degree of Risk					PRI Score
	Probability	Impact	Spatial Extent	Warning Time	Duration	
Earthquake	Likely	Catastrophic	Large	Less than 6 hours	Less than 6 hours	3.80
Hazardous Materials Incidents	Likely	Critical	Large	Less than 6 hours	More than one week	3.80
Drought	Highly Likely	Limited	Large	More than 24 hours	More than one week	3.20
Extreme Heat	Highly Likely	Limited	Large	More than 24 hours	Less than one week	3.10
Urban Fires	Possible	Critical	Moderate	Less than 6 hours	Less than 6 hours	3.00
Public Health Emergencies	Likely	Minor	Large	More than 24 hours	More than one week	2.60
High Wind Events	Likely	Limited	Small	6 to 12 hours	Less than 6 hours	2.60
Wildfires	Unlikely	Critical	Small	6 to 12 hours	Less than one week	2.50
Flood	Unlikely	Limited	Small	Less than 6 hours	Less than one week	2.40
Dam and Levee Failure	Unlikely	Limited	Small	Less than 6 hours	Less than 24 hours	2.30
Severe Storms	Likely	Minor	Small	12 to 24 hours	Less than 6 hours	2.10
Tsunami	Unlikely	Minor	Negligible	Less than 6 hours	Less than 6 hours	1.70

Hazard Ranking

The hazards were ranked based on PRI results and divided into high, moderate, and low and are listed in **Table 26**. The ranking of the hazards was discussed with the Hazard Mitigation Steering Committee at the meeting on February 26, 2025.

Table 25: Hazard Ranking for the City of Maywood

Category	Hazards
High	Drought
	Earthquake
	Extreme Heat
	Hazardous Materials Incidents
Moderate	High Wind Events
	Public Health Emergencies
	Wildfires
	Urban Fires
Low	Dam and Levee Failure
	Flood
	Severe Storms
	Tsunami

Section 5: Capability Assessment



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44 CFR Requirement

44 CFR Part 201.6(c)(3): A *mitigation strategy* that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

Introduction

The purpose of conducting the *Capability Assessment* is to determine the ability of the City of Maywood to implement a comprehensive mitigation strategy and to identify potential opportunities for establishing or enhancing specific mitigation policies, programs, or projects.[153] In any planning process, it is important to establish which goals, objectives, and actions are feasible based on an understanding of the organizational capacity of those departments tasked with their implementation. The capability assessment helps to determine which mitigation actions are practical, and likely to be implemented over time, given the City's planning and regulatory framework, level of administrative and technical support, number of fiscal resources, and current political climate.

The *Capability Assessment* has two components: 1) an inventory of the City's relevant plans or programs already in place and 2) an analysis of its capacity to carry out current and future programs, plans, and projects. Careful examination of the City's capabilities will detect existing gaps or shortfalls within City activities that could hinder proposed mitigation activities and possibly exacerbate hazard risks. A capability assessment also highlights the positive mitigation measures already in place or being implemented by the City, which should continue to be supported and enhanced through future mitigation efforts.

The *Capability Assessment* completed for the *2025 City of Maywood Hazard Mitigation Plan* serves as a critical planning step and an integral part of an effective hazard mitigation strategy. Coupled with the *Risk Assessment* (Section 4), the *Capability Assessment* helps identify and target meaningful mitigation actions for incorporation in the *Mitigation Strategy* (Section 6) portion of this plan. Any potential shortcomings in the ability of the City of Maywood to implement hazard mitigation is tied to the mitigation strategy in the form of actions selected by the planning team. The capability assessment not only helps establish the goals and objectives for the City to pursue under this plan, but it also ensures that those goals and objectives are realistically achievable under given local conditions. Specific recommendations for actions that will improve the City's ability to implement the hazard mitigation plan and increase resilience are offered at the conclusion of this section.

[153] While the Final Rule for implementing the Disaster Mitigation Act of 2000 does not require a local capability assessment to be completed for local hazard mitigation plans, it is a critical step in developing a mitigation strategy that meets the needs of the region while considering their own unique abilities. The Rule does state that a community's mitigation strategy should be "based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools" (44 CFR, Part 201.6(c)(3)).

Conducting the Capability Assessment

The *Capability Assessment* began with a request for pertinent plans from the City's hazard mitigation plan leadership team. The request asked for existing local plans, policies, or programs related to hazard mitigation or emergency management. A summary of the requested plans is outlined in **Table 27**. Not all plans requested were considered pertinent to the City.

Table 26: Requested Plans for Capability Assessment

Requested Plan	Available from the City	Notes
City of Maywood General Plan	✓	The General Plan guides long-term planning and development, including elements like Safety and Conservation, which address hazard mitigation.
Los Angeles County Metropolitan Transit Authority (LA Metro) Long Range Transportation Plan	✓	Addresses regional transportation infrastructure, which can influence evacuation routes and resilience
City of Maywood Local Road Safety Plan	✓	Focuses on improving road safety, indirectly supporting hazard mitigation by enhancing evacuation routes and reducing accident risks during emergencies.
City of Maywood Building Code	✓	Establishes construction standards that can mitigate hazards like earthquakes and floods.
Los Angeles County Comprehensive Floodplain Management Plan	✓	Manages flood risks through land use planning and infrastructure development.
Los Angeles County Water Plan	✓	Ensures water resource management, crucial during droughts and other water-related hazards.
City of Maywood Climate Action and Resilience Plan	✓	Plan under development – focus on risk reduction and resilience planning. Addresses climate related conditions and hazards. Council will decide to proceed with a qualified CAP or just the plan itself.
City of Maywood Energy Resilience Action Plan	✓	Focuses on energy reduction and resilience planning. Addresses energy resilience and climate-related hazards while assessing energy infrastructure and identifying critical facilities for community resiliency center(s) (CRC).
City of Maywood Flood Response Plan	No	
Los Angeles County Climate Vulnerability Assessment	✓	County-wide plan covers LA community's social and physical vulnerability and cascading impacts from extreme heat, wildfire, coastal flooding, drought, and inland flooding.
City of Maywood Sustainability Plan	No	
Emergency Organizations and Functions	✓	Part of the City of Maywood Municipal Code; outlines emergency response

Requested Plan	Available from the City	Notes
City of Maywood Continuity of Operations Plan	No	
City of Maywood Evacuation Plan	No	
City of Maywood Disaster Recovery Plan	No	
City of Maywood Capital Improvements Plan	No	City utilizes a capital improvement budget, that includes projects that can potentially relate to hazard mitigation
City of Maywood Economic Development Element	✓	Part of the Maywood General Plan
City of Maywood Flood Damage Prevention Ordinance	No	Flooding section in the Maywood Safety Element is listed (2.4 Flooding)
City of Maywood Green or Complete Streets Policy	Yes	
City of Maywood Zoning Ordinance	✓	Part of the City of Maywood Municipal Code; regulates land use to mitigate hazard risks
City of Maywood Tree Removal/Replacement Ordinance	No	
City of Maywood Building Energy Efficiency Ordinance	No	
City of Maywood Unified Development Ordinance	No	
City of Maywood Fire Code	✓	Part of the City of Maywood Municipal Code; establishes fire safety standards to mitigate fire hazards.
National Flood Insurance Program (NFIP)	✓	
NFIP Community Rating System	No	
City of Maywood Community Wildfire Protection Plan	No	
City of Maywood Active Transportation Plan	✓	The objective of the ATP is to help: 1) Increase active transportation network connectivity throughout the City of Maywood 2) Facilitate mobility throughout the City 3) Provide safer, more comfortable walking and bicycling facilities to access work, schools, and recreation opportunities 4) Promote physical activity to improve health 5) Reduce emissions of greenhouse gases related to transportation

At a minimum, results provide an extensive inventory of existing City plans, programs, and resources that are in place or under development in addition to their overall effect on hazard loss reduction. However, the information can also serve to identify gaps or conflicts that the City can recast as opportunities for specific actions to be proposed as part of the hazard mitigation strategy. The results of this *Capability Assessment* provide critical information for developing an effective and meaningful mitigation strategy.

Emergency Management

Hazard mitigation is widely recognized as one of the four primary phases of emergency management. The three other phases include preparedness, response, and recovery. Each phase is interconnected, as **Figure 30** illustrates. Opportunities to reduce potential losses through mitigation practices are often implemented before a disaster event strikes, such as installing back-up power sources, enhancing preparedness programs, and enhancing security measures. Mitigation opportunities will also be presented during immediate preparedness or response activities, such as activating emergency response teams prior to severe storms, and certainly during the long-term recovery and redevelopment process following a hazard event.

Planning for each phase is a critical part of a comprehensive emergency management program and a key to the successful implementation of hazard mitigation actions. As a result, the *Capability Assessment* assesses the City's willingness to plan and their level of technical planning proficiency.

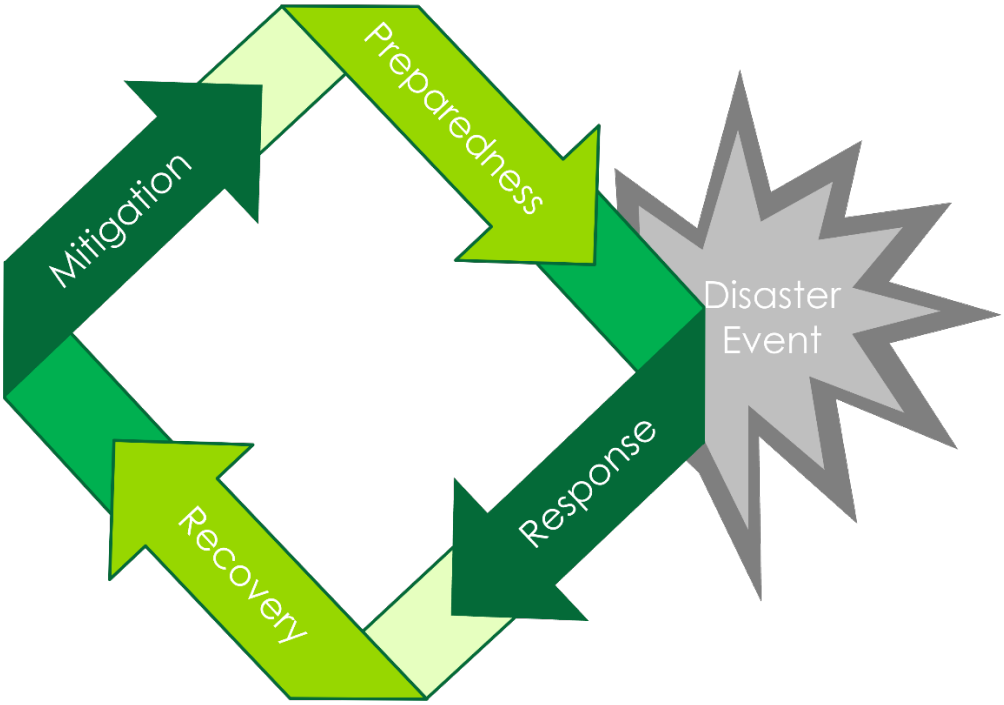


Figure 32: The Four Phases of Emergency Management

Hazard Mitigation Plan: A hazard mitigation plan (HMP) represents a community's blueprint for how it intends to reduce the impact of natural and human-caused hazards on people and the built environment. The essential elements of a hazard mitigation plan include a Risk Assessment, Capability Assessment, and Mitigation Strategy.

This Plan serves as the City of Maywood's first Hazard Mitigation Plan. The City has not previously participated as a jurisdiction in the Los Angeles County Hazard Mitigation Plan and has no prior

hazard mitigation plans. At the State level, the City of Maywood is covered under the State of California's Hazard Mitigation Plan. As a local government, the City of Maywood is eligible for all hazard mitigation funding and education programs administered by the State.

Emergency Management: The City of Maywood does not presently have a dedicated department for emergency management operations. Emergency management is handled by the City Manager, the Assistant to the City Manager, and Administrative Analyst.

Emergency Organizations and Functions Plan (EOFP): The EOFP outlines the roles and responsibilities of the Director and Assistant Director of Emergency Services in Maywood in the event of a disaster. The EOFP is part of the City of Maywood's Municipal Code and was established in April 1991.

The Maywood Disaster Council, chaired by the Mayor, is responsible for creating and recommending emergency and mutual aid plans. The emergency organization comprises all City officers, employees, and volunteers involved in emergency response. The Director of Emergency Services, who is the Chief Administrative Officer, has the authority to proclaim local emergencies, request state emergency proclamations, and direct the City's emergency efforts. The Assistant Director, appointed by the Director, assists in developing emergency plans and managing emergency programs. The EOFP has not been updated since 1991 and the Disaster Council has not convened recently. It is recommended that the City revisit the EOFP and outline the roles and responsibilities for the Disaster Council members.

City of Maywood General Plan – Safety Element: The City of Maywood's General Plan Safety Element was completed in compliance with requirements set forth by the California State Government Code Section 65302 and provides for the protection of the City from any unreasonable risks associated with seismic activities, tsunami, seiche, dam failure, slope instability, subsidence, liquefaction, flooding, wildland and urban fires, and climate change. Additionally, it addresses evacuation routes, establishes safety goals, and objectives to protect the community from these hazards. The goals and objectives identified in the safety element were reviewed for inclusion in the Hazard Mitigation Plan to coordinate mitigation and resilience planning efforts across City agencies.

Non-Emergency Communication: The City of Maywood utilizes an alert center and Go Gov application called 'Connect Maywood' to inform residents of City information. Notifications are sent to residents who subscribe to receive updates. City events and announcements are also publicized via the City's social media accounts on Instagram and Facebook. These pages are also used to conduct outreach and provide alerts for flooding and severe weather conditions.

Emergency Communication: While the Connect Maywood application does not currently provide emergency notifications, it can be expanded to provide emergency alerts in the future. Additionally, City residents can receive earthquake warnings through the MyShake App managed by CalOES. The app is designed to give Californian's few moments of warning to take cover before shaking occurs. The City relies upon county and area emergency updates to provide updates to its residents.

Planning and Regulatory Capability

Planning and regulatory capability is based on the implementation of plans, policies, and programs that demonstrate the City's commitment to guiding and managing growth, while maintaining the general welfare of the community. It includes emergency response and mitigation planning, master planning, capital planning, climate adaptation and resilience planning, and enforcement of design and construction standards. Although conflicts can arise, these planning initiatives present significant opportunities to integrate hazard mitigation principles into the City decision-making process.

This assessment is designed to provide a general overview of key planning tools and programs affecting the City of Maywood along with their potential effect on hazard mitigation. This information will help identify opportunities to address existing gaps, weaknesses, or conflicts with other initiatives, in addition to integrating the implementation of this plan with existing planning mechanisms where appropriate.

The implementation of hazard mitigation activities often involves departments and individuals beyond the emergency management profession. Stakeholders may include department chairs/directors, building managers, and administrators. In many instances, concurrent planning efforts will help to achieve or complement hazard mitigation goals, even though they are not designed as such. Therefore, the *Capability Assessment* also included general planning capabilities and the degree to which hazard mitigation is integrated into other on-going planning efforts.

Maywood General Plan: The Maywood General Plan is a comprehensive plan that establishes the overall vision for what the City wants to be and serves as a guide for future development. While the general plan has broad goals, mitigation goals are integrated within every element of the plan. Goals and policies related to hazard mitigation identified in each of the plan elements are listed below:

- **Environmental Justice Element:** The Environmental Justice Element of the plan includes policy objectives to encourage the use of green roofs in residences and expand the City's tree planting program to mitigate the urban heat island effect. Integrated climate actions that reduce greenhouse emissions and build resilience to climate impacts are encouraged.
- **Housing Element:** Housing element policies such as establishing a code enforcement program to bring substandard housing units into compliance with applicable codes will reduce resident vulnerability to risks from earthquakes and heat.
- **Land Use Element:** Policies to enhance parks and green cover within the City will provide for improved heat mitigation.
- **Safety Element:** All goals, objectives, and actions identified in the safety element relate to hazard mitigation. The goals and actions cover mitigation categories including education and awareness, prevention through planning activities, and natural resource protection. Primary actions include completing the Urban Forestry Plan, identifying climate adaptation strategies, retrofitting existing buildings that do not meet earthquake and fire standards, establishing resource sharing and response partners, and creating a neighborhood resilience hub or cooling center.

- **Circulation Element:** The circulation element briefly addresses the role of the City of Maywood's roadways and bridges in emergency management and identifies the need to involve fire and police departments as stakeholders in future transportation improvement projects. Future planning efforts may include evacuation and emergency response planning and capacity reviews for the City.

Water and Floodplain Management Plans: The City of Maywood does not have its own water or floodplain management plans but refers to the Los Angeles County Comprehensive Floodplain Management Plan and the Los Angeles County Water Plan. The plans provide guidelines on managing flood risks through land use planning and water resource management for droughts.

City of Maywood Climate Action and Resilience Plan (CAARP) – Phase 1 (Pending Adoption): The phase 1 plan focuses on assessing the City's current conditions and impacts of climate change, community vulnerabilities on greenhouse gas emissions, laying the groundwork for identifying adaptation strategies in Phase 2. Phase 1 recommendations include completing the Hazard Mitigation Plan and understanding the vulnerability of the City's critical infrastructure in relation to hazards.

City of Maywood Energy Resilience Action Plan: The plan identifies opportunities to enhance the City's energy efficiency and resilience. A primary component of the plan is a resilience hub opportunity assessment that evaluated the suitability of four Maywood City locations for a resilience hub through a data-driven assessment and public survey. The Teen Center, YMCA, and Cesar Chavez Library were chosen as potential candidates for serving as the City's resilience hubs.

Regional Climate Vulnerability, Adaptation, and Hazard Mitigation Plans: Several regional climate assessments and adaptation strategy guidelines are available to guide hazard mitigation planning in the City. Plans reviewed for the current plan are listed below:

- The State of California's Hazard Mitigation Plan (2023)
- Los Angeles County All Hazards Mitigation Plan (2020)
- Los Angeles County Climate Vulnerability Assessment (2020)
- California Adaptation Planning Guide (2023)

National Flood Insurance Program (NFIP): The City of Maywood is not included in the extent of any of the USACE, FEMA or other regional flood mapping efforts shared via the California's Department of Water Resources. There are no NFIP policies in place within the City of Maywood, nor are there any previous reports of losses associated with flooding.

Local and Regional Transportation Plans: Transportation planning efforts focus on improving transportation infrastructure and road safety, encompassing highways and various mobility modes such as bike paths and public transit. Several transportation planning documents were reviewed at the City and regional level. While the plans do not directly relate to hazard mitigation, future planning for evacuation routes and emergency response may be influenced by these plans. The plans studied are listed below:

- City of Maywood Active Transportation Plan (2023)
- City of Maywood Local Road Safety Plan (2022)

- LA Metro Long Range Transportation Plan (2020)

Building Design and Construction: Building codes and design within the City of Maywood are determined by the City's Building Code. The code provides guidelines for building standards related to energy efficiency, fire safety, earthquake hazard reduction in existing buildings, and water efficient landscaping regulations for periods of drought. While there is no vacant land within the City, redevelopment is governed by the planning, zoning, and subdivision ordinances included in the City of Maywood's Municipal Code.

Fiscal Capability

The ability of a City to take action is closely associated with the number of fiscal resources available to implement policies and projects. This may take the form of outside grant funding awards or City-based revenue and financing. The cost of mitigation policy and project implementation vary widely. In some cases, policies are tied primarily to staff time or administrative costs associated with creation and monitoring of a given program. In other cases, direct expenses are linked to an actual project, such as installing back-up power generators or resilience hubs, which can require a substantial commitment from City, state, and federal funding sources. The City has capital improvement funds, special purpose taxes, gas, electricity, water, & sewer fees, and funding from programs such as Community Development Block Grants (CDBGs) that can be used to fund community resilience actions. This *Hazard Mitigation Plan* provides a foundation to plan for future needs as well.

Political Capability

One of the most difficult capabilities to evaluate involves the political will of a City to enact meaningful policies and projects designed to reduce the impact of future hazard events. The political climate must be considered in designing mitigation strategies as it could be the most difficult hurdle to overcome in accomplishing their adoption and implementation. The State of California has historically supported hazard mitigation and climate resilience efforts leading the development of planning tools and guidelines such as statewide climate risk assessments, adaptation strategies, and establishing funding opportunities for mitigation actions. City officials, residents, and stakeholder groups including the HMSC, school principals, and partners from community-based organizations have emphasized the need and desire for a safe, secure City, and their completion of the hazard mitigation plan is one such commitment to this effort.

Conclusion on City Capability

The *Capability Assessment* examines a City's capabilities to detect any existing gaps or weaknesses within ongoing activities that could hinder proposed mitigation activities and possibly exacerbate community hazard vulnerability. Several areas where capability for mitigation could be expanded were identified for the City of Maywood through an examination of existing plans and programs and conversations with City staff and stakeholder groups. The conclusions of the *Risk Assessment* and *Capability Assessment* serve as the foundation for the development of a meaningful mitigation strategy. During the process of identifying specific mitigation actions to pursue, the City considered not only the level of hazard risk, but also the existing capability to minimize or eliminate that risk. The list below outlines key opportunities for the City of Maywood to expand its mitigation capabilities.

Administrative and Technical Capability:

- Re-convene the Disaster Council and define roles and responsibilities for all members;

Education and Outreach

- Establish formalized emergency communications and alerts system to provide timely notifications to City residents.

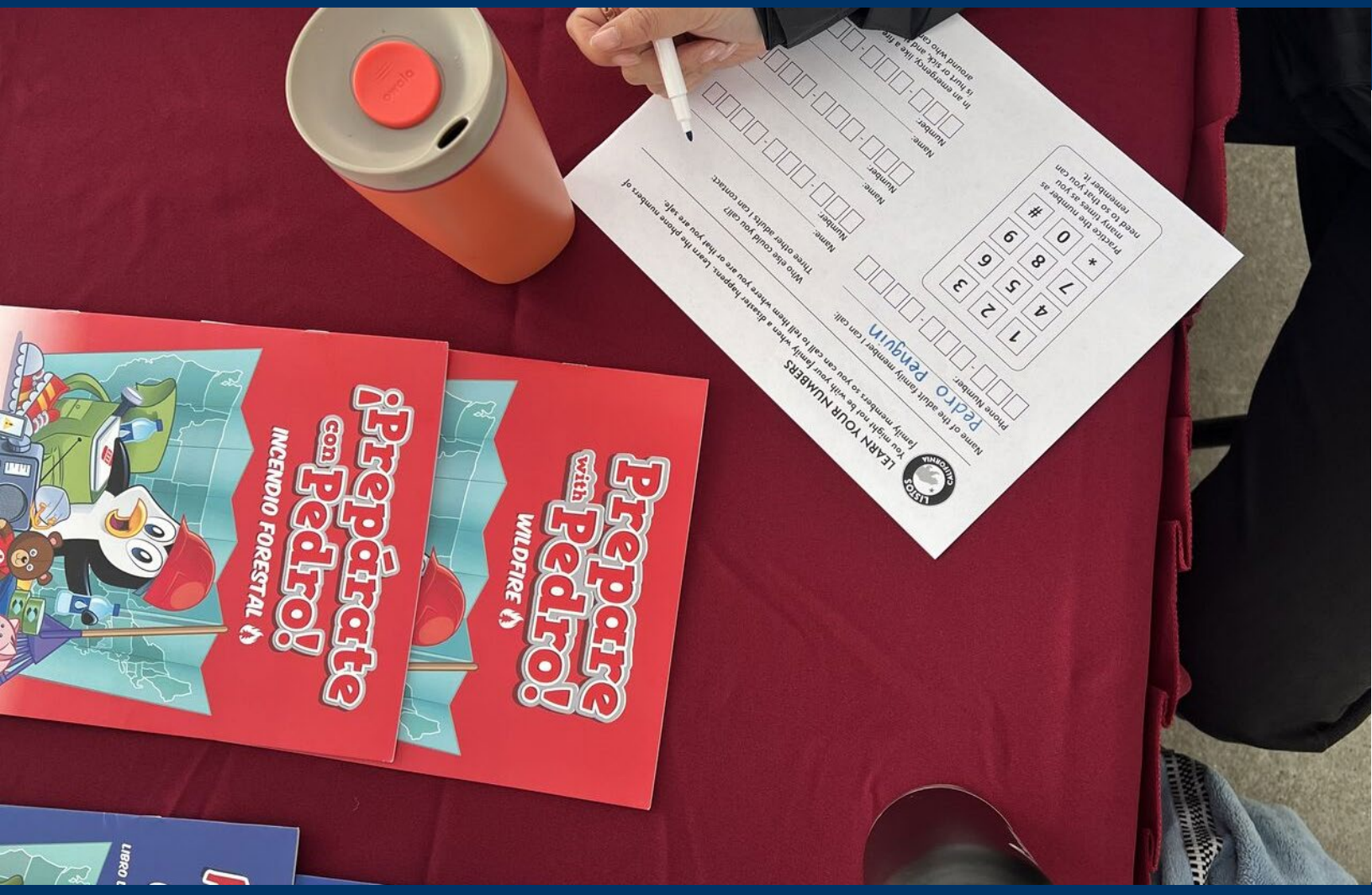
Planning

- Update the EOFP and identify actions for all City agencies in preparing for and recovering from disasters;
- Integrate goals and objective across local and regional resilience and climate action plans;
- Establish an Electrification Plan that includes a back-up power plan and resilience hub for City;
- Update the building emergency plan for all critical facilities and areas of mass congregation within the City including schools, City Hall, hospital, shopping centers, and religious facilities;
- Integrate local school safety plans with City-wide emergency management planning efforts;
- Establish a building code enforcement program to ensure all buildings are up-to-code with respect to fire and earthquake safety. Conduct a thorough review and update codes to improve safety standards;
- Develop local stormwater management guidelines to assess and prioritize local concerns.

Financial

- Prioritize and integrate identified mitigation actions into City's annual capital budget program.

Section 6: Mitigation Strategy



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44 CFR Requirement

44 CFR Part 201.6(c)(3)(i): The mitigation strategy shall include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

44 CFR Part 201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effect of each hazard, with particular emphasis on new and existing buildings and infrastructure.

44 CFR Part 201.6(c)(3)(iii): The mitigation strategy shall include an action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction.

Introduction

The purpose of the Mitigation Strategy is to provide the City of Maywood with the goals that will serve as guiding principles for future mitigation policy along with an analysis of mitigation actions deemed obtainable to meet those goals and reduce the impact of identified hazards. It is designed to be comprehensive, strategic, and functional in nature:

- In being *comprehensive*, the development of the Mitigation Strategy includes a thorough review of all hazards and identifies extensive mitigation measures intended to not only reduce the future impacts of hazards, but also to help the City achieve compatible economic, environmental, social, and equity goals.
- In being *strategic*, the development of the Mitigation Strategy ensures that the policies and projects proposed for implementation are consistent with pre-identified, long-term planning goals.
- In being *functional*, each proposed mitigation action is linked to established priorities and assigned to specific departments or individuals responsible for their implementation with target completion deadlines. When available, funding sources are identified that can be used to assist in project implementation.

The first step in designing the *Mitigation Strategy* includes the identification of mitigation goals. Mitigation goals represent broad statements that are consistent with the hazards identified within the plan and achieved through the implementation of more specific mitigation actions. These goals set the blueprint for the Mitigation Strategy and allow the stakeholders to vision what they wanted to achieve over the next five-year period.

The second step involves the identification, consideration, and analysis of available mitigation measures (i.e., activities, policies, etc.) that lead to identifying mitigation actions that will help achieve the identified mitigation goals. This is a long-term, continuous process sustained through the development and maintenance of this plan. Alternative mitigation measures will continue to be considered as future mitigation opportunities are identified, as data and technology improve, as mitigation funding becomes available, and as this plan is maintained over time.

The third and last step in designing the *Mitigation Strategy* is the development of the Mitigation Action Plan. The Mitigation Action Plan represents a comprehensive and functional plan for each action and is the most essential outcome of the mitigation planning process. The Mitigation Action Plan includes a prioritized listing of proposed hazard mitigation actions (policies and projects) for the County to complete. Each action has accompanying information, such as those departments or individuals assigned responsibility for implementation, potential funding sources, and an estimated target date for completion. The Mitigation Action Plan provides those departments or individuals responsible for implementing mitigation actions with a clear roadmap that also serves as an important tool for monitoring success or progress over time. The cohesive collection of actions listed in the Mitigation Action Plan can also serve as an easily understood menu of mitigation policies and projects for those local decision makers who want to quickly review the recommendations and proposed actions of the Plan and potentially integrate with other planning documents.

In preparing the 2025 Mitigation Action Plan, members of the HMSC considered the overall hazard risk and capability to mitigate the effects of hazards as recorded through the risk and capability assessment process. The adopted mitigation goals were also considered when developing each action item.

Developing the Plan's Mitigation Goals

44 CFR Requirement
44 CFR Part 201.6(c)(3)(i): The mitigation strategy shall include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

The primary goal of all local governments is to promote the health, safety, and welfare of its citizens. In keeping with this standard and promoting a proactive and equitable approach to disaster management and risk reduction, the City of Maywood reviewed, revised and ultimately defined three (3) goal statements for the Plan. The goals were developed to be reflective of current priorities within the City. The goals were initially introduced and reviewed at the HMSC meeting on December 4, 2024. The revised goals were reviewed at the HMSC meeting on April 25, 2025. The goals and objectives for the Plan are noted below.

Risk Reduction	Community Awareness	Collaborative Partnerships
Adopt and enforce measures to reduce risk from hazards and protect life and property from their impacts.	Improve community awareness of hazards and safety measures to safely respond to and recover from them.	Foster partnerships and resource-sharing between local agencies, businesses, neighboring communities, and residents.

Identification & Analysis of Mitigation Actions

44 CFR Requirement
44 CFR Part 201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effect of each hazard, with particular emphasis on new and existing buildings and infrastructure.

After evaluating the hazards facing the City of Maywood and identifying the number of people and the extent of property at risk, the HMSC began to analyze mitigation actions that might be taken to reduce that risk. During the kick-off meeting the committee began to discuss and analyze the mitigation techniques. In general, all activities considered can be classified under one of the following six (6) broad categories of mitigation techniques.

Prevention

Preventative activities are intended to keep hazards from getting worse and are typically administered through regulatory programs or enforcement actions. Adopting and administering ordinances, regulations, and programs that manage the development of land and buildings to minimize risks of loss due to natural hazards.

Prevention activities can include:

- Building codes
- Land use plans
- Subdivision regulations
- Capital improvement programs

Property Protection

Property protection measures involve the modification of existing buildings and structures to help them better withstand the forces of a hazard. This includes retrofitting existing structures to increase their resistance to damage and exposure of occupants to harm, relocating vulnerable structures and occupants from hazard locations, and conversion of developed land to permanent open space through acquisition and demolition of existing structures.

Property protection activities can include:

- Retrofitting at risk properties
- Constructing safe rooms
- Tie downs
- Critical facilities protection
- Insurance

Public Education and Outreach

Public education and outreach activities are used to advise the public about the risks of hazards, hazardous areas, and mitigation techniques available to reduce threats to life and property.

Public education and outreach activities can include:

- Severe weather awareness events
- Public service announcements on radio or television
- Internet access to hazard information
- Social media campaigns

Natural Resources Protection

Natural resource protection includes preserving and restoring the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community. Such areas include floodplains, wetlands, etc. Parks, recreation, or conservation agencies and organizations often assist with these protective measures.

Natural resource protection activities can include:

- Open space expansion
- Tree protection ordinances
- Acquisition of environmentally beneficial lands
- Riparian buffers

Emergency Services

Although not typically considered a mitigation technique, emergency service measures do minimize the impact of a hazard event on people and property. Emergency services provide an avenue for responding to and recovering from a hazard event.

Emergency services activities can include:

- Disaster warning and forecasting systems
- Weather alert radios
- Resilience hubs
- Emergency power generation

Structural Projects

Structural projects include engineering structural modifications to natural systems and public infrastructure to reduce the potentially damaging impacts of a hazard on a community. They are usually designed by engineers and managed or maintained by Public Works departments at local, state, and federal agency levels.

Structural project activities can include:

- Detention basins
- Storm sewers

Evaluation of Potential Mitigation Actions

FEMA guidance for meeting the planning requirements of the Disaster Mitigation Act of 2000 specifies that plan participants should consider a variety of potential mitigation actions. Considering mitigation is a long-term, ongoing process. Actions are continuously considered based on community needs. Further, there may be a variety of solutions to an existing problem. By evaluating potential actions against a range of factors, the best solution can be selected.

The HMSC considered the City's overall hazard risk and capability to mitigate the effects of hazards. To assist in evaluating potential actions, the planning team applied the FEMA-recommended "STAPLEE" evaluation criteria to each proposed mitigation action. This includes Social, Technical, Administrative, Political, Legal, Economic, and Environmental considerations, collectively known as "STAPLEE" evaluation criteria and listed in **Table 28**. Any proposed actions that were deemed to not adequately meet the "STAPLEE" evaluation criteria were eliminated from further consideration in the development of the Mitigation Action Plan. In addition to STAPLEE the HMSC considered life safety which factored into final prioritization of actions.

Table 27: Additional Considerations (STAPLEE evaluation)

Hazard	Justification for Inclusion
Socially Acceptable	Is the proposed action socially acceptable? Is the action compatible with present and future values? Are there equity issues involved that would mean that one segment of the community is adversely affected?
Technically Feasible	Will the proposed action serve as a long-term solution? Will it create any negative secondary impacts? Are there any foreseeable problems or technical constraints that could limit its effectiveness?
Administratively Possible	Does the community have the capability to implement the proposed action? Is there someone available to coordinate and sustain the effort?
Politically Acceptable	Is there political support to implement the proposed action? Is there enough public support to ensure the success of the action?
Legal	Is the community authorized to implement the proposed action? Is there a clear legal basis or precedent for the action? Are there any potential legal consequences of the action?
Economically Sound	What are the costs and benefits of the proposed action? Does the cost seem reasonable for the size of the problem and the estimated benefits? Are there funding sources available to help offset the costs of the action? Is the action compatible with other goals?
Environmentally Sound	How will the action impact the environment (natural resources, ecosystems, endangered species, etc.)? Will the action require any environmental regulatory approvals? Is the action consistent with other environmental goals?

Selection of Mitigation Actions

The Mitigation Action Plan (MAP) is a functional action plan and is considered the most essential outcome of the mitigation planning process. The MAP includes a prioritized listing of proposed hazard mitigation actions (policies and projects) for the City to implement. Each action includes accompanying information such as the entity responsible for completing the action, timeline, and potential funding source.

The MAP provides those responsible for implementing mitigation actions with a clear path to reduce vulnerability over time. Further, the MAP provides a mechanism to monitor progress over

time. Each action also considers benefits and costs of an action, to ensure it is cost effective, which is included in the prioritization of actions.

Prioritization of Mitigation Actions

All actions considered frequency and impact in its prioritization. In addition, local knowledge or need was considered in prioritizing the mitigation actions. The HMSC used similar criteria for evaluating each set of activities based on grouping by hazard. The ranking criteria, which has a points system ranging from 1 (Likely) to 5 (Unlikely), are as follows:

- Are there sufficient staff and resources for implementation of the mitigation activity?
- Is the action item consistent with community plans and goals?
- Will financial and social benefits be achieved?
- Does it address a hazard where there have been repetitive impacts or occurrences?
- Is the action item cost effective?
- Will the action item, to the extent possible, contribute to a long-term solution to the problem it is intended to address?
- Is there funding currently available to complete the action?
- Does the action provide opportunities to improve equitable outcomes for the community?

Once the Action Items were rated, they were categorized as high, moderate, or low priority items based on the scores. The different levels of project prioritization are as shown:

- **Low Priority Projects:** Projects associated with low or infrequent hazard probability and least likely to prevent loss of life.
- **Medium Priority Projects**: Projects associated with a less probable hazard with potential to save lives or damage to property.
- **High Priority Projects**: Projects identified in response to one or more of the highest probability hazards combined with the ability to save lives.

Implementation of Mitigation Actions

The MAP includes several measures to ensure actions are implemented. The City of Maywood will serve as the coordinating agency. However, each action is tied to an agency or individual responsible for leading the mitigation action. By assigning responsibility, it increases accountability and the likelihood of action.

In addition to assigning a local lead department or agency, an implementation time period or a specific implementation date has also been assigned to assess whether actions are being implemented in a timely fashion. Further, the City will seek outside funding sources to implement mitigation projects in both pre-disaster and post-disaster environments. When known, potential funding sources have been identified for proposed actions listed in the Mitigation Action Plan.

The MAP provides a functional plan of action for each jurisdiction. It is designed to achieve the established mitigation goals and will be maintained regularly according to the plan maintenance procedures.

Each proposed mitigation action has been identified as an effective measure (policy or project) to reduce hazard risk for the City of Maywood. Each action is listed in the MAP in conjunction with background information such as the plan goal addressed by the action, a brief description of the action, hazard(s) addressed, relative priority, and estimated cost. Other information provided in the MAP includes potential funding sources to implement the action should funding be required (not all proposed actions are contingent upon funding). Most importantly, implementation mechanisms are provided for each action, including the designation of a lead agency or department responsible for carrying the action out and a timeframe for its completion. These implementation mechanisms ensure that the *2025 City of Maywood Hazard Mitigation Plan* remains a functional document that can be monitored for progress over time. The proposed actions are not listed in priority order, though each has been assigned a priority level of “high,” “moderate,” or “low” as described below.

2025 City of Maywood Mitigation Action Plan

44 CFR Requirement
44 CFR Part 201.6(c)(3)(iii): The mitigation strategy shall include an action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction.

The City of Maywood Hazard Mitigation Action Plan is intended to be comprehensive of all potential mitigation actions. The following key elements are captured within the Mitigation Action Plan to help the planning team track each action over the next five years.

- Action Number
- Action Description
- Comments
- Hazard(s) Addressed
- Estimated Cost
- Estimated Benefit
- Priority
- Potential Funding Source
- Lead Implementer/Other Partners
- Implementation Schedule

Table 29 presents the Mitigation Action Plan.

Table 28: Mitigation Action Plan

Mitigation Action #	Action Description	Goals Addressed	Hazard(s) Addressed	Type	Estimated Cost	Benefits	Potential Funding Sources	Lead Implementer and other Partners	Status	Timeline	Priority
1	The City of Maywood Energy Resilience Plan included a survey and preliminary scoping of suitable locations for establishing a resilience hub in the city. The City Teen Center, YMCA, and County Library were identified as top options. Identify and secure the resources to establish one of these locations as the resilience hub.	Collaborative Partnerships	All	Emergency Services	High ($50000-$249999)	Very High	Grants, City funds	City of Maywood - Administration	Design funding is secured, and construction will begin in 2026.	2026	High
2	Expand community member participation in existing emergency notification systems such as MyShake	Community Awareness	Earthquake	Emergency Services	Low ($0 to $4999)	Moderate	Not applicable	City of Maywood - Community Services	Not started	Continuous	Medium
3	Scope and implement emergency notification system through the City's GoGov app.	Community Awareness	All	Emergency Services	Moderate ($5000-$49999)	Moderate	City funds	City of Maywood - Administration, Public Works	Not started	1-2 years	Medium
4	Update the emergency operations and functions plan in the City Code	Risk Reduction	All	Emergency Services	Moderate ($5000-$49999)	High	State and City funds	City of Maywood - Building and Planning	Not started	1-2 years	High
5	Strengthen the City's capabilities to support emergency response. Explore formalizing partnerships with neighboring jurisdictions, the county, and state to increase capabilities.	Collaborative Partnerships	All	Emergency Services	Low ($0 to $4999)	High	Not applicable	City of Maywood – Administration, Building and Planning	Not started	1-2 years	Medium
6	Continue and expand urban forest management and tree planting project	Risk Reduction	Extreme Heat, Drought, Flood	Natural Resource Protection	Moderate ($5000-$49999)	Very High	State grant programs, CalFire	City of Maywood, Amigos de los Rios	Ongoing, current grant expires in 2026, the city will seek future grants to continue program	Continuous	High
7	Promote drought-tolerant landscaping, smart irrigation systems, water-efficient plumbing fixtures, and appliances.	Community Awareness	Drought	Natural Resource Protection, Prevention	Low ($0 to $4999)	Moderate	Not applicable	Water Replenishment District, City of Maywood – Building and Planning	Ongoing, City code has a water efficiency ordinance that applies to all fresh and redevelopment projects.	Continuous	Low
8	Removal of end-of-life assets from Maywood City Hall for increased physical and IT security, and to maintain capacity for essential city services	Risk Reduction	All	Prevention	High ($50000-$249999)	High	California State Nonprofit Security Grant Program	Modern IT, City of Maywood	Ongoing, initial grant application denied, City will re-apply in 2025 grant cycle	1 year	High

Mitigation Action #	Action Description	Goals Addressed	Hazard(s) Addressed	Type	Estimated Cost	Benefits	Potential Funding Sources	Lead Implementer and other Partners	Status	Timeline	Priority
9	Review, update, and enforce earthquake resistant building code. Conduct building safety inspections to check for earthquake and fire safety compliance.	Risk Reduction	Earthquake	Prevention	Moderate ($5000-$49999)	Very High	Permanent Housing Allocation Program	City of Maywood - Building and Planning	Ongoing, City has secured funding from the PHA program to help bring homes up to code. Building code was updated to align with County code recently	1-5 years	Medium
10	Coordinate with water utility companies to ensure fire hydrants functionality is routinely inspected. Establish city-scale tracking and monitoring systems in partnership with Maywood Water 1, Maywood Water 2, and Tri-City Water.	Risk Reduction, Collaborative Partnerships	Urban Fires, Wildfires	Prevention	Moderate ($5000-$49999)	High	Water Utilities Operating Budget	Maywood Water Utilities, City of Maywood	Not started	1-2 years	High
11	Increase awareness about the importance of inspecting and maintaining fire safety elements including fire extinguishers and fire alarms on private property.	Community Awareness, Collaborative Partnerships	Urban Fires, Wildfires	Public Education and Awareness	Low ($0 to $4999)	High	Red Cross, staff time	City of Maywood	City has an ongoing partnership with Red Cross to campaign for fire safety at home. Campaign includes the provision of smoke detectors and fire extinguishers to residents.	1-2 years	High
12	Collaborate with DTSC to establish knowledge sharing protocols about updates on soil cleanup activities, level of contamination mitigated, and timelines related to Exide cleanup efforts.	Collaborative Partnerships	Hazardous Materials Incidents	Property Protection	Low ($0 to $4999)	Moderate	Not applicable	DTSC, City of Maywood	Not started	3-5 years	High
13	Increase earthquake risk awareness and conduct routine emergency drills in City schools	Community Awareness	Earthquake	Public Education and Awareness	Low ($0 to $4999)	High	Not applicable	Maywood City Schools, LAUSD	Ongoing	Continuous	Low
14	Increase public awareness of severe weather mitigation activities to include shelter in place and air quality warnings and appropriate actions taken.	Community Awareness	All	Public Education and Awareness	Low ($0 to $4999)	High	Not applicable	City of Maywood - Community Services	Not started	Continuous	Medium
15	Educate the public regarding proper handling, storage, and disposal of hazardous materials	Community Awareness	Hazardous Materials Incidents	Public Education and Awareness	Low ($0 to $4999)	High	Not applicable	City of Maywood - Community Services, Universal Waste Systems	Not started	Continuous	Medium

Mitigation Action #	Action Description	Goals Addressed	Hazard(s) Addressed	Type	Estimated Cost	Benefits	Potential Funding Sources	Lead Implementer and other Partners	Status	Timeline	Priority
16	Provide tools and information related to relevant energy-efficiency and climate-resilient best practices to all community members pursuing new construction, renovation, and/or redevelopment projects.	Community Awareness	All	Public Education and Awareness	Low ($0 to $4999)	Low	Not applicable	City of Maywood-Community Services	Not started	Continuous	Low
17	Line, retrofit, and replace aging sewer lines to prevent system failures that can lead to contamination, overflows, and health hazards	Risk Reduction	Flood, Public Health Emergencies	Structural Projects	Very High ($250000 +)	Moderate	Grants (EPA, USACE)	City of Maywood-Public Works	Ongoing	3-5 years	Medium
18	Conduct regular maintenance and debris removal for city stormwater drainage systems to prevent nuisance flooding. Install drainage catch basins in nuisance flooding hotspots	Risk Reduction	Flood	Structural Projects	High ($50000-$249999)	Moderate	City funds, grants	City of Maywood-Public Works	Not started	3-5 years	Medium

Section 7: Plan Maintenance



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44 CFR Requirement
44 CFR Part201.6(c)(4)(i): The plan shall include a plan maintenance process that includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle. **44 CFR Part 201.6(c)(4)(ii):** The plan maintenance process shall include a process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate. **44 CFR Part 201.6(c)(4)(iii):** The plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process.

Implementation and Integration

This Hazard Mitigation Plan is a prerequisite for receipt of Hazard Mitigation Assistance Grant Project Funds under the Disaster Mitigation Act of 2000 (DMA 2000). FEMA has established mitigation planning requirements for local jurisdictions. Each plan must demonstrate that the proposed mitigation actions are the result of a thorough planning process that describes the inherent risk and the capabilities of the City of Maywood. The City agencies and partners participated in numerous ways including:

- Serving on the Hazard Mitigation Steering Committee.
- Attending the planning meetings or public hearing.
- Completing questionnaires sent out by the planning team.

It is anticipated over time through good planning efforts and coordination between the State, County Emergency Management Agencies, and City that all mitigation plans will become more enhanced and refined. It is the intention of the City of Maywood and the Hazard Mitigation Steering Committee (HMSC/ the committee) to support pre-disaster planning and project activities that can help reduce risk and mitigate future disaster costs for the City of Maywood.

Plan Integration

The members of the City of Maywood HMSC will remain charged with ensuring that the goals and mitigation actions of new and updated City of Maywood planning documents are consistent, or do not conflict with, the goals and actions of the Hazard Mitigation Plan, and will not contribute to increased hazard vulnerability throughout the City.

Opportunities to integrate the requirements of this plan into other City planning mechanisms shall be identified through future planning efforts. Some mechanisms for integration under consideration include:

- Integration of the City's mitigation plan is considered on a case-by-case basis.
- Integration of City's mitigation plan as a supporting document for other relevant plans and regulations.

- Integration of the City's mitigation plan into new development in the City of Maywood, especially in terms of environmental concerns, security, and life safety.

Monitoring, Evaluation, and Enhancement

Periodic revisions and updates of the Hazard Mitigation Plan are required to ensure that the goals of the plan are kept current, considering potential changes in hazard vulnerability and mitigation priorities. In addition, revisions may be necessary to ensure that the Plan is in full compliance with applicable federal and state regulations. Periodic monitoring and evaluation of the Plan will also ensure that specific mitigation actions are being reviewed and carried out according to the Mitigation Action Plan.

The HMSC shall meet annually to monitor and evaluate the progress attained and to revise, where needed, the activities set forth in the plan. The City shall reconvene the committee annually. The annual meetings provide the committee with an opportunity to:

- Evaluate those actions that have been successful;
- Document hazard occurrences and impacts;
- Explore the possibility of documenting potential losses avoided due to the implementation of specific mitigation measures; and
- Identify any new or additional vulnerabilities that may be faced by the University and may need to be addressed through an amendment or in a future update of this plan.

In addition to annual meetings, subgroups of the HMSC may meet more frequently to monitor and evaluate actions tasked to their specific department, division, or facility.

Five Year Plan Review and Update

The plan will be thoroughly and formally reviewed by the HMSC every five years in alignment with federal regulations. This update is also used to determine whether there have been any significant changes in the City that may, in turn, necessitate changes in the types of mitigation actions proposed, goals, or priorities. New development in identified hazard areas, an increased exposure to hazards, an increase or decrease in capability to address hazards, and changes to federal or state legislation are examples of factors that may affect the necessary content of the plan.

Upon completion of the review and update/amendment process, the *2025 City of Maywood Hazard Mitigation Plan* will be submitted to the State Hazard Mitigation Officer at CalOES for a state-level compliance review. Final approval is obtained in from the Federal Emergency Management Agency in coordination with the state. Once an "approved pending adoption" status has been issued by FEMA, the City Mayor, and City Attorney and City Clerk can then review and formally adopt the plan via a written resolution. The City review process consists of review by the HR & Risk Management Division, Building and Planning Department, Public Works Division and the Administration Department.

Disaster Declaration

Following a disaster declaration, the *2025 City of Maywood Hazard Mitigation Plan* may be revised as necessary to reflect lessons learned, or to address specific issues and circumstances arising from the event. It will be the City of Maywood's responsibility to reconvene the HMSC and ensure the appropriate stakeholders are invited to participate in the plan revision and update process following declared disaster events.

Plan Amendment Process

Unique circumstances, such as availability of critical data or an omission or a disaster event, may necessitate a plan amendment. Upon the initiation of the amendment process, the City will forward information on the proposed change(s) to all interested parties including, but not limited to, all directly affected City agencies and departments. Information will also be forwarded to CalOES, the Division of Emergency Management and Homeland Security, and FEMA Region 9. This information will be disseminated in order to seek input on the proposed amendment(s) for no less than a 45-day review and comment period (unless circumstances necessitate a shorter review).

At the end of the 45-day review and comment period, the proposed amendment(s) and all comments will be forwarded to the City of Maywood City Manager for final consideration.

In determining whether to recommend approval or denial of a plan amendment request, the following factors will be considered:

- There are errors, inaccuracies, or omissions made in the identification of issues or needs in the plan.
- New issues or needs have been identified which are not adequately addressed in the plan.
- There has been a change in information, data, or assumptions from those on which the plan is based.

If the City Manager opts to move forward with the amendment, the revised plan must be reviewed and approved by the state and FEMA. The Board of Regents will also need to approve the revised plan. Prior to approval, the University may make the plan and proposed amendments available to the public by request. The Board of Regents will review the recommendation from the HMSC (including the factors listed above) and any oral or written comments received by the public. Following that review, the Board of Regents will take one of the following actions:

- Adopt the proposed amendments as presented;
- Adopt the proposed amendments with modifications;
- Refer the amendments request back to the Director and planning team for further revision; or
- Defer the amendment request back to the Mitigation Planning Team for further consideration and/or additional hearings.

Continued Public and Stakeholder Involvement

44 CFR Requirement

44 CFR Part 201.6(c)(4)(iii): *The plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process.*

Public participation is an integral component to the mitigation planning process and will continue to be essential as this plan evolves over time. In order to keep the public engaged over the five years, the City will regularly post information about hazards, risk, and safety on City communication channels (e.g., social media and websites). These efforts are underway now and will continue over the next five years with specific content for hazard mitigation.

Risk and Emergency Management will also work to "piggyback" other public engagement efforts to relay hazard mitigation effort to the campus community.

Other efforts to continually involve the public will be made as opportunities are presented. These efforts include:

- Advertising public meetings on City websites, social media channels, and public bulletin boards.
- Utilizing available City channels to update the public on any maintenance and/or periodic review activities taking place;
- Documentation and distribution of annual review meeting notes;
- Designating willing and voluntary staff and community members as official members of the HMSC, as appropriate;
- Making the plan available to the public.

Appendix A: Adoption Materials

This appendix includes:

A1: Adoption Resolution

A2: FEMA Letter of Approval

A1: Adoption Resolution

Placeholder for Adoption Resolution

A2: FEMA Letter of Approval

Placeholder for FEMA Letter of Approval

Appendix B: Planning Tools

This appendix includes:

- B1: Blank Public Survey
- B2: Blank Staff Capability Assessment Form
- B3: Blank Mitigation Actions Form

B1: Blank Public Survey

Community Member Survey
City of Maywood Hazard Mitigation Plan

The City of Maywood requests your response to this survey in support of the City's Hazard Mitigation Plan. The plan will assess the City's risk to hazards (including severe weather events, natural hazards, and human-caused hazards) and identify strategies to mitigate them. All data collected in this survey will be used strictly to inform the planning process.

For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ or scan the QR Code.

1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- ☐ **Drought**
- ☐ **Earthquake**
- ☐ **Extreme Heat**
- ☐ **Flood**
- ☐ **Hazardous Materials & Waste**
- ☐ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☐ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☐ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☐	☐
Extreme Heat	☐	☐	☐
Flood	☐	☐	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☐
High Wind	☐	☐	☐
Public Health Emergencies	☐	☐	☐
Severe Storms	☐	☐	☐
Tsunami	☐	☐	☐
Urban Fire	☐	☐	☐
Wildfire	☐	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

ACTIVITY		Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☐
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☐
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☐

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☐
	**The City protects people and property during and immediately after a hazard event.** *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☐
	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☐

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

_____

_____

6. **Please provide any feedback, comments, or suggestions**

_____

_____

THANK YOU FOR YOUR PARTICIPATION!

Please feel free to contact Miguel Leon, City of Maywood, Administration Analyst at miguel.leon@cityofmaywood.org or (323) 562-5747.

Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

La Ciudad de Maywood solicita su respuesta a esta encuesta en apoyo del Plan de Mitigación de Riesgos de la Ciudad. El plan evaluará el riesgo de la ciudad a los peligros (incluyendo eventos climáticos severos, peligros naturales y peligros causados por el hombre) y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación. Para más información sobre el Plan de Mitigación de Riesgos de la Ciudad de Maywood, visite https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ o escanee el código QR.

1. ¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.

☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)

☐ Sequía

☐ Terremoto

☐ Calor extremo

☐ Inundación

☐ Materiales y residuos peligrosos

☐ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)

☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)

☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)

☐ Maremoto

☐ Incendio forestal

☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. ¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☐	☐
Sequía	☐	☐	☐
Terremoto	☐	☐	☐
Calor extremo	☐	☐	☐
Inundación	☐	☐	☐
Materiales y residuos peligrosos	☐	☐	☐
Vientos fuertes	☐	☐	☐
Emergencias de salud pública	☐	☐	☐

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☐	☐
Incendio forestal	☐	☐	☐

3. ¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.

_____

_____

4. La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☐
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☐
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☐
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☐	☐

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	**La ciudad protege a las personas y los edificios durante y después de un suceso peligroso.** *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☐
	**La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades.** *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☐

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

¡GRACIAS POR SU PARTICIPACIÓN!

Por favor, no dude en ponerse en contacto con Miguel León, Ciudad de Maywood, Analista de Administración en miguel.leon@cityofmaywood.org o (323) 562-5747.

B2: Blank Staff Capability Assessment Form

2025 City of Maywood Hazard Mitigation Plan - Capability Assessment

The Capability Assessment is intended to help the planning team understand the City of Maywood's capabilities related to addressing the impacts of future hazard events and climate change. Please review the capabilities included for Maywood as they relate to your area of work.

Instructions:

- Review the capabilities listed and fill in boxes for any capability about which you have knowledge.
- Add additional capabilities you believe relate to hazard mitigation or climate adaptation.
- If you have risk reduction project ideas, there is space to provide them at them at the end of this assessment.

Table 1: Planning and Regulatory Capability

Planning and regulatory capabilities are plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Planning/Regulatory Tools	Is this plan/policy in place?	Responsible Department/ Agency	Does this plan actively address current and/or future hazard risk?	Optional: Comment on how this plan impacts hazard mitigation.
Hazard Mitigation Plan				
City of Maywood General Plan				
LA Metro Long Range Transportation Plan				
Maywood Local Road Safety Plan				
Maywood Building Code				
LA County Comprehensive Floodplain Management Plan				
LA County Water Plan				
City of Maywood Climate Action and Resilience Plan				
City of Maywood Energy Resilience Action Plan				
Flood Response Plan				
Sustainability Plan				
Emergency Organizations and Functions				
Continuity of Operations Plan				
Evacuation Plan				
Disaster Recovery Plan				

Planning/Regulatory Tools	Is this plan/policy in place?	Responsible Department/ Agency	Does this plan actively address current and/or future hazard risk?	Optional: Comment on how this plan impacts hazard mitigation.
Capital Improvements Plan				
Economic Development Plan				
Flood Damage Prevention Ordinance				
Green or Complete Streets Policy				
Zoning Ordinance				
Tree Removal/Replacement Ordinance				
Building Energy Efficiency Ordinance				
Unified Development Ordinance				
Fire Code				
National Flood Insurance Program (NFIP)				
NFIP Community Rating System				
Community Wildfire Protection Plan				
If there are additional plans or regulations, please list them here.				

Table 2: Administrative and Technical Capability

Administrative and technical capabilities include boards, commissions, departments, staff, and consulting services, along with the related skills and tools, that can be used for mitigation planning and the implementation of specific mitigation actions.

Board, Commission, or Department	Is this department part of the City's Administration?	Optional: Comment on how this department/commission can support hazard mitigation activities
City Engineering		
Code Enforcement		
Land Use Planning		
Floodplain Management		
Emergency Management		
Grant Administration		
Sustainability or Climate Change		
Geographic Information Systems		
Financial Management		
Planning Commission		
Brownfields		
If there are additional capabilities, please list them here.		

Table 3: Financial Capability

Financial capabilities include access to or eligibility to use funding resources for hazard mitigation.

Financial Tool/Resources	Is this financial capability available to the City of Maywood?	Department/Agency responsible	Optional: Comment on how this financial capability can be used for hazard mitigation activities
Capital Improvements Program			
Community Development Block Grants (CDBG)			
Special Purpose Taxes (or taxing districts)			
Gas / Electric Utility Fees			
Water / Sewer Fees			
Stormwater Utility Fees			
Development Impact Fees			
Tree Removal Fees			
General Obligation, Revenue, and/or Special Tax Bonds			
Partnering Arrangements or Intergovernmental Agreements			
State Funding Programs			
Philanthropic Funding Programs			
EPA Brownfield Grants			
If there are additional financial capabilities, please list them here.			

Table 4: Education and Outreach Capability

Education and outreach capabilities include programs and methods already in place that could be used to support implementation of mitigation actions and communicate hazard-related information, including activities related to social cohesion.

Education/Outreach Program	Responsible Department/Agency	Does this actively reduce current and/or future hazards?	Optional: Comment on how this tool impacts hazard mitigation
Storm Ready Certification (link)			
Emergency Notification and Alert System			
Seasonal Emergency Management Outreach (e.g., extreme heat management and outreach in the summer)			
Equitable Engagement Initiative (Outreach efforts centered on underserved communities)			
If there are additional capabilities, please list them here.			

Table 5: Political Capability

Political Capability includes the will and ability of a jurisdiction to enact meaningful policies and projects designed to reduce the impact of future hazard events and climate change.

Does Maywood have the political capability to address the impact of future hazard events and climate change?
Comments:

Table 6: Additional Comments on Capability

Do you have any additional comments on Maywood's capability to address the impact of future hazard events and climate change?
Comments:

Table 7: Risk Reduction Project Ideas

Do you have any ideas related to making the city more resilient to current and future hazard and climate change impacts? They can be plans, policies, regulations, staff, or structural projects.
Comments:

B3: Blank Mitigation Actions Form

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Contact information (Name, Phone Number, Email)

INSTRUCTIONS: *Please identify mitigation actions for the City of Maywood Hazard Mitigation Plan.*

Hazard(s) Addressed: List the hazard(s) for which the proposed action is intended to mitigate against.

Type/Category: Indicate the most appropriate category(s) for the proposed action as discussed during the planning committee meetings

- Prevention
- Property Protection
- Natural Resource Protection
- Structural Projects
- Emergency Services
- Public Education and Awareness

Cost estimate:
Costs are estimated based on knowledge, experience, and professional judgment:

- $0-$4,999 (Low)
- $5,000-$49,000 (Moderate)
- $50,000-$249,000 (High)
- $250,000+ (Very High)

Benefits estimate: Indicate whether the benefit of the action is “very high,” “high,” “moderate,” or “low” based on the following general criteria

Enhance Life Safety
Protect Property
The Action is Technically Feasible
The Action is Political Feasible
The Action is Legal
Positive Environmental Impacts
Positive Social Impact
Administrative Capability
Local Champion
The Action Advances other Community Objectives

Potential Funding Sources: If applicable, indicate how the cost to complete the action will be funded. For example, funds may be provided from existing operating budgets or general funds, a previously established contingency fund, a cost-sharing federal or state grant program, etc.

Timeframe: Describe a timeframe goal for completion. Please provide as much detail on the timeframe of this action as possible. For example, it could be an Action that is completed annually, or it could have a goal to be done in 2 or 5 years etc.

Lead Agency/Department Responsible: Identify the local agency, department or organization that is best suited to implement the proposed action.

Priority: Indicate whether the action is a “high” priority, “medium” priority or “low” priority based estimated cost-benefit review, life safety, funding availability, political support, environmental considerations, and social considerations.

Enter a status of “in-progress,” “completed,” “deleted,” “deferred,” or “new”.

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	
Phone Number	
Email	
Project Description	
Hazard(s) Addressed:	
Type/Category: (select all that apply)	☐ Prevention; ☐ Property Protection; ☐ Natural Resource Protection; ☐ Structural Projects ☐ Emergency Services ☐ Public Education & Awareness
Estimated Cost	
Estimated Benefits:	
Potential Funding Sources:	
Time Frame:	
Responsible Parties:	
Priority:	
Notes	

Appendix C:
Meeting Notes and Presentations

This appendix includes:

C1: Interested Parties Meetings Presentation

C2: First Hazard Mitigation Steering Committee Meeting Presentation

C3: First Hazard Mitigation Steering Committee Meeting Notes

C4: Second Hazard Mitigation Steering Committee Meeting Presentation

C5: Second Hazard Mitigation Steering Committee Meeting Notes

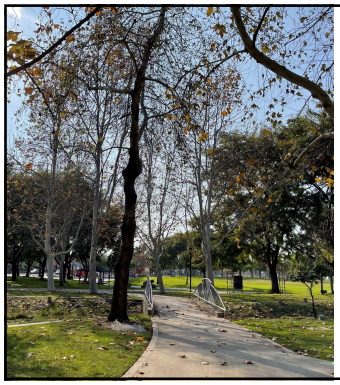
C6: Third Hazard Mitigation Steering Committee Meeting Presentation

C7: Third Hazard Mitigation Steering Committee Meeting Notes

C8: Public Engagement Activity Posters (Blank)

C9: Food Distribution Event Outreach Notes

C1: Interested Parties Meetings Presentation



City of Maywood, California

Hazard Mitigation Plan Introduction

Stantec

1

What is Hazard Mitigation?

Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.

FEMA

Hazard Mitigation Plans:

- Identify hazard risk
- Develop strategies to reduce it
- Break the disaster cycle

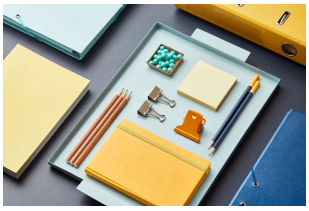
FEMA Hazard Mitigation Plan Process



2

1. Organize the Planning Process and Resources

- Convene stakeholders
- Assess current conditions and capabilities
- Publicize plan development efforts and build public awareness
- Public survey



3

2. Assess Risks

- Identify potential hazards
- Assess vulnerability of community residents and assets to hazards
  - Impact on buildings and critical facilities
  - Damage to critical infrastructure (E.g., hospitals, utility poles)
  - Impact to community health and safety
  - Economic impacts
  - Impacts due to climate change

4

3. Develop a Mitigation Strategy

- Identify goals for plan
- Identify mitigation actions to minimize or protect community from impacts



6

List of Hazards

Hazard	Priority Group
Drought	High
Earthquake	High
Extreme Heat	High
Public Health Emergency	High
Hazardous Materials and Waste	Medium
Structural and Industrial Fire	Medium
Thunderstorm, Lightning and Hail	Medium
Dam and Levee Failure	Low
Flood	Low
High Winds (Includes Strong Winds Santa Ana Winds, and Tornadoes)	Low
Tsunami	Low
Wildfire	Low



5

Mitigation Action Types

- Prevention
  - Comprehensive planning, zoning, building codes, open space preservation
- Property Protection
  - Retrofitting buildings and structures
- Natural Resource Protection
  - Increase tree canopy, green space
- Structural Projects
  - Stormwater sewer expansions, detention basins. , neighborhood shelters
- Emergency Services
  - Warning systems, evacuation plans
- Public Education and Awareness
  - Educational workshops, school programs



7

4. Adopt and Implement the Plan

- Plan is reviewed by the public, state, and FEMA
- Implement identified mitigation actions
- Integrate hazard mitigation planning efforts into other community plans
- Update plan every 5 years
  - Revise community priorities,
  - Check status of mitigation actions and identify new ones
- Re-assess risk to hazards based on new developments



8

Survey

bitly

Community Member Survey
City of Maywood Hazard Mitigation Plan

The City of Maywood requests your response to this survey in support of the City's Hazard Mitigation Plan. The plan will assess the City's risk to hazards (including severe weather events, natural hazards, and human-caused hazards) and develop actions to reduce those risks. Data collected in this survey will be used solely to inform the planning process.
For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagehq.esrgc.org/publicworks/city-commissioners-hire?maywood-hmp-page-1/ or scan the QR Code.

1. Have you experienced or been impacted by any of the following hazards? Please check all that apply.

- ☐ Dam and Levee Failure
- ☐ Drought
- ☐ Earthquake
- ☐ Extreme Heat
- ☐ Flood
- ☐ Hazardous Materials & Waste
- ☐ High Wind (Includes Tornadoes)
- ☐ Public Health Emergencies
- ☐ Severe Storms (Includes Thunderstorms, Lightning & Hail)
- ☐ Tsunami
- ☐ Wildfire
- ☐ Urban Fire

2. How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.

HAZARD	Not at all Concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☐	☐
Extreme Heat	☐	☐	☐
Flood	☐	☐	☐
Hazardous Materials & Waste	☐	☐	☐
High Wind (Includes Tornadoes)	☐	☐	☐
Public Health Emergencies	☐	☐	☐

9

How can you help?

- **Participation**
  - Publicize and attend community open house events
    - Upcoming Events:
      - **February 26, YMCA Food Distribution**
      - **Earth Day Celebrations, April 2025**
  - Fill out our survey
- **Education and Awareness**
  - Understand risks and mitigation
- **Share Knowledge and Feedback**
  - Plan goals
  - Propose mitigation actions
  - Talk about hazard mitigation in other community planning activities
  - Plan review



10

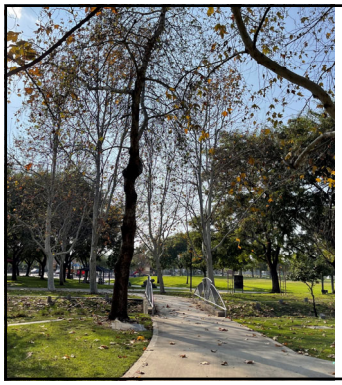
Contact Information

Miguel Leon
Administrative Analyst, City of Maywood
323-562-5747
miguel.leon@cityofmaywood.org

Thank you!

11

C2: First Hazard Mitigation Steering Committee Meeting Presentation



City of Maywood, California

Hazard Mitigation Plan

Hazard Mitigation Committee Meeting #1 – Kickoff

December 4, 2024

Stantec

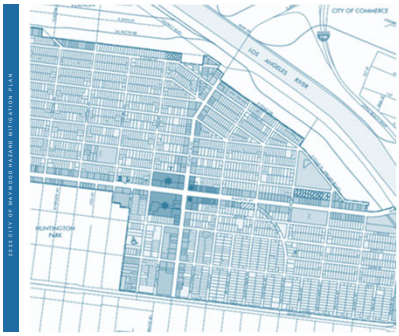
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3



Agenda

1. Introduction
2. Project Overview
3. Hazards Review
4. Goals Review
5. Survey Review
6. Mitigation Activity
7. Next Steps

4



Introduction

5

Introductions

City of Maywood

- **Miguel Leon,** Administrative Analyst
- **Karen Iniguez,** Community Development Analyst
- **Jennifer Vasquez,** City Manager

Stantec

- **Ben Schattschneider,** Project Manager
- **Priya Satish,** Planning Lead
- **Emily Ng,** Engagement Lead



6

Hazard Mitigation Committee Roles

- **Outreach:**
  - Participate in meetings
  - Share information regarding the planning process and community engagement
- **Share Knowledge and Feedback:**
  - Hazards and impacts
  - Community capability
  - Mitigation actions and plan goals
  - Plan review
- **Actively Participate** throughout process



7



Project Overview

8

What is Hazard Mitigation?

Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.

FEMA

Hazard Mitigation Plans:

- Identify hazard risk
- Develop strategies to reduce it
- Break the disaster cycle



FEMA Hazard Mitigation Plan Process

9

Why are we creating a plan?

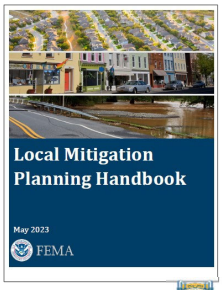
- **REDUCE RISK!**
  - Protect People
  - Understand asset and structure-level risk
  - Equity considerations
- Meet FEMA requirements for funding



10

Hazard Mitigation Plan Elements

- Element **A.** Planning Process
- Element **B.** Hazard Identification & Risk Assessment
- Element **C.** Mitigation Strategy
- Element **D.** Plan Maintenance
- Element **E.** Plan Update
- Element **F.** Plan Adoption



11

Hazard Identification & Risk Assessment - *Data Collection*

GIS Data

- Jurisdiction Boundaries
- Parcel Data
- Building Footprints
- Critical Facility Locations
- FEMA Special Flood Hazard Areas and other Hazard Areas



12

Hazard Identification & Risk Assessment - *Data Collection*

Plans

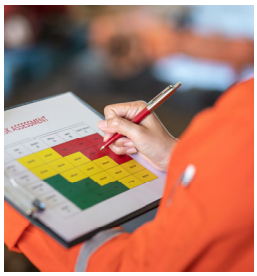
- Maywood General Plan
- State of California Hazard Mitigation Plan
- LA County All Hazards Mitigation Plan
- City of LA Hazard Mitigation Plan
- Upper LA River Watershed Management Plan
- LA County Emergency Operations Plan



13

Hazard Identification & Risk Assessment – *Risk Assessment*

- Assessment of risk for natural and human-caused hazards
- All hazards include a profile and a vulnerability assessment
- The hazard profiles include:
  - Description
  - Previous occurrences
  - Extent (or magnitude)
  - Probability
- Estimate the potential health, safety and property damages attributable to hazards.



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Hazard Identification & Risk Assessment – *Vulnerability Assessment*

- When GIS data is available, a structure-based risk assessment is performed
- When applicable, the vulnerability assessment will address the following potential vulnerabilities to each hazard:
  - Impact on buildings and critical facilities
  - Damage to critical infrastructure
  - Impacts to health and life safety
  - Economic impacts
  - Future conditions

15

Mitigation Strategy

- Identify goals
- Identify actions
- Create mitigation action list
- Develop capability assessment



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Plan Maintenance

- Continue public participation
- Monitor progress of mitigation actions
- Evaluate plan for effectiveness
- Integrate hazard mitigation plan into other planning mechanisms
- Update plan every 5 years



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Plan Update

- Plan describes changes in development in hazard prone areas that impact community vulnerability
- Plan revised to reflect changes in community priorities
- Status update for all mitigation actions
- How jurisdictions integrated the mitigation plan into other planning mechanisms



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Plan Review and Adoption

- Draft plan review
  - HMSC
  - Public
- Compliance review
  - State
  - FEMA Region 9
- Plan Adoption
- Plan document and data deliverables



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List of Hazards

Hazard	Included in LA County AHMP	Maywood General Plan – Safety Element	Should this hazard be included in the Maywood HMP?	
Dam and Levee Failure	✓	✓	✓	Large portion of Maywood protected by Levee
Drought	✗	✗	✓	
Earthquake	✓	✓	✓	
Extreme Heat	✗	✓	✓	
Flood	✓	✓	✓	
Hazardous Materials and Waste	✗	✓	✓	
High Winds and Tornadoes	✗	✗	?	
Public Health Emergency	✗	✗	?	
Structural and Industrial Fire	✗	✓	?	
Thunderstorm, Lightning and Hail	✗	✗	?	
Tsunami	✓	✗	?	Maywood is not exposed to coastal hazards
Wildfire	✓	✗	?	Maywood not in wildfire hazard area

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Hazards Review

20



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Hazards of Concern

- **Collected natural and human-caused hazards from the following documents**
  - City of Maywood HMP Planning Team
  - City of Maywood General Plan – Safety Element
  - Los Angeles County All Hazards Mitigation Plan 2020
  - City of Los Angeles Hazard Mitigation Plan 2024
  - State of California Hazard Mitigation Plan 2023



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Goals Review

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Definitions

- **Goals** are broad, long-term policy and vision statements that explain what is to be achieved by implementing the mitigation strategy.
- **Objectives** are strategies or implementation steps to attain mitigation goals. Unlike goals, objectives are specific and measurable, where feasible.
- A **mitigation action** is a measure, project, plan or activity proposed to reduce current and future vulnerabilities described in the risk assessment.



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Example Goals

Protection of Life & Property	Long-range Planning	Emergency Response & Recovery	Education, Awareness, & Outreach	Community Resilience
Reduce the loss of life, property, and repetitive damage from the effects of natural hazards by encouraging community use of hazard risk reduction practices.	Create safe, sustainable communities through long-range planning that seeks a balance between the natural and man-made environments and by developing public/private partnerships.	Establish a program that will help facilitate orderly recovery and minimize economic disruption following a disaster.	Enhance emergency preparedness, increase awareness, and promote risk reduction activities through education of and outreach to the community.	Expand and enhance partnerships between government, businesses, the public, and community partners to foster more effective mitigation action and build community resilience.

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Survey Review

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Draft Survey Review

- Survey will be posted on Social PinPoint
- Survey will be printed in English and Spanish
- Survey will be open from December 2024 to April 2025
- Results will be discussed during 3rd HMC meeting in March 2025


Community Member Survey
City of Maywood Hazard Mitigation Plan

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Mitigation Activity

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Mitigation Action Types

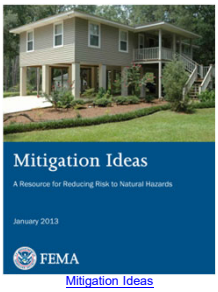
- Prevention
  - E.g., Comprehensive planning, zoning, building codes, open space preservation
- Property Protection
  - E.g., Retrofitting buildings and structures
- Natural Resource Protection
  - E.g. Increase tree canopy, green space
- Structural Projects
  - Stormwater sewer expansions, detention basins
- Emergency Services
  - Warning systems, evacuation plans, neighborhood shelters
- Public Education and Awareness
  - Educational workshops, school programs



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Example Mitigation Actions

- Expand and enhance coordinated evacuation planning between the city, county, and university.
- Develop/enhance emergency power capabilities, protocols, and procedures for campus buildings in the event power is compromised.
- Develop a plan for sheltering students living in university housing in the event they are displaced for greater than 12 hours
- Develop emergency preparedness guidance for assisting people with disabilities as needed when hazards arise.
- Increase tornado siren coverage
- Incorporate hazard mitigation and climate adaptation in the Comprehensive Plan Update, including adopting the Hazard Mitigation Plan as an annex.



Mitigation Ideas

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Next Steps

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Timeline

Task	Completion
Hazard Mitigation Committee Meeting 1 ◦ Hazard Identification	December 4th , 2024
Hazard Mitigation Committee Meeting 2 and Public Outreach ◦ Risk assessment ◦ Mitigation strategy	February 2025
Hazard Mitigation Committee Meeting 3 and Public Outreach ◦ Finalize mitigation strategy ◦ Draft plan review	April 2025
Draft Plan Review Period	May 2025
State and FEMA Review	June 2025
Plan Adoption (After State and FEMA review is complete)	TBD

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Next Steps

Hazard Mitigation Steering Committee

- Identify and create
  - Goals and objectives
  - Mitigation actions
- Publicize survey

Stantec

- Prepare Risk Assessment Results
- Collect Survey Results (posted on Social PinPoint site)
- Plan/prep for Hazard Mitigation Committee and Public Outreach in February 2025.



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Contact Information

Miguel Leon
Administrative Analyst, City of Maywood
323-562-5747
miguel.leon@cityofmaywood.org

Thank you!

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C3: First Hazard Mitigation Steering Committee Meeting Notes

Hazard Mitigation Steering Committee Meeting 1
Maywood City Hall
December 4, 2024

The meeting was conducted in a hybrid format with 14 in-person participants and 10 virtual participants. The meeting began at about 2:00 pm with Ben Schattschneider, Project Manager, Stantec, making opening remarks.

Introductions

Ben Schattschneider, Stantec, began the presentation following the agenda and going around the room to give everybody a chance to introduce themselves.

Ben followed this by explaining expected roles and responsibilities for everyone as this project progresses. Community participation and feedback is crucial both for a successful plan, and plan approval.

Project Overview

Ben provided a short overview of hazard mitigation activities and funding opportunities highlighting what a hazard mitigation plan is and why it is important.

He continued to explain the steps involved in completing a hazard mitigation plan and requirements for plan adoption.

Hazards Review

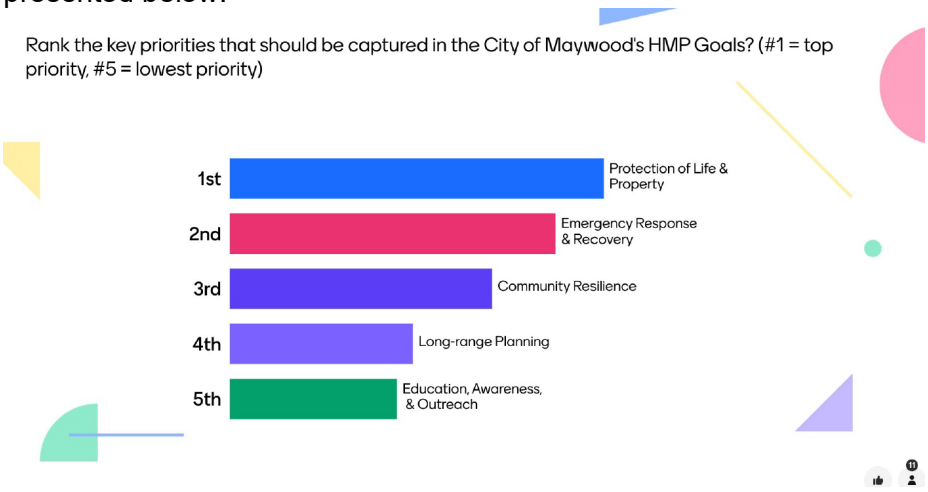
Priya described the hazards proposed to be included in the Plan. The proposed list was derived from discussions with the City's hazard mitigation planning team, local knowledge, and inferences drawn from the county and neighboring jurisdiction's hazard mitigation plans. An activity was presented asking both in-person and virtual participants to vote on the inclusion or exclusion of hazards. The committee decided after the activity discussion to remove Wildfire, and Tsunami. Additionally, it was proposed to combine thunderstorms, lightning, hail, and high wind events into one category named "Severe Summer Storms' Results from the activity are presented below.

Hazard	Voting results <1 = no >1 = yes	Decision
Dam & Levee Failure	0.8, No	Include
Drought	1.8, Yes	Include
Earthquake	1.9, Yes	Include
Extreme Heat	2, Yes	Include

Hazard	Voting results <1 = no >1 = yes	Decision
Flood	1.3, yes	Include
Hazardous Materials & Waste	1.7, yes	Include
High Wind (Severe Summer Storms)	1.7, yes	Include
Public Health Emergencies	1.9, yes	Include
Structural Fire	1.7, yes	Include
Thunderstorms, Lightning & Hail (Severe Summer Storms)	1.1, yes	Include
Tsunami	0.3, no	City of Maywood to Decide
Wildfire	0.5, no	City of Maywood to Decide

Goals Review

Ben ran through a general goal and objective setting discussion, and described the purpose of goals, objectives and action. This was followed by an activity to initialize goal formulation and ideation by ranking community priorities to include in a goal. The results from the activity are presented below.



Additional discussion followed this activity where the committee discussed the need for better coordination and establishing partnerships among resident organizations, neighboring cities, and utility providers in the City. The discussion to identify goals will be continued in the following steering committee meeting.

Survey Review

Priya described the community survey which will be sent to all committee members and posted on the project's Social Pinpoint website. While the committee was agreeable with the questions, a remark was made to include a disclaimer at the top of the survey stating the purpose and use case for survey results.

Mitigation Activity

Ben introduced the committee to the types of mitigation activities providing examples of actions that may be applicable to Maywood. Committee members were provided with a 'New Actions Form' to propose mitigation actions for the city. A link to FEMA's Mitigation Ideas Workbook was also provided. There was a discussion regarding a potential mitigation action to obtain power generators for water supply companies.

Next Steps

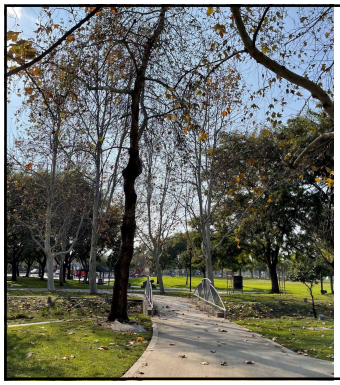
The Hazard Mitigation Committee will identify goals, objectives and mitigation actions for the HMP. The Committee will also add any mitigation actions to the actions form. In addition, the Committee will publicize the survey and open house.

Stantec will initiate work on the risk assessment and prepare for the next HMC meeting in late February 2025 at the Maywood City Hall. This will be followed by a tabling event and community engagement at YMCA's food distribution event.

The meeting concluded at 3:30 pm.

The list of attendees is included on the sign in sheets.

C4: Second Hazard Mitigation Steering Committee Meeting Presentation



City of Maywood, California

Hazard Mitigation Plan

Hazard Mitigation Committee Meeting #2 – Risk Assessment

February 26, 2025

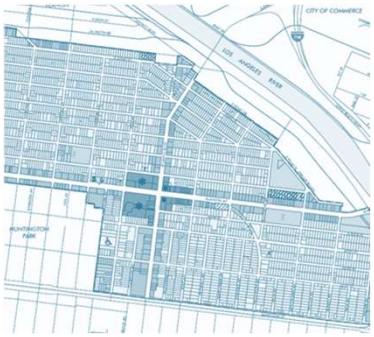
Stantec

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Progress Updates

4



Agenda

1. Introductions
2. Progress Updates
3. Capability and Capacity Assessment Results
4. Risk Assessment Results
5. Mitigation Strategies
6. Next Steps

2

What is Hazard Mitigation?

Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.

FEMA

Hazard Mitigation Plans:

- Identify hazard risk
- Develop strategies to reduce it
- Break the disaster cycle



FEMA Hazard Mitigation Plan Process

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Introductions

City of Maywood

- **Miguel Leon,** Administrative Analyst
- **Karen Iniguez,** Community Development Analyst

Stantec

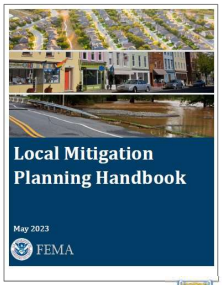
- **Ben Schattschneider,** Project Manager
- **Priya Satish,** Planning Lead
- **Emily Ng,** Engagement Lead



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Hazard Mitigation Plan Elements

- Element **A.** Planning Process
- Element **B.** Hazard Identification & Risk Assessment
- Element **C.** Mitigation Strategy
- Element **D.** Plan Maintenance
- Element **E.** Plan Update
- Element **F.** Plan Adoption



6

Upcoming Engagement Opportunities

- Survey
  - Open till April 30
- Public Outreach – TODAY @ the YMCA Food Distribution Event, 1:30 pm
- Mitigation Steering Committee Meeting #3 – Mitigation Strategy Workshop – April 25th, 2025
- City of Maywood Earth Day Event– April 26th 2025



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Capability and Capacity Assessment Results

8

Capability Assessment

Purpose

- Understand the City's ability to implement a mitigation strategy
- Understand strengths and challenges to implementing mitigation actions (e.g., planning, staffing, resources)
- Understand and build upon mitigation successes
- Identify opportunities to enhance mitigation-related policies, programs, and projects

Process

- Plans and programmatic documents collected and reviewed during data request period
- Input from Steering Committee to gain understanding of needs and abilities

9

Capability Assessment

Plans Reviewed:

- 2023 City of Maywood General Plan Update
- Maywood Local Road Safety Plan
- Maywood Building Code
- Maywood Emergency Operations and Functions Plan
- LA County Comprehensive Floodplain Management Plan
- LA County Water Plan
- City of Maywood Climate Action and Resilience Plan – Phase 1
- City of Maywood Energy Resilience Action Plan
- Maywood zoning ordinance
- State of California Hazard Mitigation Plan
- LA County All Hazards Mitigation Plan
- California Climate Change Assessment - Los Angeles Regional Report
- Los Angeles County Climate Vulnerability Assessment

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Capability Assessment

Findings:

- Fiscal Capability:
  - Mitigation actions can be included in capital budget, general budget or be funded through community development block grants
- Planning Capability:
  - Climate Action Plan, Energy Resilience Plan, General Plan Safety element identify local goals and policies related to mitigation. Integrate goals and actions across plans
  - Regional and statewide climate action and resilience plans provide adaptation and mitigation guidelines

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Capability Assessment

Recommendations

Administrative and Technical Capability

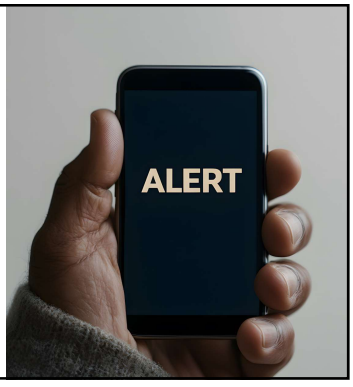
- Re-convene Disaster Council and define roles and responsibilities;
- Establish position for City stormwater management

Education and Outreach

- Establish formalized emergency communications and alerts system to provide timely notifications to City residents

Financial

- Integrate identified mitigation actions into City's annual capital budget program



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Capability Assessment

Recommendations

Planning

- Update emergency operations and functions plan;
- Create/update the building emergency plan for all critical facilities and areas of mass congregation within the City including schools, the city hall, hospital, shopping centers, and religious facilities;
- Integrate local building and school safety plans with city-wide emergency operations plan;
- Review and update building codes for fire and earthquake safety. Establish code enforcement program;
- Develop local stormwater and flood management plans to assess and prioritize local concerns.



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ARE THERE OTHER PLANS OR POLICY DOCUMENTS WE SHOULD BE AWARE OF?

STAFFING CAPACITY NEEDS?

14



Risk Assessment Results

15

Risk Assessment

- Assessment of risk for natural, and human-caused hazards
- All hazards include a **profile** and a **vulnerability assessment**
- **Hazard Profiles Include:**
  - Description
  - Previous occurrences
  - Extent (or magnitude)
  - Probability of future occurrences
- Estimate the potential health, safety and property damages, and reputational risks attributable to hazards.

16

Vulnerability Assessment

- When GIS data is available, a structure-based risk assessment is performed
- When applicable, the vulnerability assessment will address the following potential vulnerabilities to each hazard:
  - Impact on buildings and critical facilities
  - Damage to critical infrastructure
  - Impacts to health and life safety
  - Economic and operations impacts
  - Impact on socially vulnerable populations
  - Climate projections

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List of Hazards

Hazard	Priority Group	Revised Grouping
Drought	High	High
Earthquake	High	High
Extreme Heat	High	High
Public Health Emergency	High	Medium
Hazardous Materials and Waste	Medium	High
Structural and Industrial Fire	Medium	Medium
Thunderstorm, Lightning and Hail	Medium	Low
Dam and Levee Failure	Low	Low
Flood	Low	Low
High Winds (Includes Strong Winds Santa Ana Winds, and Tornadoes)	Low	Medium
Tsunami	Low	Low
Wildfire	Low	Medium

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High

Drought

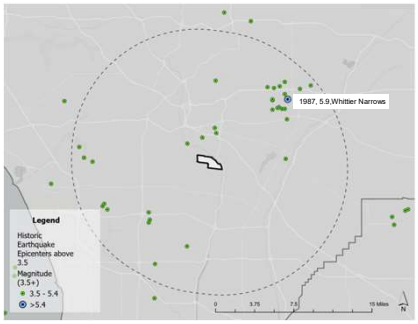
Description
- A prolonged period of abnormally low rainfall

Previous Occurrences
- California Drought from 2021 - 2023
- California Drought from 2012 – 2016
- U.S. Drought Monitor – 23 years with drought conditions in 25-year study period

Extent
- U.S. Drought Monitor reported 'Exceptional Drought' for 211 weeks in last 25 years

Climate Projections
- Average summer temperature expected to increase by 3-5ºF by 2099 (NCA5, CalAdapt)
- Average annual Precipitation expected to decrease by 1" by 2099 (NCA5)

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22

High

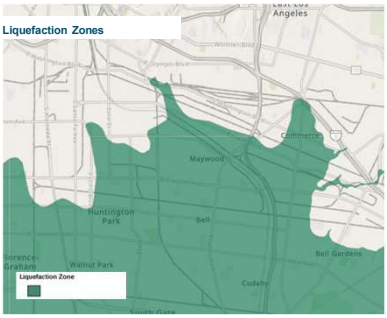
Drought

Vulnerability Assessment

- **Building Risks**
  - Disrupted water supply
  - Extreme cases – foundation damages
- **Infrastructure Risks**
  - Green infrastructure impacts
- **Population Risks**
  - Water conservation
  - Increased costs
  - Food supply disruptions
  - Sanitation, hygiene, health risks



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23

High

Earthquake

Description
- Ground shaking and radiated seismic energy caused by sudden stress changes in the Earth. Liquefaction occurs when sand and silt behave like a liquid during an earthquake
- Southern California has the highest level of earthquake risk in the Country
- 300 faults around City – San Andreas, Newport-Inglewood, San Fernando, Sierra Madre, and Whittier
- Liquefaction – City in zone of required investigation for stability

Previous Occurrences
- 33 Earthquakes above 3.5 in 10-mile region of Maywood since 1980
- 1987 Whittier Narrows event - 5.9 magnitude, 8 mi E of Maywood
- 1994 Northridge event -6.7 magnitude, 25 mi NW of Maywood

Extent
- <3.5 – Weak unlikely to be felt
- 3.5-5.4 – Felt but rarely causes damage
- 5.4-6 – Will damage poorly designed buildings
- >6.1 – can cause significant damage

Climate Projections
- No anticipated impacts from climate change

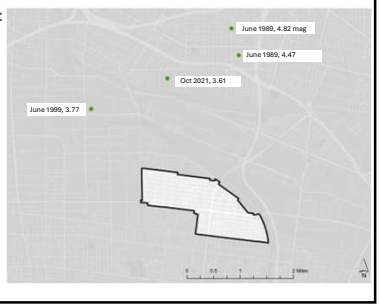
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High

Earthquake

Vulnerability Assessment

- **Building Risks**
  - Structural damage
  - Falling Objects
- **Infrastructure Risks**
  - Burst pipes
  - Potable water supply interruption
  - Levee failure
  - Bridge failure
- **Population Risks**
  - Injuries/ death
  - Public health emergencies
  - High-density living situations



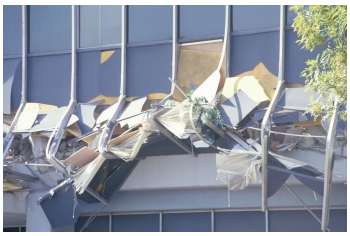
24

High

Earthquake

Hazus Risk Report

- Modeled 1994 Northridge event,
- 6.7 magnitude, approximately 25 miles north-west of Maywood
- **Modeled losses if Northridge earthquake occurred in 2025**
  - 235 million dollars
  - 50% (2000) of all buildings moderately damaged
  - Approximately 40 minor injuries, 10 severe injuries, and 2 deaths



25

High

Extreme Heat

Description	• A prolonged period of excessive heat and humidity, temperatures above 90 degrees for at-least 3 days in a row. • Excessive heat warning issues if heat index exceed 105ºF for two days • Heat Disorders – Sunburn, heat cramps, heat exhaustion, heat stroke
Previous Occurrences	• 8 records of extreme heat in Los Angeles County from 1997 to 2024 (NCEI) • Average maximum between 92ºF – 95ºF between July – September (DTLA weather station)
Extent	• Record temperature at DTLA station - 116ºF • Hotter events possible
Climate Projections	• Average summer temperature expected to increase by 3-5ºF by 2099, summers will be longer (NCA5, Cal Adapt) • 22 additional days over 90ºF by 2050 (NAR) • 9 additional days over 100ºF by 2050 (NAR)

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High

Extreme Heat

Vulnerability Assessment

- **Building Risks**
  - Buildings, roads, parking lots, and turf fields contribute to urban heat island effect
  - Buckling in rare cases
- **Infrastructure Risks**
  - Power outages
  - Pavement expansion and buckling
- **Population Risks**
  - Older adults, children, athletes, and outdoor workers are at higher risk
  - Populations without air conditioning are at higher risk



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High

Public Health Emergencies

Description	• Includes infectious diseases, vector-borne illnesses, waterborne illnesses and chronic illnesses.
Previous Occurrences	• Air quality alerts from wildfires • Covid-19 pandemic • Campylobacteriosis, Valley Fever, Salmonellosis, E. Coli
Extent	• Covid-19 pandemic – economic slowdown, financial losses • More severe events possible
Climate Projections	• Warmer temperatures more favorable for vector-borne infectious diseases

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High

Public Health Emergencies

Vulnerability Assessment

- **Building Risks**
  - Sterilization and decontamination
  - Operational changes
- **Infrastructure Risks**
  - None
- **Population Risks**
  - Illness, fatalities
  - Populations living in dense neighborhoods, close quarters
  - Diseases from other regions



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HAVE YOU FACED ANY IMPACTS FROM DROUGHT, EARTHQUAKES, EXTREME HEAT, OR PUBLIC HEALTH EMERGENCIES?

30

Medium

Hazardous Materials Incidents

Description
- A hazardous materials (HAZMAT) incident involves the uncontrolled release of one or more hazardous materials into an environment where humans are or could be present posing threats to human health, safety, and the environment.
- HAZMAT releases could occur from stationery sources (e.g., industrial release), or mobile sources (E.g., a moving truck).

Previous Occurrences
- Exide Technologies – Soil Contamination – Cleanup in progress since 2018, scheduled completion in 2025
- PEMACO Maywood Superfund site
- Magnesium Fire – Panda International Trading Company (Urban Fires)

Extent
- Fruitland Ave Fire – 3000 residents evacuated, power outages
- 17 Toxic Release Inventory Sites (TRI) within 2 miles of Maywood
- All of Maywood in primary impact zone

Climate Projections
- No direct impacts
- Increase in natural hazard frequency can increase HAZMAT risks

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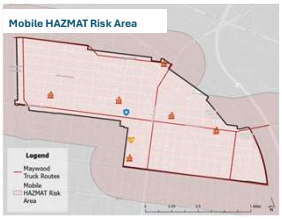
Hazardous Materials Incidents

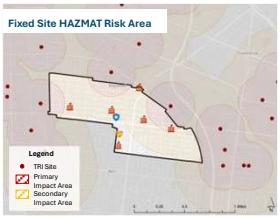


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Hazardous Materials Incidents

Vulnerability Assessment





- **Building Risks**
  - Fires, corrosive material
  - Material contamination
- **Population Risks**
  - Injuries or fatalities
  - Long-term health conditions from exposure to contaminants

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Medium

Urban Fire (Includes Structural and Industrial Fire)

Description
- An urban fire is a fire that occurs in a densely populated urban area due to industrial, residential, or commercial sources. These fires have the potential to spread rapidly through a city due to the close proximity of structures posing risks to life, property, and infrastructure

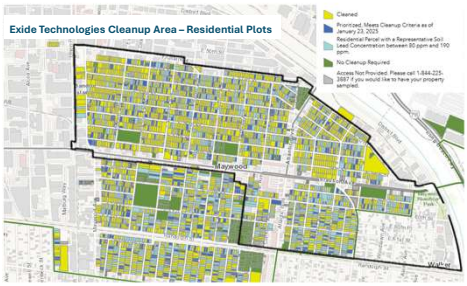
Previous Occurrences
- 3570 Fruitland Ave Fire of 2016 – Magnesium fueled
- 3000 + residents evacuated from homes
- EPA assistance to clean up site
- $3 million in damages

Extent & Probability
- Density of development can lead to more severe events

Climate Projections
- Size and severity of fires can increase due to drier heat and severe wind events (State of California HMP)

35

Hazardous Materials Incidents



33

Medium

Urban Fire (Includes Structural and Industrial Fire)

Vulnerability Assessment

- **Building Risks**
  - Significant damage, loss of property
  - Densely populated regions more prone to fire spread
- **Infrastructure Risks**
  - Bridge failure can impact emergency response
- **Population Risks**
  - Injuries, death
  - Public health hazards



36

Medium

Severe Storms (Including Thunderstorms, Lightning & Hail)

Description
- Thunderstorms, lightning, and hail may occur independently, but often accompany each other. Severe storms can bring heavy rains, strong winds, lightning flashes, and hail which can damage or destroy life or property.

Previous Occurrences
- 84 events reported since 1957 in LA County (NCEI)
- No reported impacts in Maywood

Extent
- 13 events with deaths and injuries in LA County (NCEI)
- Low-moderate risk of severe storms (NRI)
- Future deaths, injuries, and property damage likely.

Climate Projections
- Increase in frequency of storm events (California 4th Climate Change Assessment)

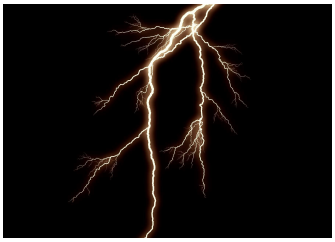
37

Medium

Severe Storms (Including Thunderstorms, Lightning & Hail)

Vulnerability Assessment

- **Building Risks**
  - Hail damage to landscaping, roofs, glass, vehicles
  - Lightning can cause structure fires
- **Infrastructure Risks**
  - Power outages, telecommunications outages
- **Population Risks**
  - Injuries, loss of life
  - Outdoor workers, unhoused populations exposed more



38

HAVE YOU FACED ANY IMPACTS FROM DROUGHT, HAZARDOUS MATERIAL INCIDENTS, URBAN FIRES, OR SEVERE STORMS?

39

Low

Dam and Levee Failure

Description
- Dams and Levees are manmade structures designed to control flooding. Failure of dams and levees can lead to uncontrolled flooding and damages to life and property. The City of Maywood is protected from flooding by a Levee along the banks of the Los Angeles River.

Previous Occurrences
- No previous occurrences. No high hazard dams in proximity of City. Maywood Levee of moderate risk

Extent
- If levee along Maywood fails, nearly half of the City can flood

Climate Projections
- Increase in heaviest precipitation days can increase likelihood of levee failure (NCA5)

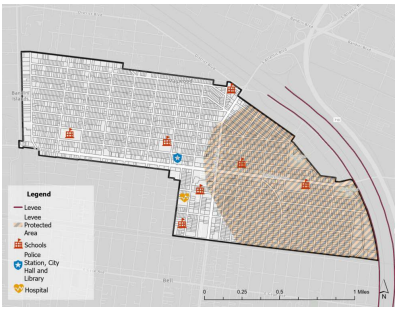
40

Low

Dam and Levee Failure

Vulnerability Assessment

- **Building Risks**
  - 1377 buildings & 0.49 sq miles in Levee inundation area
  - Loss of building contents
- **Infrastructure Risks**
  - Power outages, water contamination
  - Road and bridge blockage
- **Population Risks**
  - Health impacts
  - Injuries or loss of life



41

Low

Flood

Description
- An overflow of water that submerges land that is usually dry. Stormwater flooding in urban areas occurs when heavy rainfall overwhelms the drainage capacity of an area leading to excess water flowing over land and into streets, homes, and other structures.

Previous Occurrences
- 123 flash flood events reported since 1997 in LA County (NCEI)
- No reported impacts in Maywood

Extent
- City outside mapped floodplain areas
- Costliest incident in LA County - $280,000 in 2014.

Climate Projections
- 12% increase in number of says with precipitation in top 1% of historical rainfall events by 2050. (NCA5)

42

Low

Flood

Vulnerability Assessment

- **Building Risks**
  - Sewer overflows
- **Infrastructure Risks**
  - Levee Breach
  - Transportation impacts
- **Population Risks**
  - Health impacts
  - Injuries or loss of life



DOES THE CITY HAVE ANY PAINPOINTS WITH LOCAL STORMWATER FLOODING?

43

Low

High Winds (Including Strong Winds, Santa Ana Winds, and Tornadoes

Description	• Strong winds that can cause damage to structures, trees, and power lines. Santa Ana Winds are strong, dry winds that occur seasonally in Southern California. Tornadoes are violently rotating columns of air that can cause significant destruction due to their high wind speeds and the debris they can carry.
Previous Occurrences	• 46 events reported since 1980 in LA County (NCEI) • Jan 7th 2025 Windstorm (Santa Ana Winds)
Extent	• 35 injuries in LA County (NCEI) • Wind gusts up to 70 miles per hour
Climate Projections	• Increase variability in temperature can affect wind and weather patterns • Exact impacts hard to predict • High wind can spark fires (Madakumbura et. al., 2025)

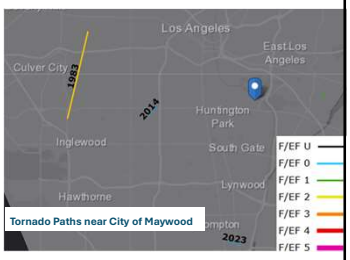
44

Low

High Winds (Including Strong Winds, Santa Ana Winds, and Tornadoes

Vulnerability Assessment

- **Building Risks**
  - Blown shingles, sidings, awnings, and other building features
  - Debris damage
- **Infrastructure Risks**
  - Downed power and communication lines
  - Debris
- **Population Risks**
  - Deaths and injuries



Tornado Paths near City of Maywood

45

Low

Tsunami

Description	• A tsunami is a series of large ocean waves caused by the displacement of a significant volume of water, typically due to underwater earthquakes, volcanic eruptions, or landslides.
Previous Occurrences	• None in Maywood
Extent	• City 14 miles from coast and away from Tsunami inundation zones
Climate Projections	• Rising seas can impact tsunamis with future events reaching areas further inland. However, the City of Maywood is currently very far inland to be impacted.

46

Low

Wildfire

Description	• A wildfire is an uncontrolled fire that burns in wildland vegetation such as forest, grasslands, or brushlands, often spreading rapidly and causing significant damage to ecosystems, property, and human life.
Previous Occurrences	• Extensive history of wildfires in greater planning region • No previous impacts to Maywood • Cascading impacts such as poor air quality impact City
Climate Projections	• Drier hotter conditions can increase severity of wildfires. Embers carried through winds can impact city.
Vulnerability Assessment	• Air quality and public health impacts • Arson and criminal activities • Bridge failure from fires impacting evacuation and response

47



48

HAVE YOU FACED ANY IMPACTS FROM HIGH WINDS, WILDFIRES, FLOOD, OR DAM AND LEVEE FAILURE?

49

Mentimeter Questions

https://www.menti.com/alorsyqe83r4
Code: **6255 4368**

50

Which 3 hazards concern you the most in the City of Maywood? (Free Response)

- Dam and Levee Failure
- Drought
- Earthquake
- Extreme Heat
- Flood
- Hazardous Materials and Waste
- High Winds
- Public Health Emergencies
- Structural and Industrial Fire
- Severe Storms (Thunderstorm, Lightning and Hail)
- Tsunami
- Wildfire

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Mitigation Strategies

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Mitigation Strategy

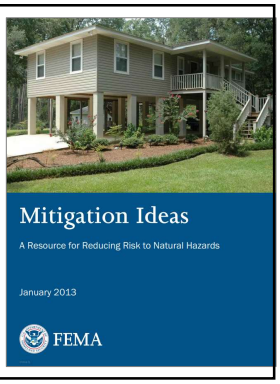
To discuss at Workshop #1 in April
Formulate goals
Identify Actions
Create mitigation action list



53

Mitigation Actions

Identify
Ongoing mitigation activities in the City
New mitigation needs



54

Ongoing Mitigation Actions

Action Description	Urban Forest Management and Tree Planting Project
Hazards Addressed	Extreme Heat, Drought, Flood
Lead Implementor	City of Maywood, Amigos de Los Rios
Funding	State grants
Status	Ongoing



55

Proposed Mitigation Actions

Action Description	City of Maywood Resilience Hub
Hazards Addressed	All Hazards
Source	Maywood Energy Resilience Plan

Action Description	Removal of end-of-life assets from Maywood City Hall for increased physical and IT security
Hazards Addressed	All, Other (Cybersecurity)
Source	Modern IT

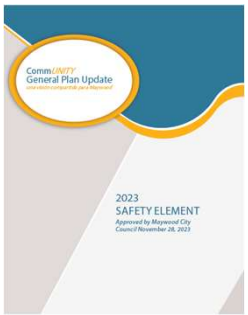


56

Proposed Mitigation Actions

Action Description	Supply information to community about local hazard risks and preparedness
Hazards Addressed	All Hazards
Source	Maywood General Plan Safety Element, Youth Commission of Maywood

Action Description	Coordinate with county and other public agencies, including transportation agencies and health care providers, on emergency planning, response activities, and evacuation planning
Hazards Addressed	All Hazards
Source	Maywood General Plan Safety Element



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Example Goals

Protection of Life & Property	Long-range Planning	Emergency Response & Recovery	Education, Awareness, & Outreach	Community Resilience
Reduce the risk of injury, loss of life, and property damage from hazards.	Integrate hazard mitigation strategies into long-term community planning to ensure sustainable growth and development.	Strengthen emergency response and recovery procedures to minimize disruptions after a disaster	Foster partnerships and resource sharing between local agencies, businesses, neighboring communities, and residents.	Increase awareness of hazards and promote preparedness through education and community engagement

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WHAT ARE YOUR OPINIONS ON THE GOALS AND MITIGATION ACTIONS? ARE THERE ANY ADDITIONAL ONGOING OT PROPOSED ACTIONS?

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Mentimeter Questions

https://www.menti.com/alorsyqe83r4
Code: **6255 4368**

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Mitigation Actions Poll Question

How would you spend $100 on the 6 mitigation categories?

Prevention	Property Protection	Natural Resource Protection	Structural Projects	Emergency Services	Public Education/ Awareness
Planning and zoning	Earthquake Retrofitting	Tree canopy increase	Storm sewer expansions	Warning systems and monitoring	Outreach projects
Building codes	Critical facilities protection	Green Streets	Detention basins	Emergency response equipment	Social media
Open space preservation requirements	Insulation/ structural upgrades for critical facilities	Green roofs	Energy and water supply redundancy	Shelter Operations	Speaker series/ demonstration events
Drainage system maintenance		Increase pervious surfaces	Community Resilience hubs	Evacuation planning and management	Hazard map information
Capital improvements programming				Emergency response training and exercises	Real estate disclosure
Social Cohesion (e.g., community tree planting)					Library materials
					School children educational programs
					Hazard expositions

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Hazard Mitigation Planning Techniques

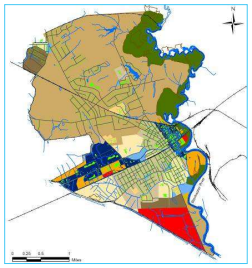
- Prevention
- Property Protection
- Natural Resource Protection
- Structural Projects
- Emergency Services
- Public Education and Awareness



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Prevention

- Planning and zoning
- Building codes
- Open space preservation requirements
- Drainage system maintenance
- Capital improvements programming
- Social Cohesion (e.g., community tree planting)



63

Property Protection

- Earthquake Retrofitting
- Critical facilities protection
- Insulation/ structural upgrades for critical facilities



64

Natural Resource Protection

- Tree canopy increase
- Green Streets
- Green roofs
- Decrease impervious surfaces



65

Structural Projects

- Storm sewer expansions
- Detention basins



66

Emergency Services

- Warning systems and monitoring
- Emergency response equipment
- Shelter Operations
- Evacuation planning and management
- Emergency response training and exercises
- Community Resilience Hubs



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Public Education and Awareness

- Outreach projects
- Social media
- Speaker series/ demonstration events
- Hazard map information
- Real estate disclosure
- Library materials
- School children educational programs
- Hazard expositions



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Next Steps

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Next Steps

- Finalize Risk Assessment Results
- Finalize Capability and Capacity Assessment
- Collect Survey Results
- Develop Mitigation Strategy
  - Mitigation Strategy Workshop – April 25, 2025
  - YMCA Outreach – TODAY!
  - Earth Day - April 26, 2025
- Review Draft Plan – May 2025



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Contact Information

Miguel Leon
Administrative Analyst, City of Maywood
323-562-5747
miguel.leon@cityofmaywood.org

Thank you!

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C5: Second Hazard Mitigation Steering Committee Meeting Notes

City of Maywood Hazard Mitigation Plan

Hazard Mitigation Steering Committee Meeting 2
Maywood City Hall
February 26, 2025

The meeting was conducted in a hybrid format with 10 in-person participants and 2 virtual participants. The meeting began at about 10 am with Ben Schattschneider, Project Manager, Stantec, making opening remarks.

Introductions

Ben Schattschneider began the presentation following the agenda and going around the room to give everybody a chance to introduce themselves. He then provided a brief refresher of the hazard mitigation panning process and progress updates. Additionally, he mentioned upcoming milestones including the public outreach planned for that day, and the mitigation action workshop scheduled for April.

Capability Assessment Results

Priya Satish, Stantec provided an overview of the City's planning, administrative, fiscal, and political capabilities to evaluate the City's ability and potential challenges to implement mitigation strategies. She summarized the plans reviewed, findings, and recommendations including additional plans the City may consider creating and adopting, administrative roles to be filled, and opportunities to integrate hazard mitigation planning efforts with other local and regional climate and resiliency action plans.

Discussion about the findings led to conversations about other regional hazard mitigation plans, and the LA County water plan, with committee members recommending that the City of Maywood look to these plans to identify strategies for their local plan. Additionally, one committee member recommended visiting lessons learned from the January wildfires in the Los Angeles region and incorporate them in the City's planning process.

Committee members also raised concerns about ongoing soil cleaning operations by Exide expressing concerns that the amount of soil removed is not enough to remediate the contamination. While current efforts limit soil removal to 6 inches, some experts recommend up to 18 inches soil removal for brownfield remediation.

Risk Assessment Overview

Ben introduced the process of the risk assessment and the priority ranking of hazards studied. After detailed discussions of all hazards' findings, the committee voted to re-align the priority rankings. The following table contains the hazards, their initial and revised priority rankings.

Hazard	Initial Priority Ranking	Revised Priority Ranking
Drought	High	High
Earthquake	High	
Extreme Heat	High	
Hazardous Materials and Waste	Medium	
High Winds (Includes Strong Winds Santa Ana Winds, and Tornadoes)	Low	Medium
Public Health Emergency	High	
Structural and Industrial Fire	Medium	
Wildfire	Low	
Dam and Levee Failure	Low	Low
Flood	Low	
Thunderstorm, Lightning and Hail	Medium	
Tsunami	Low	

Results from the risk assessment from each of the hazards was discussed and the committee provided input on additional vulnerabilities, and considerations to include in the plan.

- Drought: The committee emphasized the need to state of drought and extreme heat events are inextricably connected. A lake of green space, shade, and water can lead to both hazards. Additional concerns were raised about worsening water quality during droughts. TCE, TCP concentration in drinking water during times of crisis is unknown.

- Extreme heat: The committee pointed out that displacement of populations during an extreme heat event exacerbates the possibility of being affected by heat-related illnesses. According to California demographic screening score cards, the City of Maywood has a score of 91 for rent burden. Access to emergency shelters and services impacts people's ability to return after a heat event.

  The City asked Stantec about the impacts of using turf for playing fields on the urban heat island effect. Stantec explained that artificial turf can exacerbate heat effects and natural parks, and greenspace are a better choice.

- Public Health Emergency: A committee member pointed out the criticality of each individual's actions during the Covid-19 pandemic. For example, one person's failure to wash their hands could spread the disease further. Additionally, the committee suggested looking into the long-term health impacts from the pandemic.

- Earthquakes: A committee member asked about the extent and expected severity of liquefaction zones in the City. The City of Maywood lies within the zone where the stability of foundation soils must be investigated, and countermeasures be taken in the design and construction of structures for human occupancy.

- Hazardous Materials and Incidents: The committee highlighted that while the City has done a good job of working with the Exide working group, additional support from the State is needed to speed up cleaning of the brownfields and Exide affected sites. Additionally, the committee raised the concern of water contamination and asked for the impacts on water quality to be included in the risk assessment. Further, they highlighted the cascading impacts of extreme heat on air and water quality due to HAZMAT incidents and asked to include long term health impacts from these events in the risk assessment.

- Wildfires – Wildfires in January 2025 impacted the City of Maywood with poor air quality, power and communication outages. Cascading impacts from wildfires such as loosening soil, air quality, and possibility of flooding should be noted in the risk assessment. The committee also asked to look at air quality reports from the wildfires.

- Flood – The committee members pointed out that nuisance flooding and sewer spills were noted as a concern in the City. The intersections of Mayflower and 56th, and King and 56th were noted as having previous issues with flooding up to the curb level. Stormwater and urban flooding is a concern in the City.

- High Winds – The committee expressed concerns about how high winds can down power grid and trees and can have far reaching impacts.

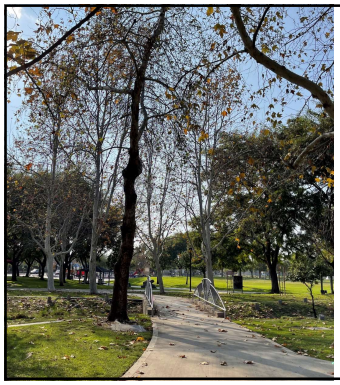
- Power Outages – The committee asked if power outages can be included as a hazard. Stantec explained that power outages are included as a consequence of hazards in the risk assessment.

Next Steps
The Hazard Mitigation Committee will identify goals, objectives and mitigation actions for the hazard mitigation plan in the workshop in April. Stantec will finalize the risk assessment and draft plan and provide it for review in May. A second community outreach event will be held during the City's earth day celebrations on April 26th.

The meeting concluded at 11:30am.

The list of attendees is included on the sign in sheets.

C6: Third Hazard Mitigation Steering Committee Meeting Presentation



City of Maywood, California

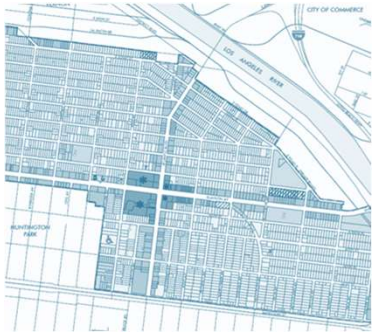
Hazard Mitigation Plan

Hazard Mitigation Committee Meeting #3 – Mitigation Strategy

April 25, 2025

Stantec

1



Agenda

1. Progress Updates
2. Public Survey Results
3. Mitigation Strategies
4. Next Steps

2

Introductions

City of Maywood

- **Miguel Leon,** Administrative Analyst
- **Karen Iniguez,** Community Development Analyst

Stantec

- **Ben Schattschneider,** Project Manager
- **Priya Satish,** Planning Lead
- **Emily Ng,** Engagement Lead



3



Progress Updates

4

What is Hazard Mitigation?

Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.

FEMA

Hazard Mitigation Plans:

- Identify hazard risk
- Develop strategies to reduce it
- Break the disaster cycle



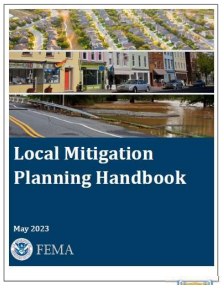
FEMA Hazard Mitigation Plan Process

5

Hazard Mitigation Plan Elements

- Element **A.** Planning Process
- Element **B.** Hazard Identification & Risk Assessment
- Element **C.** Mitigation Strategy
- Element **D.** Plan Maintenance
- Element **E.** Plan Update
- Element **F.** Plan Adoption

WE ARE HERE



6

Milestones

Task	Completion
Hazard Mitigation Steering Committee (HMSC) Kickoff Meeting	December 4, 2024
Risk Assessment and Capability Assessment Results – Committee Meeting	February 25, 2025
Risk Assessment Public Engagement	February 25, 2025
Mitigation Strategy Workshop	TODAY! April 25, 2025
Mitigation Strategy Public Engagement	April 26, 2025
City, HMSC, and Public Draft Plan Review Period	May-June 2025
State Review	June 2025



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Public Survey Results

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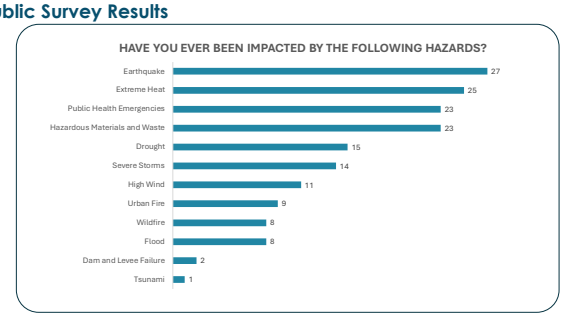
Public Survey Results

Survey – Still live!

- English and Spanish paper form
- Social Pinpoint Site
- Paper responses documented digitally
- Close to 50 responses so far
- PUBLICIZE!

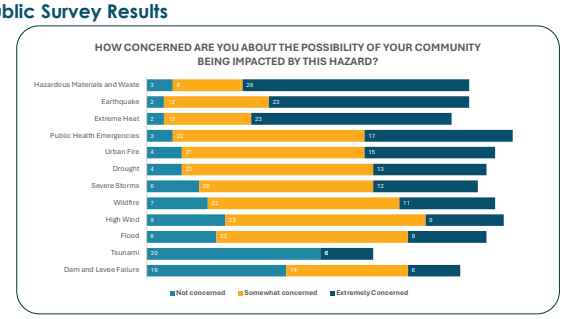
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Public Survey Results



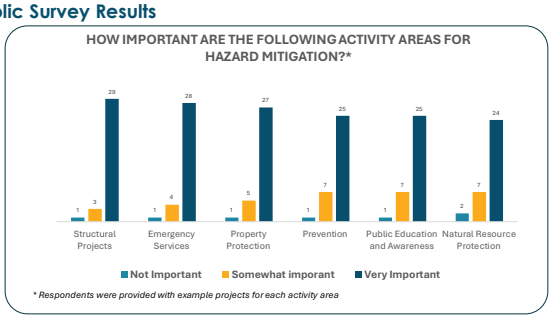
10

Public Survey Results



11

Public Survey Results



12



Risk Assessment Results

13

List of Hazards

Hazard	Revised Priority Ranking
Drought	High
Earthquake	
Extreme Heat	
Hazardous Materials and Waste	
High Winds (Includes Strong Winds Santa Ana Winds, and Tornadoes)	Medium
Public Health Emergency (Includes communicable diseases, pandemics)	
Urban Fires (Includes Structural and Industrial Fires)	
Wildfire	
Dam and Levee Failure (Includes consequences of dam and levee failure from other regions)	Low
Flood	
Severe Storms (Thunderstorm, Lightning and Hail)	
Tsunami	

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Mitigation Strategies

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Goals

RISK REDUCTION

ADOPT AND ENFORCE MEASURES TO REDUCE RISK FROM HAZARDS AND PROTECT LIFE AND PROPERTY FROM THEIR IMPACTS

COMMUNITY AWARENESS

IMPROVE COMMUNITY AWARENESS OF HAZARDS AND MEASURES TO SAFELY RESPOND TO AND RECOVER FROM THEM

COLLABORATIVE PARTNERSHIPS

FOSTER PARTNERSHIPS AND RESOURCE SHARING BETWEEN LOCAL AGENCIES, BUSINESSES, NEIGHBORING COMMUNITIES, AND RESIDENTS

16

WHAT ARE YOUR OPINIONS ON THE GOALS? SHOULD WE INCLUDE ADDITIONAL GOALS?

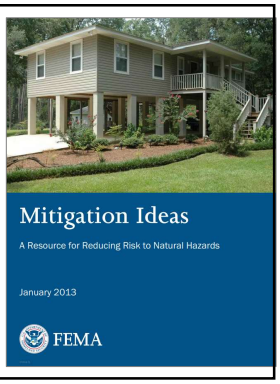
17

Mitigation Actions

Identify

Ongoing mitigation activities in the City

New mitigation needs



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Ongoing Mitigation Actions

Action Description	Urban Forest Management and Tree Planting Project
Hazards Addressed	Extreme Heat, Drought, Flood
Lead Implementor	City of Maywood, Amigos de Los Rios
Funding	State grants
Status	Ongoing

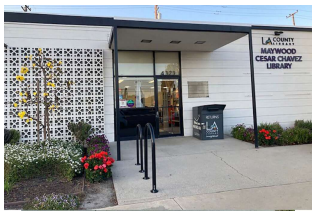


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Proposed Mitigation Actions

Action Description	City of Maywood Resilience Hub
Hazards Addressed	All Hazards
Source	Maywood Energy Resilience Plan

Action Description	Removal of end-of-life assets from Maywood City Hall for increased physical and IT security
Hazards Addressed	All, Other (Cybersecurity)
Source	Modern IT

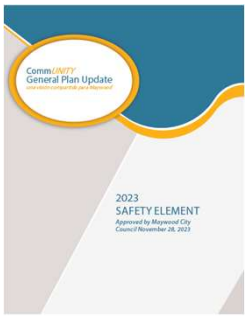


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Proposed Mitigation Actions

Action Description	Supply information to community about local hazard risks and preparedness
Hazards Addressed	All Hazards
Source	Maywood General Plan Safety Element, Youth Commission of Maywood

Action Description	Coordinate with county and other public agencies, including transportation agencies and health care providers, on emergency planning, response activities, and evacuation planning
Hazards Addressed	All Hazards
Source	Maywood General Plan Safety Element



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Hazard Mitigation Planning Techniques

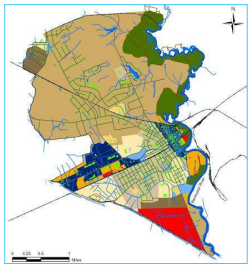
- Prevention
- Property Protection
- Natural Resource Protection
- Structural Projects
- Emergency Services
- Public Education and Awareness



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Prevention

- Planning and zoning
- Building codes
- Open space preservation requirements
- Drainage system maintenance
- Capital improvements programming
- Social Cohesion (e.g., community tree planting)



23

Property Protection

- Earthquake Retrofitting
- Critical facilities protection
- Insulation/ structural upgrades for critical facilities



24

Natural Resource Protection

- Tree canopy increase
- Green Streets
- Green roofs
- Decrease impervious surfaces



25

Structural Projects

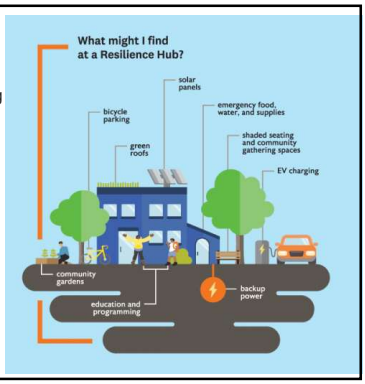
- Storm sewer expansions
- Detention basins



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Emergency Services

- Warning systems and monitoring
- Emergency response equipment
- Shelter Operations
- Evacuation planning and management
- Emergency response training and exercises
- Community Resilience Hubs



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Public Education and Awareness

- Outreach projects
- Social media
- Speaker series/ demonstration events
- Hazard map information
- Real estate disclosure
- Library materials
- School children educational programs
- Hazard expositions



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Next Steps

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Next Steps

- Survey ends - April 30
- Review Draft Plan
  - City of Maywood - May 2 – May 16, 2025
  - Committee, City Council, & Public – May 23- June 6, 2025
- Submit for State review – June 16

30

Contact Information

Miguel Leon
Administrative Analyst, City of Maywood
323-562-5747
miguel.leon@cityofmaywood.org

Thank you!

31

C7: Third Hazard Mitigation Steering Committee Meeting Notes

City of Maywood Hazard Mitigation Plan

Hazard Mitigation Steering Committee Meeting 3
Maywood City Hall
April 25, 2025
1:00pm to 2:30pm

The meeting was conducted in a hybrid format with 9 in-person participants and 7 virtual participants. The meeting began at about 1:05 pm with Ben Schattschneider, Project Manager, Stantec, making opening remarks.

Introductions

Ben Schattschneider began the presentation following the agenda and going around the room to give everybody a chance to introduce themselves. He then provided a brief refresher of the hazard mitigation panning process and progress updates. Additionally, he mentioned upcoming milestones including the public outreach planned for April 26 at the City of Maywood Earth Day event, and plan review period expected to begin in May 2025.

Survey Results

Priya Satish, Stantec provided an overview of survey responses received to date. Survey respondents mostly agreed with the City and Committee's views on hazard priorities considering hazardous materials incidents, earthquakes, and extreme heat as the most concerning hazards. Priya shared that the survey would remain open for another week until May 9 before being closed and tallying final results.

Mitigation Actions Review

Priya shared the goals for the plan which were then finalized by the committee and the City. Next, Priya and Ben went over proposed mitigation actions provided to participants as a printout or spreadsheet and went over each action in order to discuss the City's progress in each area, ongoing related activities, priority, lead implementation partners, and if the City and Committee wished to keep the action in the plan. Proposed actions were identified from committee members who submitted them, a review of complimentary planning efforts in the city, hazard mitigation plans from neighboring jurisdictions, and the Mitigation Ideas Handbook. A brief overview of items discussed is provided in the table below:

Proposed Action	Discussion
The City of Maywood energy resilience plan included a survey and preliminary scoping of suitable locations for establishing a resilience hub in the city. The City Teen Center, YMCA, and County Library were identified as top options. Identify and secure the resources to establish one of these locations as the resilience hub.	The City Manager shared that the Teen Center is the most likely candidate for the future resilience hub. The City has already secured funding for the design of the center, and construction is expected to occur in 2026. A priority rating of "High" was assigned to this action.

Proposed Action	Discussion
Expand community member participation in existing emergency notification systems such as MyShake.	The City agreed with this action and a priority rating of “medium” was assigned to this action
Implement a public emergency notification system through the existing GoGov App.	The City shared that the GoGov application they use does indeed have the capability to provide emergency notifications. The City will initiate discussions and estimate costing to implement those features on the app. A priority rating of “Medium” was assigned to this action.
Update the emergency operations and functions plan in the City Code.	The update would begin by referring to resources providing guidelines for a City plan and later considering external consultant support to complete the update. A priority rating of “High” was assigned to this action.
Formalize partnerships with neighboring jurisdictions, state, and local agencies for emergency response and resource sharing.	One of the committee members mentioned that it is also important for the City to look internally to identify key players in emergency response within the City. In large regional disasters, limited state and county response resources are insufficient to respond to all affected areas. A priority rating of “Medium” was assigned to this action.
Continue and expand urban forest management and tree planting project.	The City shared that the current program is an extension of a previous grant by CalFire. Maintenance and upkeep is included in the grant. The grant will likely get renewed and urban forest management will continue in the City. A priority rating of “High” was assigned to this action.
Promote drought-tolerant landscaping and smart irrigation systems.	The City and Committee shared that this action would be outreach focused as a water efficiency ordinance is already in place in the City. A priority rating of “Low” was assigned to this action.
Removal of end-of-life assets from Maywood City Hall for increased physical and IT security, and to maintain capacity for essential city services.	The IT consultant for the city shared that a grant application submitted in 2024 did not succeed. The City will reapply for grant funding in the next cycle. The City manager also mentioned that the city may have access to other grant funding that can support a portion of this action. A priority rating of “high” was assigned to this action.
Review, update, and enforce earthquake resistant building code.	The committee decided to merge these two actions. The City is in talks with a consultant to explore grant funding for bringing multi-family

Proposed Action	Discussion
Conduct building safety inspections routinely for earthquake and fire safety compliance.	homes up to code. The City also has some funding from Permanent Housing Allocation to support a portion of residences in the City. A priority rating of "medium" was assigned to this action.
Coordinate with utility companies to ensure fire hydrants functionality is routinely inspected.	The City and Committee shared that the water utilities are responsible for this action. There was consensus that the City will increase communication with the utilities to receive updates about fire hydrant inspections and conditions. A priority rating of "high" was assigned to this action.
Increase awareness about the importance of inspecting and maintaining fire safety elements including fire extinguishers and fire alarms on private property.	The City is trying to host a campaign for "fire safety in your home" and is partnering with Red Cross for smoke detectors and extinguishers for homes. A priority rating of "high" was assigned to this action.
Implement maintenance standards for tree pruning around utility and communication lines	Public works mentioned that this program is already in place and does not need any additional action at the moment. This action was removed from the list.
Continue support of soil cleanup activities led by DTSC	The City asked to revise this action to focus on collaboration and partnership as the effort is already led by DTSC.
Provide financial incentives for businesses and residents to replace high-water-use appliances, fixtures, and plumbing	The City provides education and outreach along with partners at city events. The city requested revising this action to focus on continued outreach rather than financial incentives.
Evaluate aging sewer infrastructure for retrofitting, lining, and replacement to prevent system failures that can lead to contamination, overflows, and health hazards	The City has an ongoing project with funding from EPA. The entire process is expected to take up to 5 years. A priority rating of "high" was assigned to this action.
Conduct regular maintenance and debris removal for city stormwater drainage system to prevent nuisance flooding	Public works mentioned flooding hotspots in the city that have insufficient drainage outlets. A priority rating of "medium" was assigned to this action.

Next Steps

The Hazard Mitigation Committee will review updated actions and provide any feedback before May 9th, 2025. Following the finalizing of the actions, Stantec will share the draft plan with the City and begin the review process. The City will share the draft plan with the public through the City Council in June, 2025.

The meeting concluded at 2:30pm.

The list of attendees is included on the sign in sheets.

C8: Public Engagement Activity Posters (Blank)

City of Maywood Hazard Mitigation Plan / *Plan De Mitigación De Riesgos De La Ciudad De Maywood*

The City of Maywood is developing a Hazard Mitigation Plan. The plan will assess the City's risk to hazards and identify strategies to mitigate them. All data collected will be used only to inform the planning process.

La Ciudad de Maywood está desarrollando un Plan de Mitigación de Riesgos. El plan evaluará el riesgo de la ciudad a los peligros y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación.

Which hazards have you been impacted by or are concerned about? Place a sticker next to it.
¿Qué riesgos le han afectado o le preocupan? Pon una pegatina al lado.

Dam and Levee Failure (Includes consequences from surrounding regions) *Rotura de presas y diques* (Incluye las consecuencias de las regiones circundantes)	**Drought** *Sequía*	**Earthquake** *Terremoto*	**Extreme Heat** *Calor extremo*
Flood Inundación	**Hazardous Materials & Waste** Materiales y residuos peligrosos	**High Wind** (Includes Strong Winds, Tornadoes, and Santa Ana Winds) Vientos fuertes (Incluye vientos fuertes, tornados y vientos de Santa Ana)	**Public Health Emergencies** (Includes communicable diseases and pandemics) Emergencias de salud pública (Incluye enfermedades transmisibles y pandemias)
Severe Storms (Includes thunderstorms, lightning, and hail) *Fuertes tormentas de Verano* (Incluye tormentas eléctricas, relámpagos y granizo)	**Tsunami** *Maremoto*	**Wildfire** *Incendio forestal*	**Urban Fire** (Includes structure and industrial fires) *Fuego urbano* (Incluye incendios estructurales e industriales)

YOUR OPINION IS IMPORTANT/ SU OPINIÓN ES IMPORTANTE

To participate in our survey or for more information about the Hazard Mitigation Plan, scan the QR code.

Para participar en nuestra encuesta u obtener más información sobre el Plan de Mitigación de Riesgos, escanea el código QR.

City of Maywood Hazard Mitigation Plan / *Plan De Mitigación De Riesgos De La Ciudad De Maywood*

The City of Maywood is developing a Hazard Mitigation Plan. The plan will assess the City's risk to hazards and identify strategies to mitigate them. All data collected will be used only to inform the planning process.

La Ciudad de Maywood está desarrollando un Plan de Mitigación de Riesgos. El plan evaluará el riesgo de la ciudad a los peligros y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación.

Which goals are important to include in the Hazard Mitigation Plan? Place a sticker next to it.
¿Qué objetivos es importante incluir en el Plan de mitigación de peligros? Pon una pegatina al lado.

Protection of Life & Property
Protección de Vida y Propiedad

Reduce the risk of injury, loss of life, and property damage from hazards.

Reduce el riesgo de lesiones, pérdida de vidas y daños a la propiedad debido a peligros.

Long-term Planning
Planificación a Largo Plazo

Integrate hazard mitigation strategies into long-term community planning to ensure sustainable growth and development.

Integra estrategias de mitigación de riesgos en la planificación comunitaria a largo plazo para garantizar el crecimiento y el desarrollo sostenibles.

Emergency Response & Recovery
Respuesta de Emergencia y Recuperación

Strengthen emergency response and recovery procedures to minimize disruptions after a disaster

Fortalece los procedimientos de recuperación y respuesta de emergencia para minimizar las interrupciones después de un desastre.

Community Resilience
Resiliencia Comunitaria

Foster partnerships and resource sharing between local agencies, businesses, neighboring communities, and residents.

Crea asociaciones y comparte recursos entre agencias locales, empresas, comunidades vecinas y residentes.

Education, Awareness, & Outreach
Educación, Conciencia, y Extensión

Increase awareness of hazards and promote preparedness through education and community engagement

Aumenta la conciencia sobre los peligros y promueve la preparación a través de la educación y la participación comunitaria.

YOUR OPINION IS IMPORTANT/ SU OPINIÓN ES IMPORTANTE

To participate in our survey or for more information about the Hazard Mitigation Plan, scan the QR code.

Para participar en nuestra encuesta u obtener más información sobre el Plan de Mitigación de Riesgos, escanea el código QR.

C9: Food Distribution Event Outreach Notes

Hazard Mitigation Plan Community Outreach #1
City of Maywood YMCA, Southeast Rio Vista, Maywood
February 26, 2025

On February 26, 2025, hazard mitigation planning staff from the City of Maywood along with four team members from Stantec conducted a tabling event and outreach activity at the YMCA's monthly food distribution event for Maywood residents. The engagement activity was advertised on the City's social media accounts on Facebook and Instagram, as well as the city's citizen information app, "Connect Maywood". Over 100 community members attended the food distribution event and the planning team attempted to speak to as many people as possible while they lined up for the distribution.

Bilingual staff and team members spoke with community members informing them about the planning process, hazards assessed, and solicited feedback through activities related to hazard impacts, plan goals, and surveys distributed in English and Spanish. Additionally, the team provided handouts that summarized the planning process, provided links to the online survey, and preparedness information for children and adults. All flyers and handouts can be found in Appendix D.

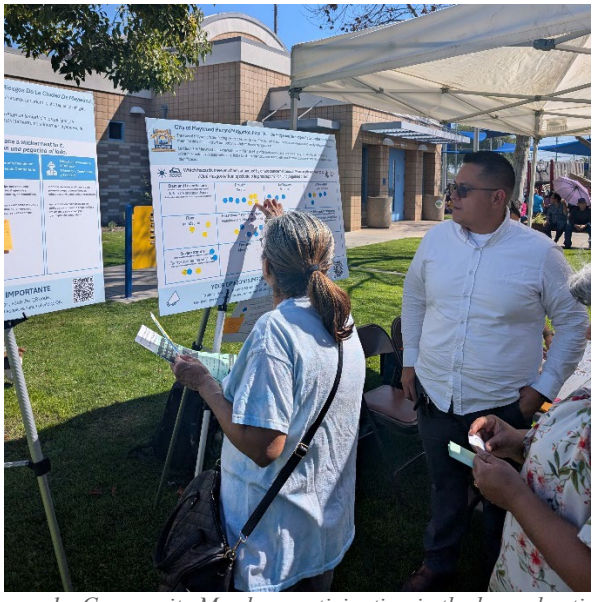


Figure 1 - Community Member participating in the hazard activity

Engagement Outcomes

Community members were asked to review the list of hazards and mark if they have been impacted by or are concerned about the hazards using colored stickers. Outcomes of this activity are in **Figure 1.**

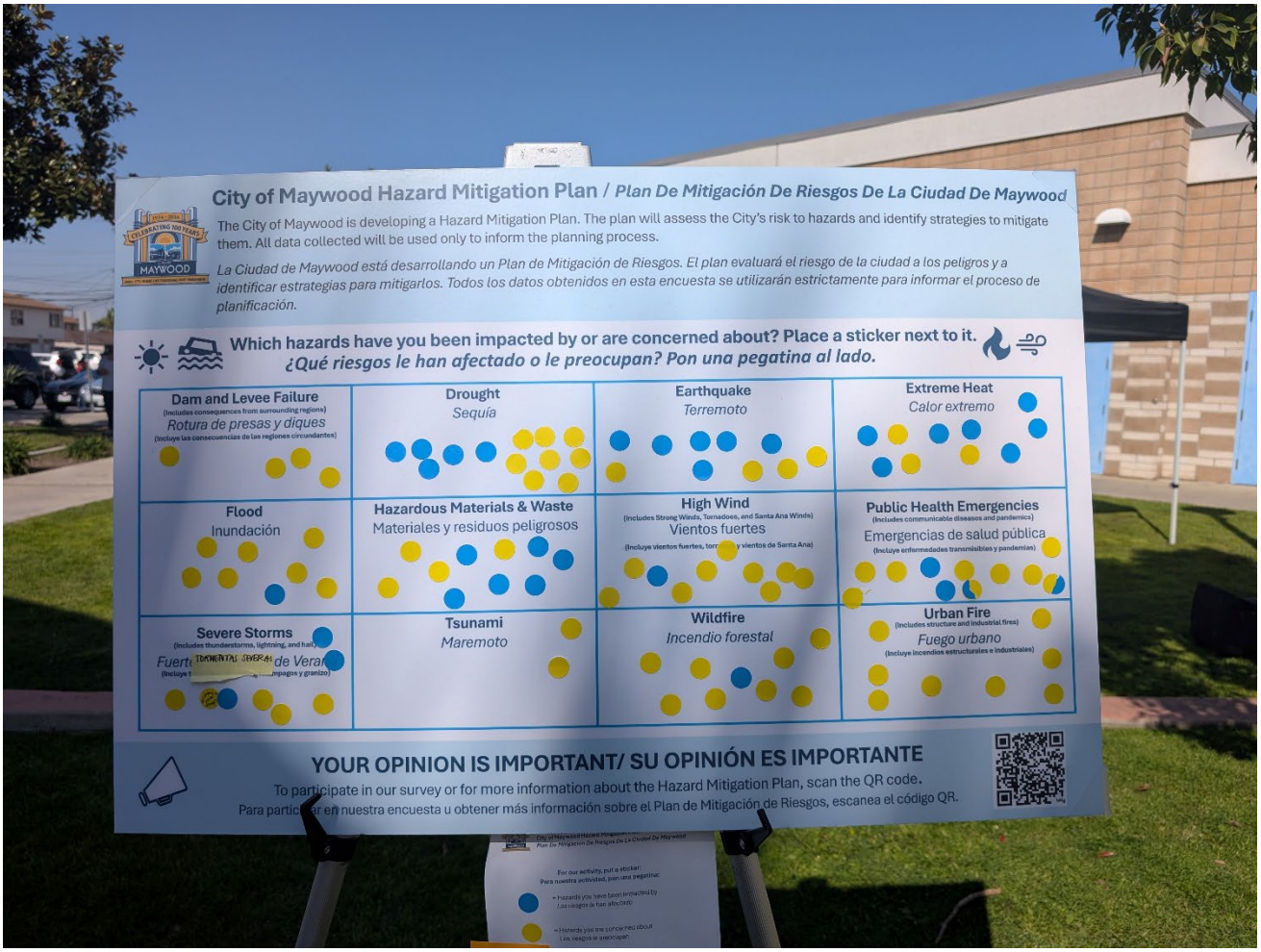


Figure 2 - Community activity to mark hazards of concern and previous impacts

Conversations with community members revealed the following concerns related to each hazard:

- **Extreme Heat and Greenery** – Residents expressed concerns regarding rising temperatures and recommended an increase in tree planting and green spaces to mitigate heat impacts.

- **Exide Cleanup and Remediation (Hazardous Materials and Waste)** – Residents raised concerns regarding the prioritization of cleanup efforts, response delays, bureaucratic challenges (Red tape), contractor performance, and staffing changes.
  Additional concerns were noted regarding the City's proximity to highly polluted industrial areas, traffic congestion, and freeway emissions.
- **Tsunami Risk** – Considered a low priority concern due to the City's inland location.
- **Earthquake Preparedness** – Residents expressed concerns regarding the structural integrity of buildings and adherence to updated seismic safety codes.
- **Disaster Response** – Community members emphasized the need for improved emergency response times from fire, sheriff, and other relevant agencies.
- **Dam and Levee Failure** – Low to moderate concern, particularly for the eastern portion of Maywood near the Los Angeles River and northern areas adjacent to bridges and waterways.
- **High Winds** – Residents had mixed opinions; some consider it a low risk, while others cited incidents of property damage, fallen trees, and displaced belongings due to strong winds.
- **Flooding** – Low to moderate concern, as many residents have not experienced significant flooding within the City. However, concerns remain due to the proximity of the Los Angeles River.
- **Severe Storms** – Considered a low concern as residents reported limited exposure to severe storms, with seasonal rainfall being short-lived in the region.
- **Wildfire Risk** – Moderate to high concern, primarily due to secondary impacts such as poor air quality from wildfire smoke and debris rather than direct exposure to fire hazards. Many residents expressed concerns about the lack of preparedness and access to protective equipment, such as proper face coverings.
- **Urban Fire Risk** – High concern due to past fire-related emergencies in the City, including incidents at the PEMACO site in Riverfront Park and other industrial facilities in the western part of Maywood, which have led to displacement and contamination issues.
  Additionally, concerns were raised about the "potential" for intentional fires and arson contributing to further environmental hazards.
- **Public Health Emergencies** – Low to moderate concern; while residents feel more prepared following the COVID-19 pandemic, uncertainty remains regarding future public health crises and appropriate response measures.
- **Drought and Water Quality** – High concern due to ongoing drought conditions and reduced precipitation at the state and county levels.
  Additional concerns were raised about the quality of drinking water, potential contamination, and overall water safety.

In addition to hazard concerns, some community members engaged in an activity to review proposed goals for the hazard mitigation plan. They provided insight on what goals the city should consider. Notable concerns raised include

- Improve land planning measures to prevent people from having to live close to polluting industries
- Improve riverfront access and enhance green space
- Provide resources to unhoused populations to help them prepare for hazardous situations
- Establish a resilience hub to provide mutual aid, backup battery storage, and solar panels

- Establish emergency alerts and notification systems.

Figure 2 shows responses provided on the goals and actions ideation activity.

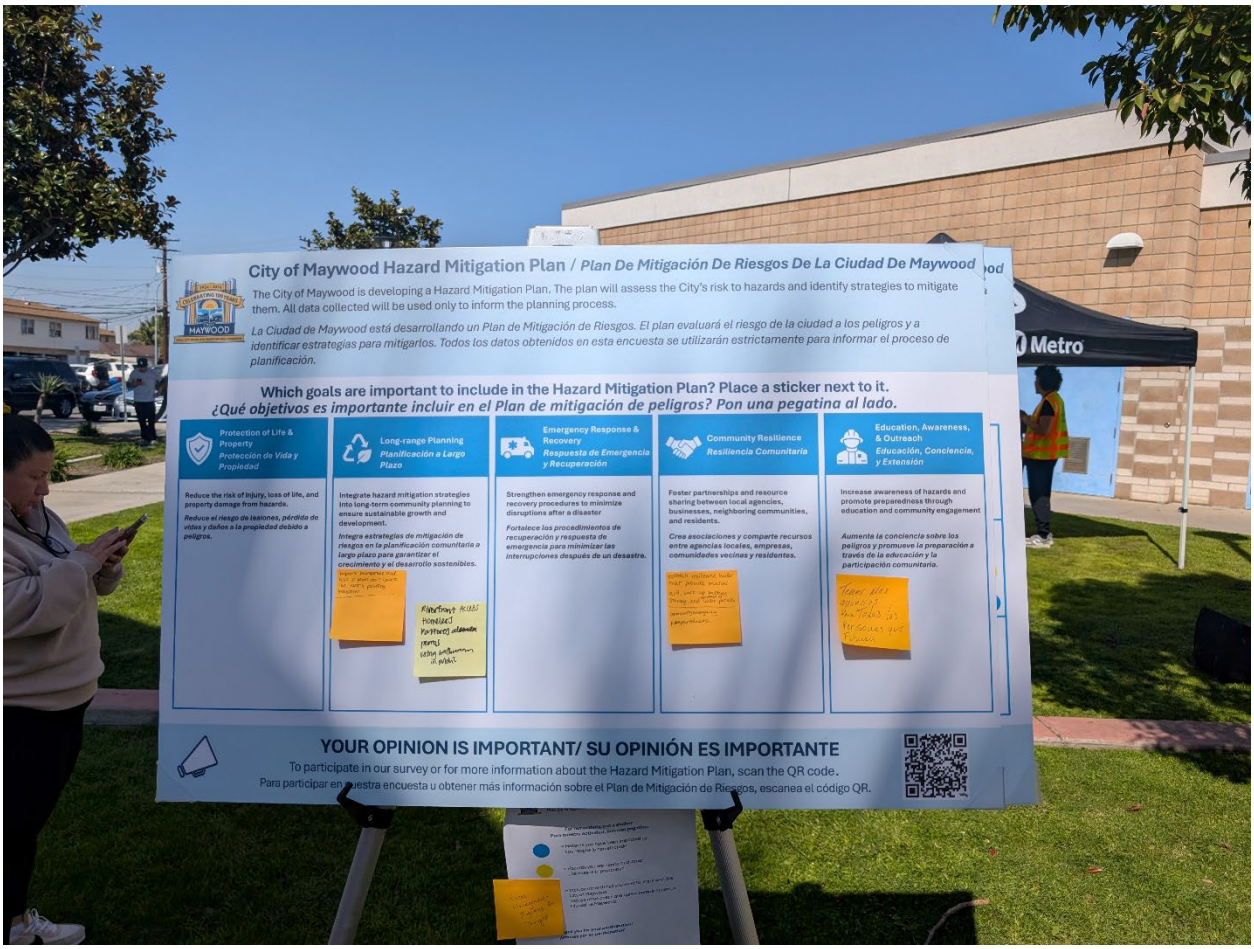


Figure 3 - Community activity to identify goals and actions

A few community members filled out paper form of the complete survey. The City of Maywood will distribute more surveys through City hall and the YMCA through the rest of the planning process. A second outreach event will be conducted during the Earth Day celebrations in the City on April 26, 2025.

Appendix D: Correspondence

This appendix includes:

D1: Hazard Mitigation Steering Committee Invite

D2: Hazard Mitigation Steering Committee Meeting Invites

D3: Hazard Mitigation Steering Committee Attendance Records

D4: General Informational Flyer

D5: Social Pinpoint Site Screenshots

D6: Survey Publicity Social Media Post Screenshots

D7: Public Outreach Event Publicity Flyers

D8: Completed Mitigation Action Forms

D9: Notice of Plan Review Period

D1: Hazard Mitigation Steering Committee Invite

Steering Committee Introduction

The City of Maywood is excited to announce the creation of its first Hazard Mitigation Plan (HMP). This plan aims to identify and address natural and man-made hazards, such as heat waves, droughts, earthquakes, and hazardous materials incidents, which threaten the safety of Maywood's residents. The HMP will help reduce the loss of life and property through long-term strategies. The purpose of the HMP is to:

- **Evaluate hazards** with the potential to impact the City
- **Identify mitigation actions** to prevent or lessen their negative effects
- **Support funding eligibility** from Federal Emergency Management Agency (FEMA) for hazard mitigation projects

The goal of the process is not to have a static document that sits on a shelf, but to create a dynamic Plan that highlights the values, vision, and goals of Maywood. To develop meaningful solutions, and to qualify for FEMA funding, community participation essential.

To support the success of this Plan, the City is forming a **Hazard Mitigation Steering Committee.** This committee will:

- Identify hazards in Maywood
- Set mitigation goals
- Review current mitigation and adaptation activities
- Recommend steps to protect people, property, and community assets

The plan will also assess social vulnerabilities and climate change impacts. Public participation is vital and will include open meetings and a chance to review the draft plan. The Plan will guide the City and its agencies in improving current and future mitigation efforts.

You are invited to join our Plan Steering Committee. The committee will meet three times to provide insights and direction for the plan.

- **First Meeting:** Wednesday, December 4, 2024, at Maywood City Hall, 2-3:30 pm
- **Future Meetings:** Tentatively in February and April 2025

Your participation is important to the success of this Plan, and we hope you accept this invitation. Please provide your response to this invitation and availability to participate in the first meeting through this **one minute RSVP form**. https://forms.office.com/r/KKZSjhKFtA

If you have any questions or comments, please do not hesitate to contact me at 323-562-5747 or Miguel.leon@cityofmaywood.org

D2: Hazard Mitigation Steering Committee Meeting Invites

HMSC Meeting #1, First Invite

City of Maywood Hazard Mitigation Plan: Steering Committee Meeting 1

ML Miguel Leon <miguel.leon@cityofmaywood.org>

No Response Required

Required Karen Iniguez; Steve Fowler; Schattschneider, Ben; Satish, Priya; acampos@selacollab.org; wfranco@selacollab.org; agonzalez@rmc.ca.gov; rbustillo@cbecal.org; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; melissa@lanatureforall.org; info@riverinaction.org; tkjer@lanlt.org; **+38 others**

Mon 12/2/2024 12:24 PM

Optional Jennifer Vasquez; Daisy Guerrero; Montecinos, Maeli; Planning

This sender miguel.leon@cityofmaywood.org is from outside your organization.

Accepted on 11/14/2024 2:55 PM.
This meeting has been adjusted to reflect your current time zone. It was initially created in the following time zone: (UTC-08:00) Pacific Time (US & Canada).

HMSC Letter.docx
255 KB

Wednesday, December 4, 2024 4:00 PM-5:30 PM City of Maywood CA (4319 E Slauson Ave, Maywood, CA 90270)

Dear Hazard Mitigation, Steering Committee Member:

The City of Maywood is creating a *Hazard Mitigation Plan*. You are invited to the first Hazard Mitigation Steering Committee meeting on **Wednesday, December 4, 2024, from 2:00 pm – 3:30 pm at the City of Maywood City Hall, 4319 E Slauson Ave, Maywood, CA.**

The purpose of the meeting is to:

- Provide an overview of the mitigation planning process,
- Discuss the sections of the plan and the data collection effort,
- Identify hazards to include in the plan,
- Review the plan goals and the public survey, and
- Complete an activity to prioritize mitigation categories.

The City of Maywood's community members and stakeholders are encouraged to participate in this plan process as it will allow them to be eligible for federal funding for hazard mitigation projects.

Your participation is important to the success of this Plan, and we hope you accept this invitation. Please provide your response to this invitation and availability to participate in the first meeting through this **one-minute RSVP form**. https://forms.office.com/r/KKZSjhKFtA

The meeting will primarily be held in-person, offering opportunities to engage in activities and meet other committee members. Therefore, in-person participation is highly encouraged. However, if you are unable to attend in-person, a hybrid online option will be available.

If you have any questions or comments, please do not hesitate to contact me at 323-562-5747 or miguel.leon@cityofmaywood.org.

HMSC Meeting #1, Follow up Invite

City of Maywood Hazard Mitigation Plan: Steering Committee Meeting 1

ML Miguel Leon <miguel.leon@cityofmaywood.org>

No Response Required

Required Karen Iniguez; Steve Fowler; Schattschneider, Ben; Satish, Priya; acampos@selacollab.org; wfranco@selacollab.org; agonzalez@rmc.ca.gov; rbustillo@cbecal.org; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; melissa@lanatureforall.org; info@riverinaction.org; tkjer@lanlt.org; **+38 others**

Mon 12/2/2024 12:24 PM

Optional Jennifer Vasquez; Daisy Guerrero; Montecinos, Maeli; Planning

This sender miguel.leon@cityofmaywood.org is from outside your organization.

Accepted on 11/14/2024 2:55 PM.
This meeting has been adjusted to reflect your current time zone. It was initially created in the following time zone: (UTC-08:00) Pacific Time (US & Canada).

HMSC Letter.docx
255 KB

Wednesday, December 4, 2024 4:00 PM-5:30 PM City of Maywood CA (4319 E Slauson Ave, Maywood, CA 90270)

Hello Everyone,

We are looking forward to your participation in the City of Maywood's first **Hazard Mitigation Steering Committee Meeting.** To ensure accurate attendance and efficient planning, we kindly request that you take a moment to either **accept or decline the meeting invitation** at your earliest convenience. This will help us confirm the number of participants joining this important discussion.

For those participating virtually, please find the Zoom link below:
Join the LHMP Meeting via Zoom: https://us02web.zoom.us/j/88204101150

We appreciate your cooperation and look forward to working together on this critical initiative. Should you have any questions or require further assistance, please do not hesitate to contact us.

Thank you,

Miguel

HMSC Meeting #1, Post-meeting follow up

Follow-Up Tasks: Hazard Mitigation Plan Steering Committee - Maywood

Reply | Reply All | Forward

ML **Miguel Leon** <miguel.leon@cityofmaywood.org>
To Karen Iniguez; Schattschneider, Ben; Satish, Priya; acampos@selacollab.org; wfranco@selacollab.org; agonzalez@rmc.ca.gov; rbustillo@cbecal.org; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; melissa@lanatureforall.org; **+45 others**
Cc Jennifer Vasquez
Tue 12/17/2024 11:18 AM

This sender miguel.leon@cityofmaywood.org is from outside your organization.
This message was sent with High importance.

- Maywood_HMSC1_Notes 12_4_24.pdf 295 KB
- CityOfMaywood_Mitigation_Actions_Form.pdf 186 KB
- Maywood HMP-Info Handout.pdf 340 KB
- Maywood_Public_Participation_Survey.pdf 199 KB
- Mitigation_Ideas_workbook.pdf 4 MB
- Presentation.pdf 7 MB

Hello Committee Members,

Thank you for attending the first Hazard Mitigation Plan Steering Committee meeting on Wednesday, December 4, 2024. For those unable to attend, please review the follow-up items below:

1. **Meeting Notes** – Attached is a summary of the meeting discussions.
2. **Presentation PDF** – The presentation is attached for your reference.
3. **Hazard Mitigation Plan Flyer** – An informational flyer is attached.
4. **Mitigation Actions Form and Workbook** – We request committee members to ideate on appropriate mitigation actions between now and the next meeting. You can share any ideas through the mitigation action form that is attached.
5. **Public Participation Survey (Action Required)** – Review the draft survey and provide any feedback. The survey will only be shared once the City finalizes the hazards list. Your input is critical to move this forward. Additionally, once it is ready, we will follow up with the committee members to publicize it among the community members.

Next Steps:

- A second in-person meeting is tentatively scheduled for **February 2025**. Details will be shared soon.
- The project website is under development and will be available for public view shortly.

Please share this information with any members who were unable to attend. Let me know if you have questions.

Thank you for your participation and support! Happy Holidays!

Miguel Leon
Administrative Analyst
323-562-5747
miguel.leon@cityofmaywood.org
4319 E. Slauson Ave. Maywood, CA 90270

HMSC Meeting #2, Invite

From: Miguel Leon <miguel.leon@cityofmaywood.org>
Sent: Wednesday, February 12, 2025 11:04 AM
To: Miguel Leon; Schattschneider, Ben; Ng, Emily; Satish, Priya; abel@amigosdelosrios.org; davidf@amigosdelosrios.org; ulysses@amigosdelosrios.org; agonzalez@rmc.ca.gov; rbustillo@cbecal.org; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; melissa@lanatureforall.org; info@riverinaction.org; tkjer@lanlt.org; aguirrefel@gmail.com; junaidrasul@ymcala.org; Claudia Zavala; Nancy Rodriguez; cpena@dpw.lacounty.gov; jherrera@mmwco1.com; jrodriguez@maywoodmutualwater02.com; mmwfieldrep@gmail.com; jdavis@crosstowndata.com; okan.demirci@transtech.org; Jerry Gomez; Rimo Hanson; dcruz@AltaMed.org; dkhanchalian@modernit.com; dmac@dmae.ca.gov; dkaufman@library.lacounty.gov; Mark Berg; nsinha@ca-ilg.org; SCadena@esassoc.com; gduran@lausd.net; mcg4813@lausd.net; axg1125@lausd.net; gabriela.rodriguez85@lausd.net; analaura.garcia@lausd.net; kyc6069@lausd.net; gjauregu@lausd.net; R2Jimene@lasd.org; herlinda.chico@fire.lacounty.gov; Raul RodriguezT; Angelina Martinez; Diego Jimenez; Crystal Acosta; magaly.guzman626; 752095@student.dusd.net; iroyhernandez2008; Mohammad Mostahkami; Santacruz, Vivian; tdales@sgamarketing.com; Montecinos, Maeli; Jaime Guerrero
Cc: Jennifer Vasquez; Daisy Guerrero; Planning; Norma Hernandez; Sylvia Arredondo; Tiffany McClain
Subject: Invitation – Hazard Mitigation Steering Committee Meeting #2 | February 26, 2025
When: Wednesday, February 26, 2025 10:00 AM-11:30 AM (UTC-08:00) Pacific Time (US & Canada).
Where: City of Maywood CA (4319 E Slauson Ave, Maywood, CA 90270)

Hello, Hazard Mitigation, Steering Committee Members,

The City of Maywood invites you to participate in the second **Hazard Mitigation Steering Committee Meeting**, scheduled for **Wednesday, February 26, 2025, from 10:00 AM to 11:30 AM** at **Maywood City Hall, 4319 E. Slauson Ave, Maywood, CA**.

Your engagement is critical to the development of a comprehensive and effective **Hazard Mitigation Plan**. This meeting will provide updates on our planning efforts and facilitate meaningful discussions on key mitigation strategies.

Meeting Agenda:

- Planning Progress Updates
- Capability and Capacity Assessment Results
- Risk Assessment Findings
- Mitigation Strategies Discussion

To ensure robust collaboration, we encourage in-person attendance. However, a **hybrid option** will be available for those unable to attend in person.

For virtual participation, please use the Zoom link below:

- https://us02web.zoom.us/j/82171395444

Should you have any questions or require additional information, please contact me at **(323) 562-5747** or **miguel.leon@cityofmaywood.org.**

We appreciate your dedication to this important initiative and look forward to your participation.

Sincerely,

Miguel Leon
City of Maywood

HMSC Meeting #3, Availability Poll

City of Maywood Hazard Mitigation Committee Meeting #3 – Availability Poll

Miguel Leon <miguel.leon@cityofmaywood.org>
To: Planning; Norma Hernandez; Sylvia Arredondo; Tiffany McClain; Rossmery Zayas; Brittany Rivas; Laura Gracia; Maya Miracle; Rasul, Hayat; Bahram Fazeli; Darryl Molina Sarmiento; abel@amigosdelosrios.org; davidf@amigosdelosrios.org; ulysses@amigosdelosrios.org; agonzalez@rmc.ca.gov; rbustillo@cbecal.org; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; melissa@lanatureforall.org; info@riverinaction.org; tkjer@lanlt.org; aguirrefel@gmail.com; junaidrasul@ymcala.org; Claudia Zavala; **+44 others**

Tue 3/11/2025 4:52 PM

Reply | Reply All | Forward

This sender miguel.leon@cityofmaywood.org is from outside your organization.

To help protect your security, the Follow Up flag text has been hidden. Follow up by Friday, March 14, 2025 7:00 PM.
Click here to see hidden text.

Hello Steering Committee Members,

As we prepare for the **City of Maywood Hazard Mitigation Committee Meeting – Mitigation Strategy Workshop**, your participation is essential in finalizing key components of this process. To ensure full attendance and engagement, please take a moment to complete the availability poll to determine the best date and time for this critical discussion.

Agenda Items:

- **Final Risk Assessment Results**
- **Final Capability and Capacity Assessment**
- **Survey Results**
- **Mitigation Strategy Development**

The **Mitigation Strategy Workshop** will be scheduled based on steering committee availability on:

- **April 24, 2025 (Evening Hours)**
- **April 25, 2025 (9:00 AM – 5:00 PM)**

Your input and attendance are vital to ensuring a well-coordinated and effective hazard mitigation strategy. **Please submit your availability by March 14, 2024.**

Once responses are collected, we will send out the official meeting invitation and details.

Scheduling poll

Final City of Maywood Hazard Mitigation Committee Meeting #3 – Availability Poll

HMSC Meeting #3, First Invite

Miguel Leon <miguel.leon@cityofmaywood.org>
Required: Planning; Norma Hernandez; Sylvia Arredondo; Tiffany McClain; Rossmery Zayas; Brittany Rivas; Laura Gracia; Maya Miracle; Rasul, Hayat; Bahram Fazeli; Darryl Molina Sarmiento; abel@amigosdelosrios.org; davidf@amigosdelosrios.org; ulysses@amigosdelosrios.org; agonzalez@rmc.ca.gov; Roberto Bustillo; gerardosalcedo@ymcaLA.org; jdelreal@eycej.org; claire@amigosdelosrios.org; info@riverinaction.org; aguirrefel@gmail.com; junaidrasul@ymcala.org; Claudia Zavala; Nancy Rodriguez; **+45 others**

Wed 4/23/2025 5:16 PM

No Response Required

This sender miguel.leon@cityofmaywood.org is from outside your organization.

This meeting request was updated after this message was sent. You should open a later update or open the item on the calendar.

image006.png 9 KB | image002.png 9 KB | Mitigation_Actions.xlsx 21 KB | CityOfMaywood New_Actions_Form.pdf 186 KB | FEMA_Mitigation_Ideas_Handbook.pdf 4 MB | Meeting2_Recap_Risk&Capability.pdf 9 MB

Friday, April 25, 2025 3:00 PM-5:00 PM ~~*(Friday, April 25, 2025 3:00 PM-4:30 PM)*~~ City of Maywood CA (4319 E Slauson Ave, Maywood, CA 90270)

On behalf of the City of Maywood, you are invited to attend the final meeting of the Mitigation Steering Committee. Your continued involvement has been essential to the development of the City's Local Hazard Mitigation Plan, and your participation in this concluding workshop is critical to finalizing the Mitigation Strategy.

Meeting Details
Meeting #3 – Mitigation Strategy Workshop
Date: Friday, April 25, 2025
Time: 1:00 p.m. – 3:00 p.m.
Location: City Hall: Council Chambers at 4319 E. Slauson Avenue, Maywood, CA 90270
The meeting will also be broadcast via Zoom for those who wish to participate virtually. The Zoom link will be provided prior to the meeting.

This final workshop will focus on:
- Identifying current and ongoing mitigation activities
- Discussing and prioritizing new mitigation needs
- Developing a draft list of mitigation actions
- Finalizing the City's mitigation goals

In preparation for the meeting, please review the attached presentation from Meeting #2. Additionally, we ask all members to complete the **Hazard Mitigation Survey** prior to the meeting. The survey is available at the following link:

➤ Hazard Mitigation Survey

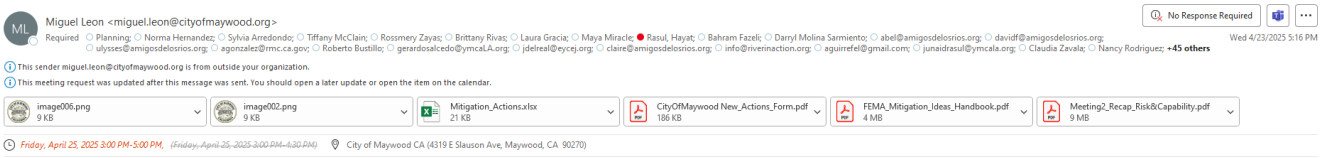
As this is the final scheduled meeting of the Steering Committee, your full participation—either in person or virtually—is **strongly** encouraged to ensure the Mitigation Strategy accurately reflects the City's needs and priorities.

If you have any questions or require additional information, please contact Miguel Leon at **miguel.leon@cityofmaywood.org**. Thank you for your participation and commitment to finalizing the City's Mitigation Strategy.

Thank you,

HMSC Meeting #3, Follow up Invite

Final Workshop Preparation – Review Materials & RSVP by April 25



Hello Mitigation, Steering Committee Members,

As a reminder, the final meeting of the Mitigation Steering Committee will be held on **Friday, April 25, 2025, from 1:00 p.m. to 3:00 p.m.** at **Maywood City Hall (Council Chambers, 4319 E. Slauson Avenue, Maywood, CA 90270)**.

To ensure a productive and informed discussion, we ask all members to **review the following materials prior to the workshop**:

1. **Slides from the previous meeting** – Provides an overview of risk and capability assessments, as well as types of mitigation actions.
2. **FEMA Mitigation Ideas Handbook** – Offers examples of potential actions by hazard type.
3. **New Actions Form** – Allows you to propose additional actions for the City's Hazard Mitigation Plan.
4. **Mitigation Actions Excel Sheet** – Contains a compiled list of mitigation actions identified through local planning documents, community input, and the FEMA handbook.

In addition, please complete the **Hazard Mitigation Survey** if you haven't already.

Please confirm your attendance (in person or via Zoom) by replying to this email before **Friday, April 25**.

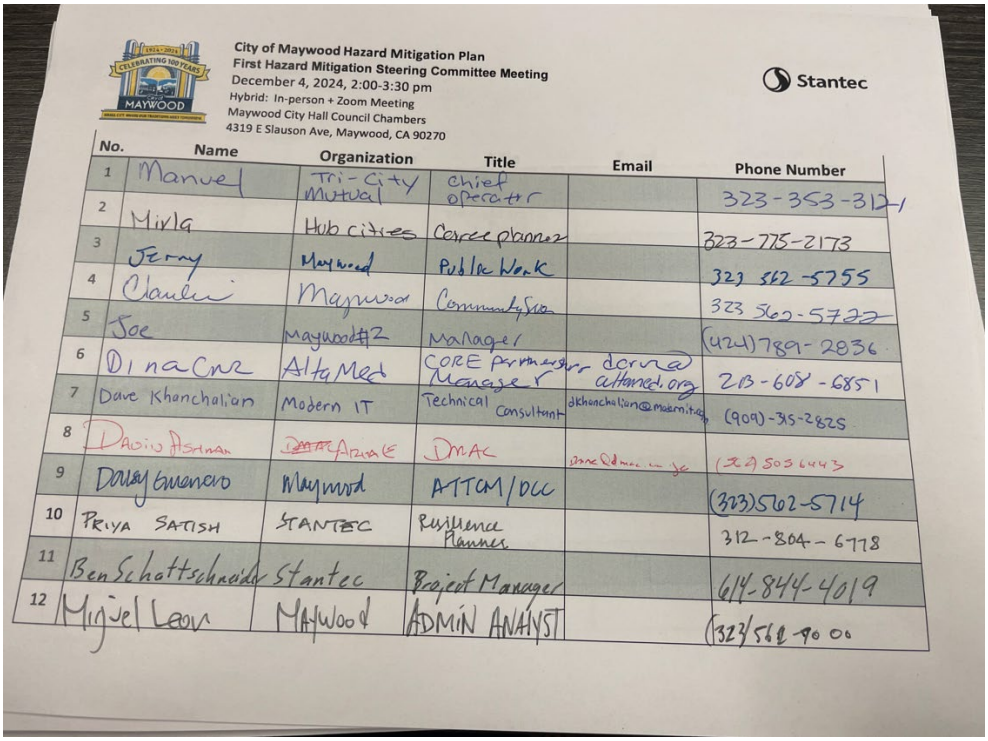
The meeting will also be available via Zoom. Please find the link to join below. **Zoom Meeting Link:** https://us02web.zoom.us/j/89998713980

If you have any questions or require assistance accessing the materials, don't hesitate to contact me at **miguel.leon@cityofmaywood.org**.

Thank you for your continued commitment to the City's Hazard Mitigation Strategy.

D3: Hazard Mitigation Steering Committee Meeting Attendance Records

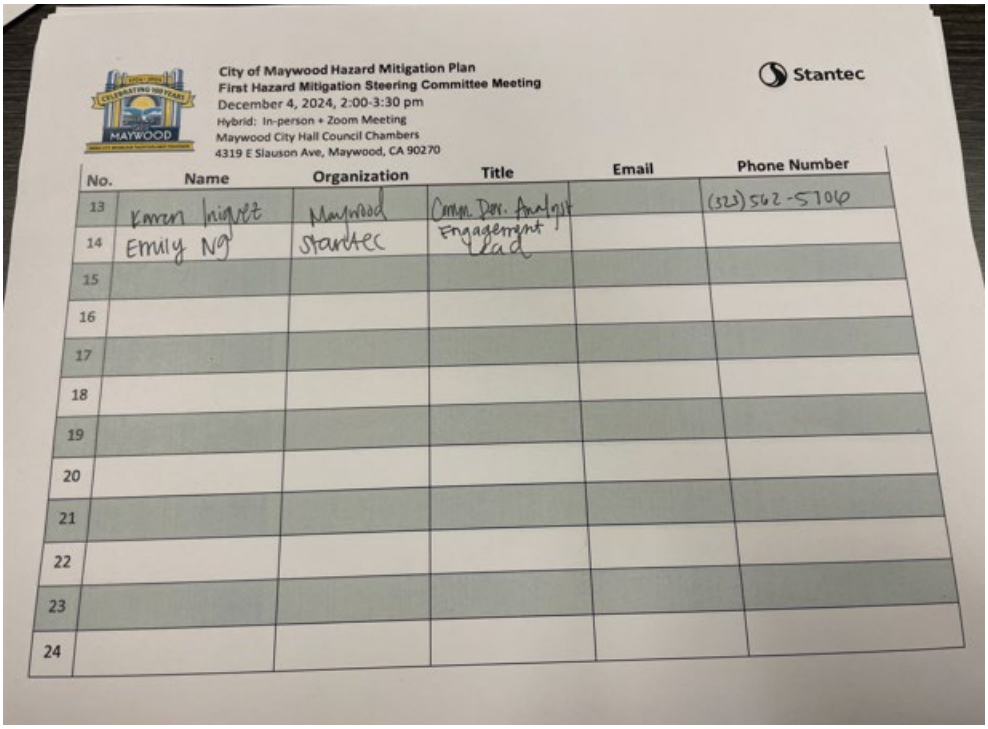
HMSC Meeting #1, In-Person Sign-In



City of Maywood Hazard Mitigation Plan
First Hazard Mitigation Steering Committee Meeting
December 4, 2024, 2:00-3:30 pm
Hybrid: In-person + Zoom Meeting
Maywood City Hall Council Chambers
4319 E Slauson Ave, Maywood, CA 90270

Stantec

No.	Name	Organization	Title	Email	Phone Number
1	Manuel	Tri-City Mutual	chief operator		323-353-312-
2	Mirla	Hub cities	Comm planner		323-775-2173
3	Jerry	Maywood	Public Work		323 562-5755
4	Claudia	Maywood	Community Svc		323 562-5722
5	Joe	Maywood#2	Manager		(424)789-2836
6	Dina Cruz	AltaMed	CORE Partnership Manager	dcruz attamed.org	213-608-6851
7	Dave Khanchalian	Modern IT	Technical consultant	dkhanchalian@modern.it	(909)-315-2825
8	Dadiv Ashman	~~DATA~~ AZUALE	DMAC		(323)5036443
9	Doug Guevara	Maywood	ATTCM/DCC		(323)562-5714
10	Priya Satish	Stantec	Resilience Planner		312-804-6778
11	Ben Schottschneider	Stantec	Project Manager		614-844-4019
12	Miguel Leon	Maywood	ADMIN ANALYST		(323)562-5000



City of Maywood Hazard Mitigation Plan
First Hazard Mitigation Steering Committee Meeting
December 4, 2024, 2:00-3:30 pm
Hybrid: In-person + Zoom Meeting
Maywood City Hall Council Chambers
4319 E Slauson Ave, Maywood, CA 90270

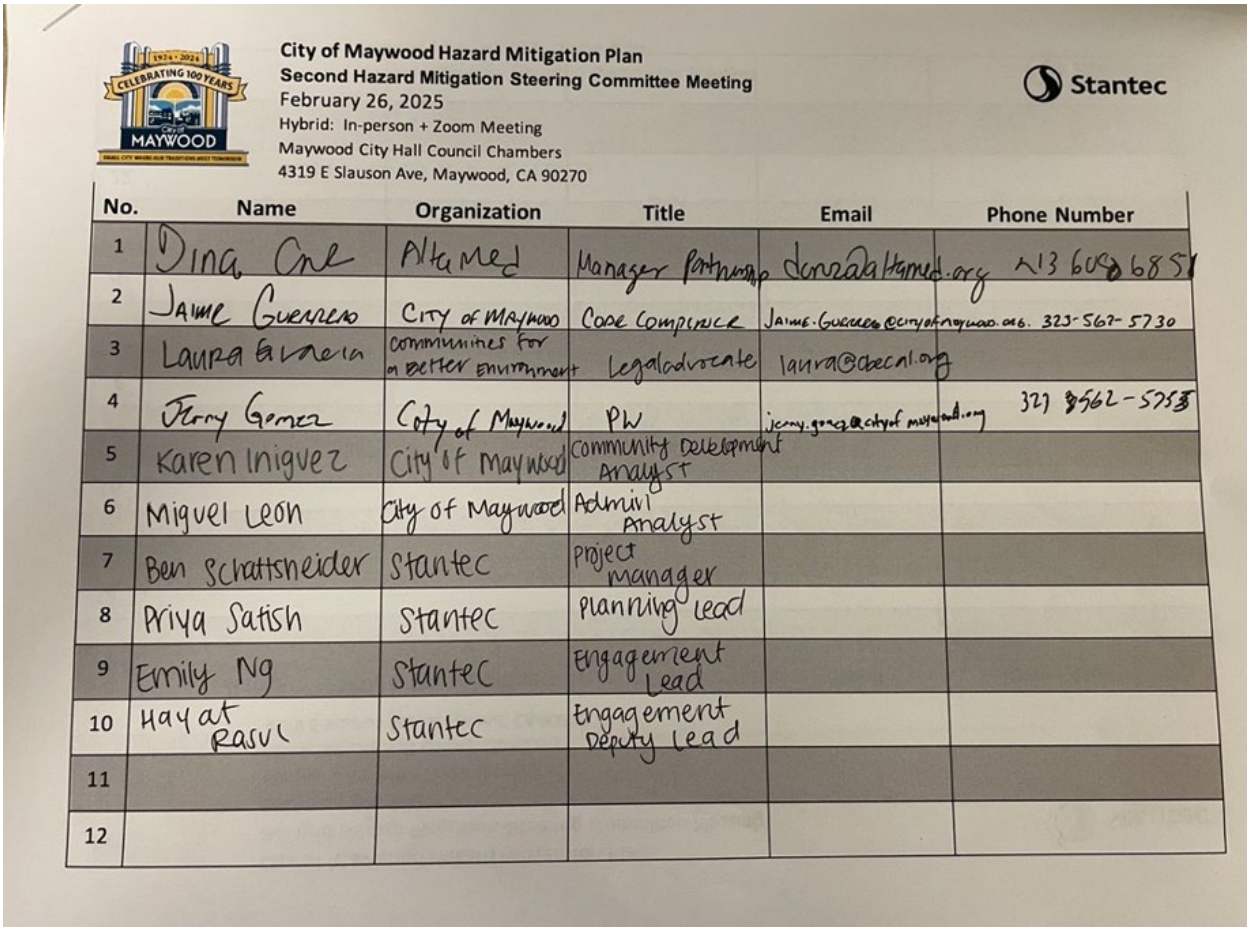
Stantec

No.	Name	Organization	Title	Email	Phone Number
13	Karen Iniguez	Maywood	Comm. Dev. Analyst		(323)562-5706
14	Emily Ng	Stantec	Engagement Lead		
15					
16					
17					
18					
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HMSC Meeting #1, Zoom Sign-In

Attendee Report							
Report Ge	12/4/2024 15:20						
Topic	Webinar ID	Actual Sta	Actual Duration (r	Unique Viewers	Total User	Max Concı	Enable Registration
Local Haz	882 0410 1150	########	92	12	21	8	No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	City of Maywood	karen.inig	12/4/2024 13:45	12/4/2024 15:17	92	No	United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	Norma Hernandez		12/4/2024 14:01	12/4/2024 15:17	76	Yes	United States
Yes	MohammadMostahkami		12/4/2024 14:00	12/4/2024 15:17	77	Yes	United States
Yes	Daniel Kaufman (Cesar Chavez Library) (Daniel Kaufman (Maywood C		12/4/2024 14:05	12/4/2024 15:17	72	Yes	United States
Yes	Herlinda Chico, LACoFD		12/4/2024 14:01	12/4/2024 14:10	9	Yes	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	Claudia Zavala - City of Maywood		12/4/2024 14:06	12/4/2024 15:17	71	Yes	United States
Yes	Norma Hernandez		12/4/2024 13:49	12/4/2024 14:01	13	Yes	United States
Yes	MohammadMostahkami		12/4/2024 14:00	12/4/2024 14:00	1	Yes	United States
Yes	Herlinda Chico		12/4/2024 14:09	12/4/2024 14:13	4	Yes	United States
Yes	Herlinda Chico		12/4/2024 14:13	12/4/2024 14:16	3	Yes	United States
Yes	Stephanie Cadena		12/4/2024 14:44	12/4/2024 14:57	14	Yes	United States
Yes	Montecinos, Maeli		12/4/2024 14:10	12/4/2024 15:17	67	Yes	United States
Yes	Daniel Kaufman (Maywood Cesar Chavez Library)		12/4/2024 14:04	12/4/2024 14:05	2	Yes	United States
Yes	rimo.hanson		12/4/2024 14:13	12/4/2024 15:17	64	Yes	United States
Yes	Nancy Rodriguez		12/4/2024 14:35	12/4/2024 15:17	43	Yes	Taiwan
Yes	Herlinda Chico		12/4/2024 13:50	12/4/2024 13:51	1	Yes	United States
Yes	Herlinda Chico, LACoFD		12/4/2024 14:01	12/4/2024 14:01	1	Yes	United States
Yes	Herlinda Chico, LACoFD		12/4/2024 14:16	12/4/2024 15:17	61	Yes	United States
Yes	Junaid		12/4/2024 14:24	12/4/2024 14:47	24	Yes	United States
Yes	Junaid		12/4/2024 14:47	12/4/2024 14:48	1	Yes	United States
Yes	Karen Iniguez		12/4/2024 14:20	12/4/2024 15:04	44	Yes	United States

HMSC Meeting #2: In-Person Sign-In



City of Maywood Hazard Mitigation Plan
Second Hazard Mitigation Steering Committee Meeting
February 26, 2025
Hybrid: In-person + Zoom Meeting
Maywood City Hall Council Chambers
4319 E Slauson Ave, Maywood, CA 90270

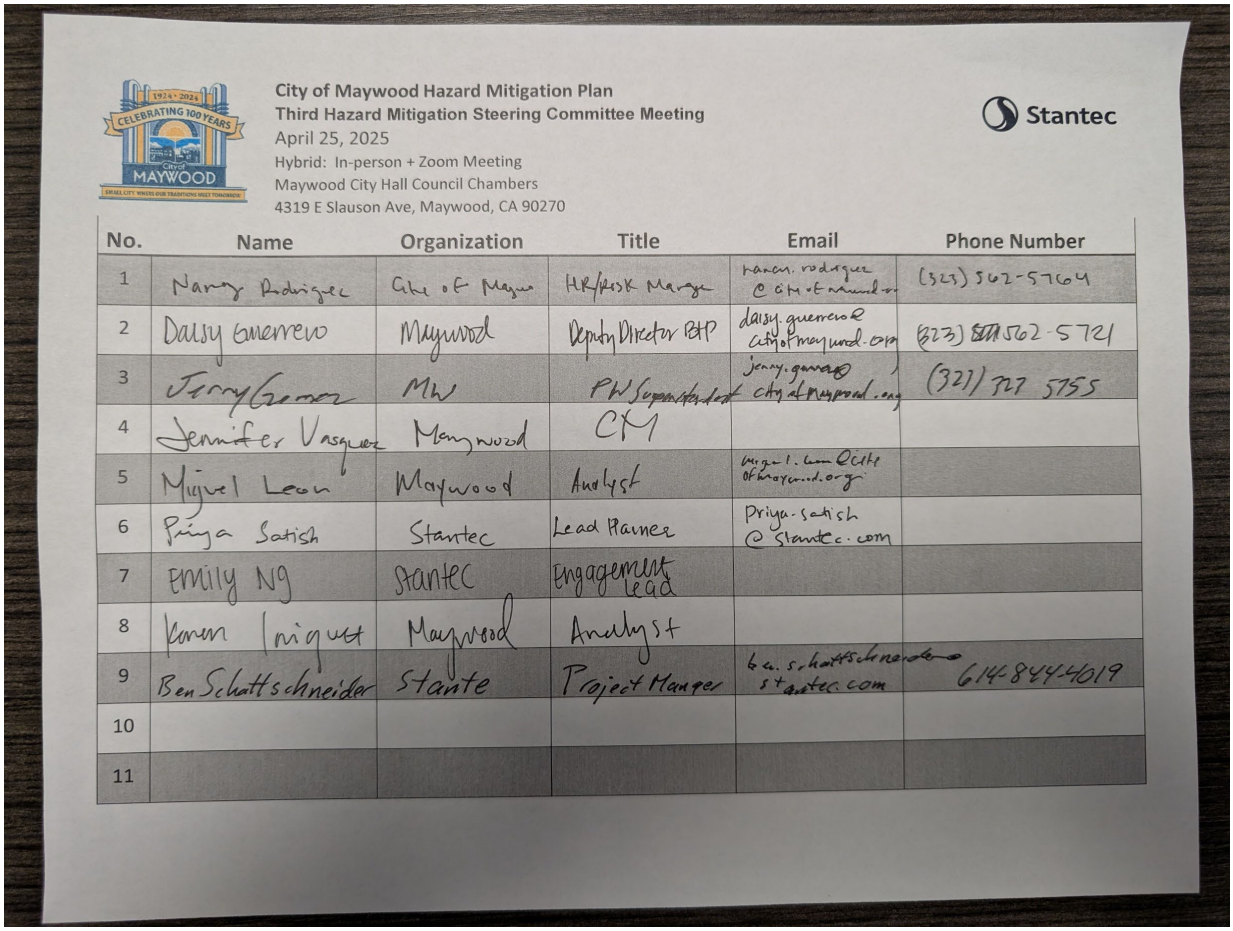
Stantec

No.	Name	Organization	Title	Email	Phone Number
1	Dina Cruz	AltaMed	Manager Partnership	dcruz@altamed.org	213 608 6857
2	Jaime Guerrero	City of Maywood	Code Compliance	Jaime.Guerrero@cityofmaywood.org	323-562-5730
3	Laura Salazar	Communities for a Better Environment	Legal advocate	laura@cbecal.org	
4	Jerry Gomez	City of Maywood	PW	jerry.gomez@cityofmaywood.org	323 562-5753
5	Karen Iniguez	City of Maywood	Community Development Analyst		
6	Miguel Leon	City of Maywood	Admin Analyst		
7	Ben Schattsneider	Stantec	Project Manager		
8	Priya Satish	Stantec	Planning Lead		
9	Emily Ng	Stantec	Engagement Lead		
10	Hayat Rasul	Stantec	Engagement Deputy Lead		
11					
12					

HMSC Meeting #2: Zoom Sign-In

Name (original name)	Email	Join time	Leave time	Duration (	Guest	Recording	In waiting room
City of Maywood	karen.iniguez@c	2/26/2025 10:08	2/26/2025 11:30	82	No	OK	No
Salcedo,'s Notetaker (Otter.ai)		2/26/2025 10:08	2/26/2025 10:08	1	Yes	No Respoi	No
Emily Ng (Stantec)		2/26/2025 10:08	2/26/2025 11:30	82	Yes	No Respoi	No
Salcedo,'s Notetaker (Otter.ai)		2/26/2025 10:08	2/26/2025 10:08	1	Yes	No Respoi	No
ROC Meeting		2/26/2025 10:08	2/26/2025 10:13	5	Yes	No Respoi	No
Priya		2/26/2025 10:09	2/26/2025 11:30	82	Yes	No Respoi	No
Dave Khanchalian		2/26/2025 10:09	2/26/2025 10:59	51	Yes	No Respoi	No
Dave Ashman, Area E		2/26/2025 10:09	2/26/2025 11:03	55	Yes	No Respoi	No
810 SALCEDO G		2/26/2025 10:10	2/26/2025 10:15	5	Yes	No Respoi	No
Junaid Rasul - Ketchum Downtown YMCA		2/26/2025 10:11	2/26/2025 10:13	2	Yes	No Respoi	No
Hayat Rasul (ROC Meeting)		2/26/2025 10:13	2/26/2025 11:30	77	Yes	No Respoi	No
Gerry Salcedo YMCA		2/26/2025 10:15	2/26/2025 11:30	76	Yes	No Respoi	No
Junaid Rasul Weingart East Los Angeles YMCA		2/26/2025 10:24	2/26/2025 10:43	20	Yes	No Respoi	No
stephanie		2/26/2025 10:27	2/26/2025 10:56	30	Yes	No Respoi	No
MohammadMostahkami		2/26/2025 10:56	2/26/2025 11:30	35	Yes	No Respoi	No
Junaid Rasul Weingart East Los Angeles YMCA		2/26/2025 11:08	2/26/2025 11:29	22	Yes	No Respoi	No
Junaid Rasul - Ketchum Downtown YMCA		2/26/2025 11:29	2/26/2025 11:30	2	Yes	No Respoi	No

HMSC Meeting #3: In-Person Sign-In



City of Maywood Hazard Mitigation Plan
Third Hazard Mitigation Steering Committee Meeting
April 25, 2025
Hybrid: In-person + Zoom Meeting
Maywood City Hall Council Chambers
4319 E Slauson Ave, Maywood, CA 90270

Stantec

No.	Name	Organization	Title	Email	Phone Number
1	Nancy Rodriguez	City of Maywood	HR/Risk Manager	karen.rodriguez@cityofmaywood.org	(323) 562-5764
2	Daisy Guerrero	Maywood	Deputy Director P&P	daisy.guerrero@cityofmaywood.org	(323) 562-5721
3	Jerry Gomez	MW	PW Superintendent	jerry.gomez@cityofmaywood.org	(321) 727 5755
4	Jennifer Vasquez	Maywood	CM		
5	Miguel Leon	Maywood	Analyst	miguel.leon@cityofmaywood.org	
6	Priya Satish	Stantec	Lead Planner	Priya.satish@stantec.com	
7	Emily Ng	Stantec	Engagement Lead		
8	Karen Iniguez	Maywood	Analyst		
9	Ben Schattschneider	Stante	Project Manger	ben.schattschneider@stantec.com	614-844-4019
10					
11					

HMSC Meeting #3: Zoom Sign-In

Attendee Report							
Report generated time	4/25/2025 15:38						
Topic	Webinar ID	Actual Sta	Actual Duration (m	Unique Viewers	Total Users	Max Conc	Enable Registration
Hazardous Mitigation Plan	899 9871 3980	########	200	9	14	6	No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Sess	Is Guest	Country/Region Name
Yes	City of Maywood	karen.inig	4/25/2025 11:30	4/25/2025 14:50	200	No	United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Sess	Is Guest	Country/Region Name
Yes	Emily Ng (Stantec)		4/25/2025 11:31	4/25/2025 14:31	181	Yes	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Sess	Is Guest	Country/Region Name
Yes	Laura, she/they, CBE		4/25/2025 13:01	4/25/2025 14:01	61	Yes	United States
Yes	Dave Ashman, Area E		4/25/2025 12:58	4/25/2025 14:31	94	Yes	United States
Yes	Jaime Guerrero		4/25/2025 13:16	4/25/2025 13:16	1	Yes	United States
Yes	Jaime Guerrero		4/25/2025 13:16	4/25/2025 13:17	1	Yes	United States
Yes	Norma Hernandez		4/25/2025 13:08	4/25/2025 14:32	84	Yes	United States
Yes	Emily Ng (Stantec)		4/25/2025 11:31	4/25/2025 11:31	1	Yes	United States
Yes	Miguel Leon		4/25/2025 11:35	4/25/2025 11:37	2	Yes	United States
Yes	Miguel Leon		4/25/2025 11:40	4/25/2025 11:45	5	Yes	United States
Yes	Patricia Tam, Cal OES tech support		4/25/2025 12:55	4/25/2025 14:31	97	Yes	United States
Yes	Dave Khanchalian		4/25/2025 13:07	4/25/2025 13:59	53	Yes	United States
Yes	MohammadMostahkami		4/25/2025 13:32	4/25/2025 13:34	2	Yes	United States
Yes	MohammadMostahkami		4/25/2025 13:39	4/25/2025 14:32	53	Yes	United States

D4: General Informational Flyer - English

Are you concerned about heatwaves, droughts, earthquakes, and other hazards affecting our community?

HELP MAYWOOD PREPARE FOR DISASTERS AND IMPROVE OUR PUBLIC SAFETY

The City of Maywood is Developing a Hazard Mitigation Plan

Hazards can impact the safety of Maywood residents, our buildings, and the environment. The City is developing a Hazard Mitigation Plan to better prepare for disasters and reduce risks to protect the community. This Plan helps identify local risks and prepares for disasters *before they happen*.

Once the Plan is completed and approved, Maywood will be eligible to receive grant funding from the federal government for hazard mitigation projects.

PLANNING PROCESS

1 **Identify Local Hazards and Risks**

2 **Develop Mitigation Strategies**

3 **Implement Plan**

What can you do?

YOUR INPUT IS IMPORTANT!
Share your comments through our survey to ensure your voice is heard.

For more information about the Hazard Mitigation Plan and upcoming events, please email <miguel.leon@cityofmaywood.org> or visit <www.cityofmaywood.com>.

1924 • 2024 CELEBRATING 100 YEARS City of MAYWOOD

LET US WORK TOGETHER TO MAKE MAYWOOD A SAFER PLACE FOR ALL

D4: General Informational Flyer - Spanish

¿Le preocupa las olas de calor, sequías, terremotos y otros peligros que afectan a nuestra comunidad?

AYUDE A MAYWOOD A PREPARARSE PARA LAS CATÁSTROFES Y A MEJORAR NUESTRA SEGURIDAD PÚBLICA

La ciudad de Maywood está preparando un Plan de Mitigación de Riesgos

Los peligros pueden afectar a la seguridad de los residentes de Maywood, a nuestros edificios y al medio ambiente. La ciudad está desarrollando un Plan de Mitigación de Peligros para prepararse mejor para los desastres y reducir los riesgos para proteger a la comunidad. Este Plan ayuda a identificar los riesgos locales y se prepara para los desastres antes de que ocurran.

Una vez que el Plan esté completo y aprobado, Maywood será elegible para recibir subvenciones del gobierno federal para proyectos de mitigación de riesgos.

PROCESO DE PLANIFICACIÓN

1. Identificar los peligros y riesgos locales
2. Desarrollar estrategias de mitigación
3. Implementar plan

¿Qué puedes hacer?

SU OPINIÓN ES IMPORTANTE

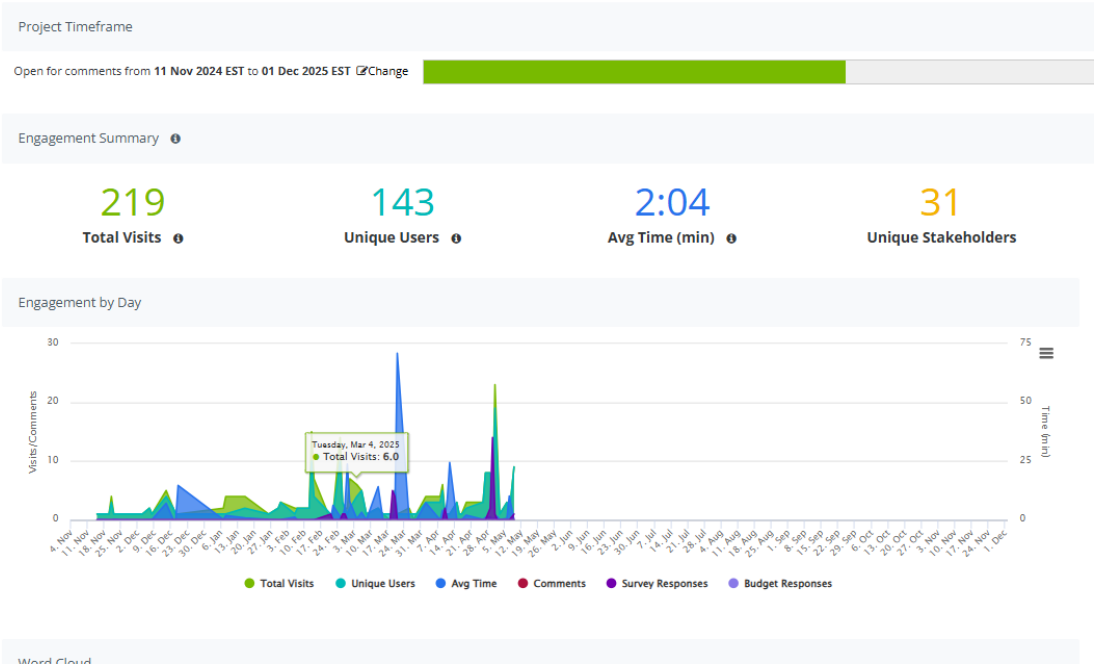
Comparta sus comentarios a través de nuestra encuesta para que su voz sea escuchada.

Para obtener más información sobre el Plan de Mitigación de Peligros y los próximos eventos, por favor envíe un correo electrónico a <miguel.leon@cityofmaywood.org> o visite <www.cityofmaywood.com>.

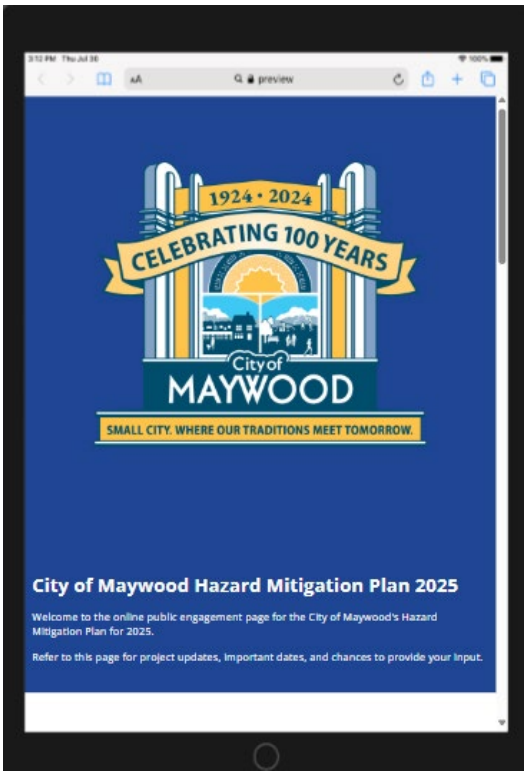
TRABAJEMOS JUNTOS PARA HACER DE MAYWOOD UN LUGAR MÁS SEGURO PARA TODOS

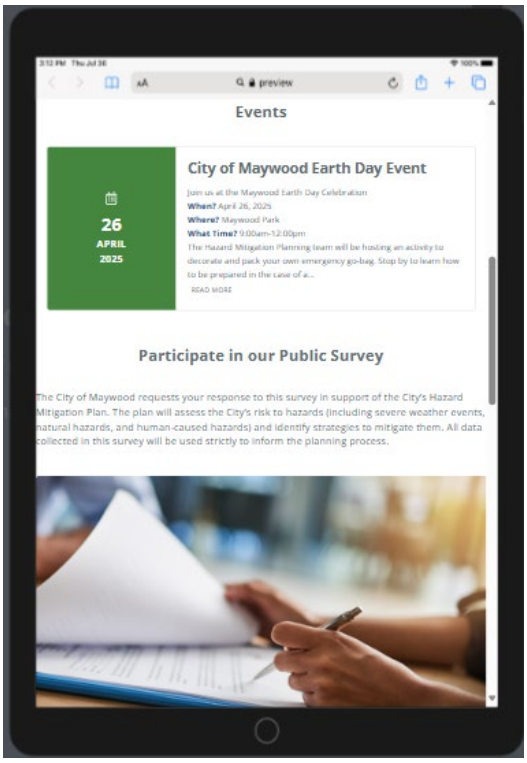
D5: Social Pinpoint Site Screenshots

Engagement Summary

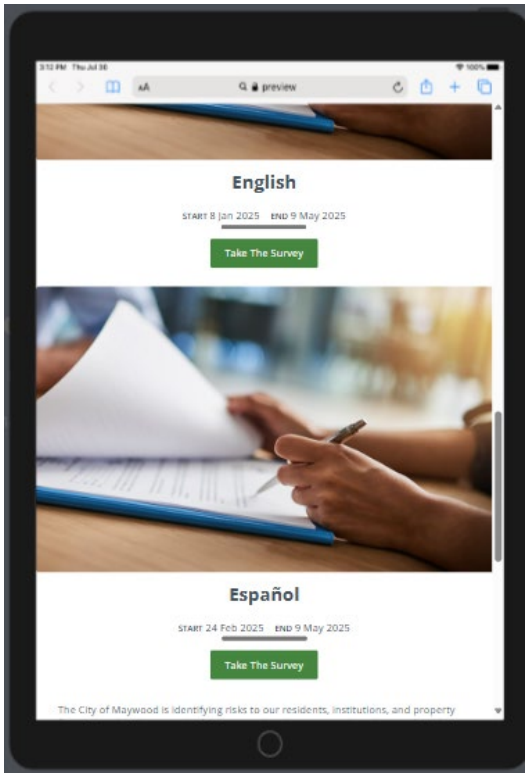


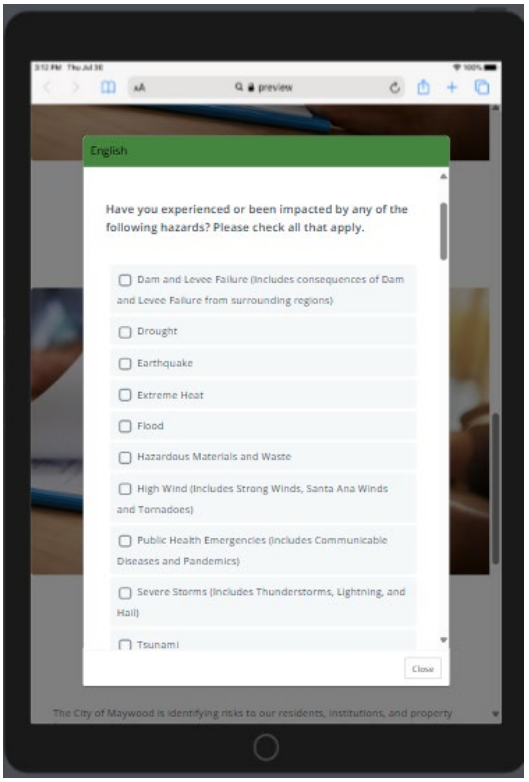
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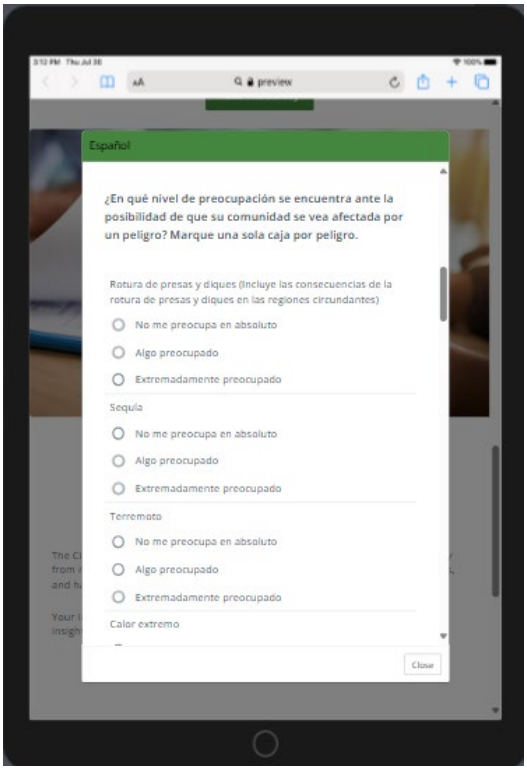


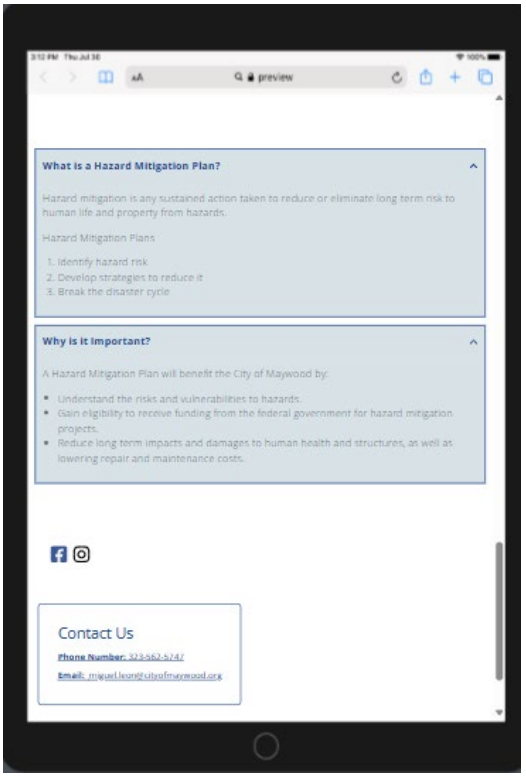


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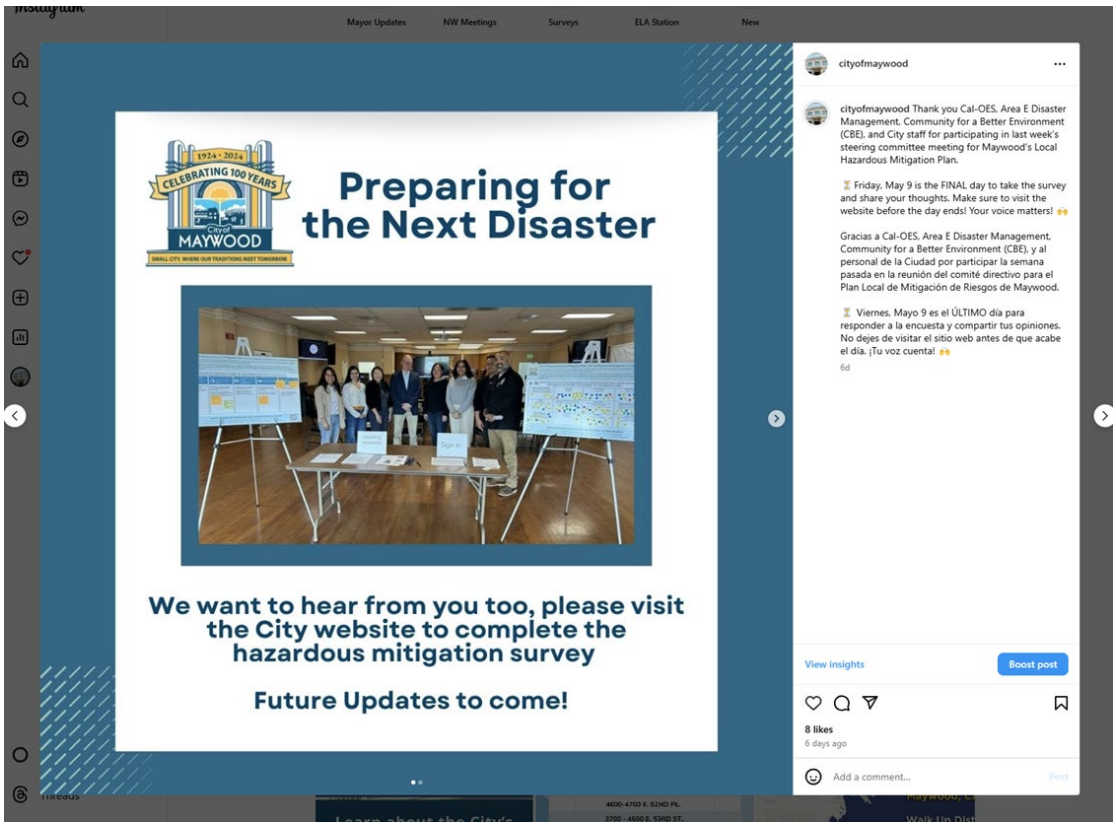






D6: Survey Publicity and Social Media Post Screenshots





D6: Survey Publicity and Social Media Post Screenshots





D7: Public Outreach Event Publicity Flyers

City of Maywood CA
Published by Karen Iniguez
· 1m ·

🌟 Community Input Wanted! 🌟
We're creating a Hazardous Mitigation Plan to help keep our community safe, and we need your voice! 🗣️
Join us on February 26th from 1 PM to 3 PM at the Southeast Rio Vista YMCA and stop by our Resource Booth where you can learn more, ask questions, and share your thoughts. Your input will directly impact the safety measures we put in place for the future.

- 🔷 Date: February 26th, 1 PM - 3 PM
- 🔷 Location: 4801 E. 58th St.
- 🔷 Purpose: Share your ideas and help shape our community's safety plan!

Together, we can make a difference. See you there! 🙌
#HazardMitigation #CommunityVoices #YourInputMatters #MaywoodYMCA #SafetyFirst

🌟 ¡Se buscan sugerencias de la comunidad! 🌟
Estamos creando un Plan de Mitigación de Riesgos para ayudar a mantener nuestra comunidad segura, ¡y necesitamos tu voz! 🗣️
Acompáñenos el 26 de Febrero de 1 PM a 3 PM en el YMCA del Sureste de Río Vista y pase por nuestro Puesto de Recursos donde podrá aprender más, hacer preguntas y compartir sus opiniones. Su opinión tendrá un impacto directo en las medidas de seguridad que ponemos en marcha para el futuro.

- 🔷 Fecha: 26 de febrero, de 13:00 a 15:00
- 🔷 Lugar: 4801 E. 58th St.
- 🔷 Objetivo: ¡Comparte tus ideas y ayuda a dar forma al plan de seguridad de nuestra comunidad!

Juntos, podemos hacer la diferencia. ¡Nos vemos allí! 🙌
#HazardMitigation #CommunityVoices #YourInputMatters #MaywoodYMCA #SafetyFirst





Are you concerned about heatwaves, droughts, earthquakes, and other hazards affecting our community?

HELP MAYWOOD PREPARE FOR DISASTERS AND IMPROVE OUR PUBLIC SAFETY

The City of Maywood is Developing a Hazard Mitigation Plan

Hazards can impact the safety of Maywood residents, our buildings, and the environment. The City is developing a Hazard Mitigation Plan to better prepare for disasters and reduce risks to protect the community. This Plan helps identify local risks and prepares for disasters *before they happen*.

Once the Plan is completed and approved, Maywood will be eligible to receive grant funding from the federal government for hazard mitigation projects.

PLANNING PROCESS

1. Identify Local Hazards & Risks
2. Develop Mitigation Strategies
3. Implement Plan

What can you do?

YOUR INPUT IS IMPORTANT!
Share your thoughts through our survey and make your voice count.

Visit our resource booth on February 26, 2025, 1:00 pm-3:00 pm at Southeast Rio Vista YMCA 4801 E 58th St., Maywood, CA

LET US WORK TOGETHER TO MAKE MAYWOOD A SAFER PLACE FOR ALL

For more information about the Hazard Mitigation Plan and upcoming events, please email <miguel.leon@cityofmaywood.org> or visit <www.cityofmaywood.com>.







D8: Completed Mitigation Action Forms

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	Abel De La Mora
Phone Number	562-745-4421
Email	abel@amigosdelosrios.org
Project Description	Amigos de los Rios aims to establish trees and develop the urban forest within the City of Maywood. This is to combat the effects of the urban heat island effect with the rising frequency of heat wave days due to climate change. Additional benefits from these trees include habitat development, air quality improvement and community beautification.
Hazard(s) Addressed:	Extreme heat impacts, heat related illnesses and air quality health
Type/Category: (select all that apply)	☒ Prevention; ☐ Property Protection; ☐ Natural Resource Protection; ☒ Structural Projects ☐ Emergency Services ☒ Public Education & Awareness
Estimated Cost	$5,000-$49,000 (Moderate)
Estimated Benefits:	Very High
Potential Funding Sources:	State Grant Programs supporting urban forestry efforts and alleviating environmental justice issues (i.e.Cal Fire)
Time Frame:	Annual goals to implement a certain number of trees per year and to establish an urban forestry management plan with the City of Maywood.
Responsible Parties:	Amigos de los Rios in collaboration with the City of Maywood and private tree care companies to assist in technical information and tree implementation.
Priority:	High Priority. Project is in-progress.
Notes	

D8: Completed Mitigation Action Forms

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	Sarah Pando
Phone Number	818- 568- 5247
Email	sarahpando@yahoo.com
Project Description	Amigos de los Rios has plans to plant trees in the city of Maywood as well as host community workshops to educate the public about the project. Tree planting will help with improving air quality, providing shade thus, helping to reduce the urban heat island effect, as well as providing a number of health/ mental health benefits.
Hazard(s) Addressed:	Extreme heat and air quality.
Type/Category: (select all that apply)	☑ Prevention; ☐ Property Protection; ☑ Natural Resource Protection; ☐ Structural Projects ☐ Emergency Services ☑ Public Education & Awareness
Estimated Cost	$5,000-$49,000 (Moderate)
Estimated Benefits:	Very high. This project would offer a number of environmental and health benefits to the Maywood community.
Potential Funding Sources:	CalFire State grant
Time Frame:	Would like trees planted by the end of April but we are looking to get an extension.
Responsible Parties:	Amigos de los Rios and the City of Maywood
Priority:	High priority
Notes	

D8: Completed Mitigation Action Forms

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	Ulysses Ojeda Jr
Phone Number	714 - 869 - 6617
Email	Ulysses@amigosdelosrios.org
Project Description	Amigos de los Rios aims to establish trees and develop the urban forest within the City of Maywood. This is to combat the effects of the urban heat island effect with the rising frequency of heat wave days due to climate change. Additional benefits from these trees include habitat development, air quality improvement and community beautification.
Hazard(s) Addressed:	Extreme heat impacts, heat related illnesses and air quality health
Type/Category: (select all that apply)	☒ Prevention; ☐ Property Protection; ☐ Natural Resource Protection; ☒ Structural Projects ☐ Emergency Services ☒ Public Education & Awareness
Estimated Cost	$5,000-$49,000 (Moderate)
Estimated Benefits:	Very High
Potential Funding Sources:	State Grant Programs supporting urban forestry efforts and alleviating environmental justice issues (i.e.Cal Fire)
Time Frame:	Annual goals to implement a certain number of trees per year and to establish an urban forestry management plan with the City of Maywood.
Responsible Parties:	Amigos de los Rios in collaboration with the City of Maywood and private tree care companies to assist in technical information and tree implementation.
Priority:	High Priority. Project is in-progress.
Notes	

D8: Completed Mitigation Action Forms

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	Dave Kharchalian
Phone Number	(909) - 315-2825
Email	dkharchalian@modernit.com
Project Description	~10 seperate projects encompassing removal of EOL assets from Maywood City Hall, increased physical and IT security, NIST compliance, and more.
Hazard(s) Addressed:	Cyber Security, Downtime for essential city services.
Type/Category: (select all that apply)	☑ Prevention; ☐ Property Protection; ☐ Natural Resource Protection; ☐ Structural Projects ☐ Emergency Services ☐ Public Education & Awareness
Estimated Cost	$50,000 - 249,000
Estimated Benefits:	High
Potential Funding Sources:	California State Nonprofit Security Grant Program (CSNSGP)
Time Frame:	2025-2026
Responsible Parties:	Modern IT, City of Maywood
Priority:	High
Notes	Status: In Progress Grant Paperwork already submitted. Waiting for result.

Page **2** of **2**

D8: Completed Mitigation Action Forms

City of Maywood, CA Hazard Mitigation Plan
Mitigation Action Worksheet

Name	Nurjannah Wiryadimejo
Phone Number	213-268-5802
Email	nurjannah@amigosdelosrios.org
Project Description	Amigos de los Rios aims to establish trees and develop the urban forest within the City of Maywood. This is to combat the effects of the urban heat island effect with the rising frequency of heat wave days due to climate change. Additional benefits from these trees include habitat development, air quality improvement and community beautification.
Hazard(s) Addressed:	Extreme Heat Impacts, Heat Related Illnesses, Air Quality Health
Type/Category: (select all that apply)	X Prevention; ☐ Property Protection; ☐ Natural Resource Protection; X Structural Projects ☐ Emergency Services X Public Education & Awareness
Estimated Cost	$5,000-$49,000 (Moderate)
Estimated Benefits:	Very High
Potential Funding Sources:	State Grant Programs supporting urban forestry efforts and alleviating environmental justice issues (i.e. Cal Fire)
Time Frame:	Annual goals to implement a certain number of trees per year and to establish an urban forestry management plan with the City of Maywood.
Responsible Parties:	Amigos de los Rios in collaboration with the City of Maywood. Along with separate arborist companies to assist in technical information and tree implementation.
Priority:	High Priority Project is in-progress
Notes	

D9: Notice of Plan Review Period

Placeholder for notices of plan review period sent to steering committee, city staff, interested parties and public

Appendix E:
Plan Review Tool

LOCAL MITIGATION PLAN REVIEW TOOL

The Local Mitigation Plan Review Tool (PRT) demonstrates how the local mitigation plan meets the regulation in 44 CFR § 201.6 and offers states and FEMA Mitigation Planners an opportunity to provide feedback to the local governments, including special districts.

1. The Multi-Jurisdictional Summary Sheet is a worksheet that is used to document how each jurisdiction met the requirements of the plan elements (Planning Process; Risk Assessment; Mitigation Strategy; Plan Maintenance; Plan Update; and Plan Adoption).
2. The Plan Review Checklist summarizes FEMA's evaluation of whether the plan has addressed all requirements.

Plan Information	
Jurisdiction(s)	City of Maywood
Title of Plan	City of Maywood Hazard Mitigation Plan
New Plan or Update	New Plan
Single- or Multi-Jurisdiction	Single Jurisdiction
Date of Plan	
Local Point of Contact	
Title	Miguel Leon, Assistant to the City Manager
Agency	City of Maywood
Address	4319 E. Slauson Ave. Maywood, CA 90270
Phone Number	323-562-5747
Email	Miguel.leon@cityofmaywood.org

Additional Point of Contact	
Title	Ben Schattschneider, Project Manager
Agency	Stantec
Address	1500 Lake Shore Drive, Suite 100
Phone Number	740-417-7055
Email	Ben.schattschneider@stantec.com

Review Information	
State Review	
State Reviewer(s) and Title	
State Review Date	
FEMA Review	
FEMA Reviewer(s) and Title	
Date Received in FEMA Region	
Plan Not Approved	
Plan Approvable Pending Adoption	
Plan Approved	

Multi-Jurisdictional Summary Sheet

#	Jurisdiction Name	Requirements Met (Y/N)						
		A. Planning Process	B. Risk Assessment	C. Mitigation Strategy	D. Plan Maintenance	E. Plan Update	F. Plan Adoption	G. HHPD Requirements
1	City of Maywood							

Plan Review Checklist

The Plan Review Checklist is completed by FEMA. States and local governments are encouraged, but not required, to use the PRT as a checklist to ensure all requirements have been met prior to submitting the plan for review and approval. The purpose of the checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been "met" or "not met." FEMA completes the "required revisions" summary at the bottom of each element to clearly explain the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is "not met." Sub-elements in each summary should be referenced using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each element and sub-element are described in detail in Section 4: Local Plan Requirements of this guide.

Plan updates must include information from the current planning process.

If some elements of the plan do not require an update, due to minimal or no changes between updates, the plan must document the reasons for that.

Multi-jurisdictional elements must cover information unique to all participating jurisdictions.

Element A: Planning Process

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1))		
A1-a. Does the plan document how the plan was prepared, including the schedule or time frame and activities that made up the plan's development, as well as who was involved?	Section 2 Planning Process	
A1-b. Does the plan list the jurisdiction(s) participating in the plan that seek approval, and describe how they participated in the planning process?	Section 2 Planning Process, pages 18-22	
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests to be involved in the planning process? (Requirement 44 CFR § 201.6(b)(2))		
A2-a. Does the plan identify all stakeholders involved or given an opportunity to be involved in the planning process, and how each stakeholder was presented with this opportunity?	Section 2 Planning Process, page 26, Appendix D	

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
dA3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? (Requirement 44 CFR § 201.6(b)(1))		
A3-a. Does the plan document how the public was given the opportunity to be involved in the planning process and how their feedback was included in the plan?	Section 2 Planning Process, pages 21-54, Appendix C and D	
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement 44 CFR § 201.6(b)(3))		
A4-a. Does the plan document what existing plans, studies, reports and technical information were reviewed for the development of the plan, as well as how they were incorporated into the document?	Section 2 Planning Process, page 26	
Element A Required Revisions		
Required Revision:		

Element B: Risk Assessment

Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR § 201.6(c)(2)(i))		
B1-a. Does the plan describe all natural hazards that can affect the jurisdiction(s) in the planning area, and does it provide the rationale if omitting any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area?	Section 4 Risk Assessment, pages 44-45	
B1-b. Does the plan include information on the location of each identified hazard?	Section 4 Risk Assessment	
B1-c. Does the plan describe the extent for each identified hazard?	Section 4 Risk Assessment	
B1-d. Does the plan include the history of previous hazard events for each identified hazard?	Section 4 Risk Assessment	

B1-e. Does the plan include the probability of future events for each identified hazard, including the type, location and range of anticipated intensities?	Section 4 Risk Assessment	
B1-f. For participating jurisdictions in a multi-jurisdictional plan, does the plan describe any hazards that are unique to and/or vary from those affecting the overall planning area?	Not applicable	
B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does this summary also address NFIP-insured structures that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii))		
B2-a. Does the plan provide an overall summary of each jurisdiction's vulnerability to the identified hazards?	Section 4 Risk Assessment	
B2-b. For each participating jurisdiction, does the plan describe the potential impacts of each of the identified hazards on each participating jurisdiction?	Section 4 Risk Assessment	
B2-c. Does the plan address NFIP-insured structures within each jurisdiction that have been repetitively damaged by floods?	Section 4 Risk Assessment, page 89	
Element B Required Revisions		
Required Revision:		

Element C: Mitigation Strategy

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C1. Does the plan document each participant's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))		
C1-a. Does the plan describe how the existing capabilities of each participant are available to support the mitigation strategy? Does this include a discussion of the existing building codes and land use and development ordinances or regulations?	Section 5 Capability Assessment, Planning and Regulatory Capability - Building Design and Construction, page 145	
C1-b. Does the plan describe each participant's ability to expand and improve the identified capabilities to achieve mitigation?	Section 5 Capability Assessment, Conclusion on Campus Capability, page 145	
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C2-a. Does the plan contain a narrative description or a table/list of their participation activities?	Not applicable	
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement 44 CFR § 201.6(c)(3)(i))		
C3-a. Does the plan include goals to reduce the risk from the hazards identified in the plan?	Section 6, Mitigation Strategy, Developing the Plan's Mitigation Goals, pages 150-151	
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C4-a. Does the plan include an analysis of a comprehensive range of actions/projects that each jurisdiction considered to reduce the impacts of hazards identified in the risk assessment?	Section 6, Mitigation Strategy, 2025 City of Maywood Mitigation Action Plan, pages 158-160	
C4-b. Does the plan include one or more action(s) per jurisdiction for each of the hazards as identified within the plan's risk assessment?	Section 6, Mitigation Strategy, 2025 City of Maywood Mitigation Action Plan, pages 158-160	
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including a cost-benefit review), implemented, and administered by each jurisdiction? (Requirement 44 CFR § 201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))		
C5-a. Does the plan describe the criteria used for prioritizing actions?	Section 6, Mitigation Strategy, Prioritization of Mitigation Actions, page 157	

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C5-b. Does the plan provide the position, office, department or agency responsible for implementing/administrating the identified mitigation actions, as well as potential funding sources and expected time frame?	Section 6, Mitigation Strategy, 2025 City of Maywood Mitigation Action Plan, pages 158-160	
Element C Required Revisions		
Required Revision:		

Element D: Plan Maintenance

Element D Requirements	Location in Plan (section and/or page number)	Met / Not Met
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? (Requirement 44 CFR § 201.6(c)(4)(iii))		
D1-a. Does the plan describe how communities will continue to seek future public participation after the plan has been approved?	Section 7, Plan Maintenance, Continued Public and Stakeholder Involvement, pages 7-5 to 7-6	
D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a five-year cycle)? (Requirement 44 CFR § 201.6(c)(4)(i))		
D2-a. Does the plan describe the process that will be followed to track the progress/status of the mitigation actions identified within the Mitigation Strategy, along with when this process will occur and who will be responsible for the process?	Section 7, Plan Maintenance, Monitoring, Evaluation, and Enhancement, page 166	
D2-b. Does the plan describe the process that will be followed to evaluate the plan for effectiveness? This process must identify the criteria that will be used to evaluate the information in the plan, along with when this process will occur and who will be responsible.	Section 7, Plan Maintenance, Monitoring, Evaluation, and Enhancement, pages 164-165	
D2-c. Does the plan describe the process that will be followed to update the plan, along with when this process will occur and who will be responsible for the process?	Section 7, Plan Maintenance, Five Year Plan Review and Update, page 164	

Element D Requirements	Location in Plan (section and/or page number)	Met / Not Met
D3. Does the plan describe a process by which each community will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement 44 CFR § 201.6(c)(4)(ii))		
D3-a. Does the plan describe the process the community will follow to integrate the ideas, information and strategy of the mitigation plan into other planning mechanisms?	Section 7, Plan Maintenance, Integration, pages 7-3 to 7-4	
D3-b. Does the plan identify the planning mechanisms for each plan participant into which the ideas, information and strategy from the mitigation plan may be integrated?	Section 7, Plan Maintenance, Integration, pages 163-164	
D3-c. For multi-jurisdictional plans, does the plan describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms?	Not applicable	
Element D Required Revisions		
Required Revision:		

Element E: Plan Update

Element E Requirements	Location in Plan (section and/or page number)	Met / Not Met
E1. Was the plan revised to reflect changes in development? (Requirement 44 CFR § 201.6(d)(3))		
E1-a. Does the plan describe the changes in development that have occurred in hazard-prone areas that have increased or decreased each community's vulnerability since the previous plan was approved?	Not applicable	
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement 44 CFR § 201.6(d)(3))		
E2-a. Does the plan describe how it was revised due to changes in community priorities?	Not applicable	
E2-b. Does the plan include a status update for all mitigation actions identified in the previous mitigation plan?	Not applicable	

E2-c. Does the plan describe how jurisdictions integrated the mitigation plan, when appropriate, into other planning mechanisms?	Not applicable	
Element E Required Revisions		
Required Revision:		

Element F: Plan Adoption

Element F Requirements	Location in Plan (section and/or page number)	Met / Not Met
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F1-a. Does the participant include documentation of adoption?	Appendix A	
F2. For multi-jurisdictional plans, has the governing body of each jurisdiction officially adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F2-a. Did each participant adopt the plan and provide documentation of that adoption?	Appendix A	
Element F Required Revisions		
Required Revision:		

Element G: High Hazard Potential Dams (Optional)

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD1. Did the plan describe the incorporation of existing plans, studies, reports and technical information for HHPDs?		
HHPD1-a. Does the plan describe how the local government worked with local dam owners and/or the state dam safety agency?	Not applicable	
HHPD1-b. Does the plan incorporate information shared by the state and/or local dam owners?	Not applicable	
HHPD2. Did the plan address HHPDs in the risk assessment?		
HHPD2-a. Does the plan describe the risks and vulnerabilities to and from HHPDs?	Not applicable	
HHPD2-b. Does the plan document the limitations and describe how to address deficiencies?	Not applicable	
HHPD3. Did the plan include mitigation goals to reduce long-term vulnerabilities from HHPDs?		
HHPD3-a. Does the plan address how to reduce vulnerabilities to and from HHPDs as part of its own goals or with other long-term strategies?	Not applicable	
HHPD3-b. Does the plan link proposed actions to reducing long-term vulnerabilities that are consistent with its goals?	Not applicable	
HHPD4-a. Did the plan include actions that address HHPDs and prioritize mitigation actions to reduce vulnerabilities from HHPDs?		
HHPD4-a. Does the plan describe specific actions to address HHPDs?	Not applicable	
HHPD4-b. Does the plan describe the criteria used to prioritize actions related to HHPDs?	Not applicable	
HHPD4-c. Does the plan identify the position, office, department or agency responsible for implementing and administering the action to mitigate hazards to or from HHPDs?	Not applicable	
HHPD Required Revisions		
Required Revision:		

Element H: Additional State Requirements (Optional)

Element H Requirements	Location in Plan (section and/or page number)	Met / Not Met
This space is for the State to include additional requirements		

Plan Assessment

These comments can be used to help guide your annual/regularly scheduled updates and the next plan update.

Element A. Planning Process

Strengths

-

Opportunities for Improvement

-

Element B. Risk Assessment

Strengths

-

Opportunities for Improvement

-

Element C. Mitigation Strategy

Strengths

-

Opportunities for Improvement

-

Element D. Plan Maintenance

Strengths

-

Opportunities for Improvement

-

Element E. Plan Update

Strengths

-

Opportunities for Improvement

-

Element G. HHPD Requirements (Optional)

Strengths

-

Opportunities for Improvement

-

Element H. Additional State Requirements (Optional)

Strengths

-

Opportunities for Improvement

-

Appendix F: Survey Results

This appendix includes:

F1: Paper Survey Results

F2: Compiled Survey Results

F1: Paper Survey Results

Community Member Survey
City of Maywood Hazard Mitigation Plan

The City of Maywood requests your response to this survey in support of the City's Hazard Mitigation Plan. The plan will assess the City's risk to hazards (including severe weather events, natural hazards, and human-caused hazards) and identify strategies to mitigate them. All data collected in this survey will be used strictly to inform the planning process.

For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ or scan the QR Code.

1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)
- ☑ Drought
- ☑ Earthquake
- ☑ Extreme Heat
- ☐ Flood
- ☑ Hazardous Materials & Waste
- ☑ High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)
- ☑ Public Health Emergencies (Includes Communicable Diseases and Pandemics)
- ☐ Severe Storms (Includes Thunderstorms, Lightning & Hail)
- ☐ Tsunami
- ☑ Wildfire
- ☐ Urban Fire (Includes structure and industrial fires)

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☑	☐
Drought	☐	☐	☑
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
Flood	☐	☐	☑

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☐	☑
Public Health Emergencies	☐	☐	☑
Severe Storms	☐	☑	☐
Tsunami	☐	☑	☐
Urban Fire	☐	☑	☐
Wildfire	☐	☐	☑

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

The [redacted] Industries next to Maywood

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☑

	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

Abandon buildings ~~causing~~ being used as a shelter, leading to fires. The buildings near Maywood that leak chemicals into our community.

6. **Please provide any feedback, comments, or suggestions**

THANK YOU FOR YOUR PARTICIPATION!

Please feel free to contact Miguel Leon, City of Maywood, Administration Analyst at miguel.leon@cityofmaywood.org or (323) 562-5747.

Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

La Ciudad de Maywood solicita su respuesta a esta encuesta en apoyo del Plan de Mitigación de Riesgos de la Ciudad. El plan evaluará el riesgo de la ciudad a los peligros (incluyendo eventos climáticos severos, peligros naturales y peligros causados por el hombre) y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación. Para más información sobre el Plan de Mitigación de Riesgos de la Ciudad de Maywood, visite https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ o escanee el código QR.

1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☐ Sequía
- ☐ Terremoto
- ☐ Calor extremo
- ☐ Inundación
- ☐ Materiales y residuos peligrosos
- ☒ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
- ☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)
- ☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)
- ☐ Maremoto
- ☐ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☐	☐
Sequía	☐	☐	☒
Terremoto	☐	☐	☐
Calor extremo	☐	☐	☐
Inundación	☐	☐	☐
Materiales y residuos peligrosos	☐	☐	☐
Vientos fuertes	☐	☐	☐
Emergencias de salud pública	☐	☐	☐

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☐	☐
Incendio forestal	☐	☐	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gra escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

_____

_____

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☐
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☐
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☐
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☐	☐

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☐
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☐

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

¡GRACIAS POR SU PARTICIPACIÓN!

Por favor, no dude en ponerse en contacto con Miguel León, Ciudad de Maywood, Analista de Administración en miguel.leon@cityofmaywood.org o (323) 562-5747.

Community Member Survey
City of Maywood Hazard Mitigation Plan

The City of Maywood requests your response to this survey in support of the City's Hazard Mitigation Plan. The plan will assess the City's risk to hazards (including severe weather events, natural hazards, and human-caused hazards) and identify strategies to mitigate them. All data collected in this survey will be used strictly to inform the planning process.

For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ or scan the QR Code.

1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- ☑ **Drought**
- ☐ **Earthquake**
- ☑ **Extreme Heat**
- ☐ **Flood**
- ☑ **Hazardous Materials & Waste**
- ☑ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☐ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☐ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☑	☐	☐
Drought	☐	☑	☐
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
Flood	☐	☑	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☑	☐
Public Health Emergencies	☐	☑	☐
Severe Storms	☐	☑	☐
Tsunami	☑	☐	☐
Urban Fire	☑	☐	☐
Wildfire	☑	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

Drinking Water contamination, Sewer Spills, Power Outage.

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☑

	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

N/A

6. **Please provide any feedback, comments, or suggestions**

N/A

THANK YOU FOR YOUR PARTICIPATION!

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- ☐ Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)
- ☑ Drought
- ☐ Earthquake
- ☐ Extreme Heat
- ☐ Flood
- ☑ Hazardous Materials & Waste
- ☑ High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)
- ☐ Public Health Emergencies (Includes Communicable Diseases and Pandemics)
- ☑ Severe Storms (Includes Thunderstorms, Lightning & Hail)
- ☐ Tsunami
- ☐ Wildfire
- ☐ Urban Fire (Includes structure and industrial fires)

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☑	☐
Drought	☐	☐	☑
Earthquake	☐	☑	☐
Extreme Heat	☐	☐	☑
Flood	☐	☑	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☐	☑
Public Health Emergencies	☐	☑	☐
Severe Storms	☐	☑	☐
Tsunami	☑	☒	☐
Urban Fire	☐	☑	☐
Wildfire	☐	☑	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

NO, thank you

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☑	☐
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☑

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	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

Probably when the lights went out I feel like they could have gone around to help.

6. **Please provide any feedback, comments, or suggestions**

None Pretty cool event though ♡

THANK YOU FOR YOUR PARTICIPATION!

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)
- ☐ Drought
- ☐ Earthquake
- ☐ Extreme Heat
- ☐ Flood
- ☐ Hazardous Materials & Waste
- ☐ High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)
- ☐ Public Health Emergencies (Includes Communicable Diseases and Pandemics)
- ☐ Severe Storms (Includes Thunderstorms, Lightning & Hail)
- ☐ Tsunami
- ☐ Wildfire
- ☐ Urban Fire (Includes structure and industrial fires)

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☐	☐
Extreme Heat	☐	☐	☐
Flood	☐	☐	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☐
High Wind	☐	☐	☐
Public Health Emergencies	☐	☐	☐
Severe Storms	☐	☐	☐
Tsunami	☐	☐	☐
Urban Fire	☐	☐	☐
Wildfire	☐	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
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	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☐

5. What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

6. Please provide any feedback, comments, or suggestions

Creo tenemos Eficientes departamentos. Que siempre estan atentos a ayudar ala Comunidad

THANK YOU FOR YOUR PARTICIPATION!

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Community Member Survey
City of Maywood Hazard Mitigation Plan

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)
- ☐ Drought
- ☑ Earthquake
- ☑ Extreme Heat
- ☐ Flood
- ☑ Hazardous Materials & Waste
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- ☑ Public Health Emergencies (Includes Communicable Diseases and Pandemics)
- ☑ Severe Storms (Includes Thunderstorms, Lightning & Hail)
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- ☑ Wildfire
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2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☑	☐
Drought	☐	☑	☐
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
Flood	☐	☐	☑

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☐	☑
Public Health Emergencies	☐	☐	☑
Severe Storms	☐	☐	☑
Tsunami	☐	☑	☐
Urban Fire	☐	☑	☐
Wildfire	☐	☑	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
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	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

Communicating with resident more than usual.

6. **Please provide any feedback, comments, or suggestions**

This is a community that works and sometimes those gatherings happen during work hours. Please consider times that are more ~~adecu~~ to the capacity of the community.

THANK YOU FOR YOUR PARTICIPATION!

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- ☐ **Flood**
- ☒ **Hazardous Materials & Waste**
- ☐ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☐ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☐ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☐
Drought	☐	☐	☒
Earthquake	☐	☐	☒
Extreme Heat	☐	☐	☒
Flood	☐	☐	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☒
High Wind	☐	☐	☐
Public Health Emergencies	☐	☐	☐
Severe Storms	☐	☐	☐
Tsunami	☐	☐	☐
Urban Fire	☐	☐	☐
Wildfire	☐	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

Drugs

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☒
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☒
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	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☒
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☒
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☒

5. What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

We disagreed having warehouse in The city selling drugs

6. Please provide any feedback, comments, or suggestions

THANK YOU FOR YOUR PARTICIPATION!

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Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

La Ciudad de Maywood solicita su respuesta a esta encuesta en apoyo del Plan de Mitigación de Riesgos de la Ciudad. El plan evaluará el riesgo de la ciudad a los peligros (incluyendo eventos climáticos severos, peligros naturales y peligros causados por el hombre) y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación. Para más información sobre el Plan de Mitigación de Riesgos de la Ciudad de Maywood, visite https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ o escanee el código QR.

1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☑ Sequía
- ☑ Terremoto
- ☑ Calor extremo
- ☐ Inundación
- ☐ Materiales y residuos peligrosos
- ☐ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
- ☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)
- ☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)
- ☐ Maremoto
- ☐ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☑	☐	☐
Sequía	☐	☐	☑
Terremoto	☐	☑	☐
Calor extremo	☐	☐	☑
Inundación	☐	☐	☐
Materiales y residuos peligrosos	☐	☐	☐
Vientos fuertes	☐	☐	☐
Emergencias de salud pública	☐	☐	☐

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☑	☐
Incendio forestal	☐	☐	☑

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.** Slauson Ave. Huele mucho a gas entre las calles ~~58th~~ y Heliotrope Ave!

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☑	☐
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☑
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☑
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☑	☐

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☑
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☑	☐

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

¡GRACIAS POR SU PARTICIPACIÓN!

Por favor, no dude en ponerse en contacto con Miguel León, Ciudad de Maywood, Analista de Administración en miguel.leon@cityofmaywood.org o (323) 562-5747.

Community Member Survey
City of Maywood Hazard Mitigation Plan

The City of Maywood requests your response to this survey in support of the City's Hazard Mitigation Plan. The plan will assess the City's risk to hazards (including severe weather events, natural hazards, and human-caused hazards) and identify strategies to mitigate them. All data collected in this survey will be used strictly to inform the planning process.

For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ or scan the QR Code.

1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)
- ☐ Drought
- ☒ Earthquake
- ☐ Extreme Heat
- ☐ Flood
- ☐ Hazardous Materials & Waste
- ☐ High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)
- ☐ Public Health Emergencies (Includes Communicable Diseases and Pandemics)
- ☐ Severe Storms (Includes Thunderstorms, Lightning & Hail)
- ☐ Tsunami
- ☐ Wildfire
- ☐ Urban Fire (Includes structure and industrial fires)

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☒	☐
Extreme Heat	☐	☒	☐
Flood	☐	☒	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☐
High Wind	☐	☐	☒
Public Health Emergencies	☐	☐	☐
Severe Storms	☐	☒	☐
Tsunami	☐	☐	☐
Urban Fire	☐	☐	☐
Wildfire	☐	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☒	☐
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☒
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☒

	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☒
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☒
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☒

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

6. **Please provide any feedback, comments, or suggestions**

THANK YOU FOR YOUR PARTICIPATION!

Please feel free to contact Miguel Leon, City of Maywood, Administration Analyst at miguel.leon@cityofmaywood.org or (323) 562-5747.

Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

La Ciudad de Maywood solicita su respuesta a esta encuesta en apoyo del Plan de Mitigación de Riesgos de la Ciudad. El plan evaluará el riesgo de la ciudad a los peligros (incluyendo eventos climáticos severos, peligros naturales y peligros causados por el hombre) y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación. Para más información sobre el Plan de Mitigación de Riesgos de la Ciudad de Maywood, visite https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ o escanee el código QR.

1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☐ Sequía
- ☐ Terremoto
- ☐ Calor extremo
- ☐ Inundación
- ☐ Materiales y residuos peligrosos
- ☐ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
- ☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)
- ☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)
- ☐ Maremoto
- ☐ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☐	☐
Sequía	☐	☐	☐
Terremoto	☐	☐	☐
Calor extremo	☐	☐	☐
Inundación	☐	☐	☐
Materiales y residuos peligrosos	☐	☐	☐
Vientos fuertes	☐	☐	☐
Emergencias de salud pública	☐	☐	☐

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☐	☒
Incendio forestal	☐	☐	☒

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

exceso de velocidad

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☒	☐
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☒	☐
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☒
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☒	☐

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☑
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☑

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

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Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

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1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☒ Sequía
- ☐ Terremoto
- ☒ Calor extremo
- ☐ Inundación
- ☐ Materiales y residuos peligrosos
- ☐ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
- ☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)
- ☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)
- ☐ Maremoto
- ☒ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☐	☐
Sequía	☒	☐	☐
Terremoto	☒	☐	☐
Calor extremo	☒	☐	☐
Inundación	☒	☐	☐
Materiales y residuos peligrosos	☐	☐	☐
Vientos fuertes	☒	☐	☐
Emergencias de salud pública	☒	☐	☐

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☐	☐
Incendio forestal	☒	☐	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

NO

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros. *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☒
La Ciudad modifica los edificios existentes para protegerlos de los peligros. *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☒
La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos. *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☒
La ciudad construye estructuras para reducir los riesgos en la comunidad.	☐	☐	☒

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☑
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☑

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

Ninguno

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

Toda esta informacion resivida en muy importante Muchas Gracias.

¡GRACIAS POR SU PARTICIPACIÓN!

Por favor, no dude en ponerse en contacto con Miguel León, Ciudad de Maywood, Analista de Administración en miguel.leon@cityofmaywood.org o (323) 562-5747.

Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

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1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☐ Sequía
- ☒ Terremoto
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- ☐ Maremoto
- ☐ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☐	☐
Sequía	☐	☐	☐
Terremoto	☐	☐	☒
Calor extremo	☐	☐	☐
Inundación	☐	☐	☐
Materiales y residuos peligrosos	☐	☐	☒
Vientos fuertes	☐	☐	☐
Emergencias de salud pública	☐	☐	☒

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☒
Maremoto	☐	☐	☒
Fuego urbano	☐	☐	☐
Incendio forestal	☐	☐	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☒
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☒
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☒
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☐	☒

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☒
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☒

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

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1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☐ Sequía
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- ☐ Maremoto
- ☐ Incendio forestal
- ☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☒	☐
Sequía	☐	☐	☒
Terremoto	☒	☐	☐
Calor extremo	☐	☒	☐
Inundación	☐	☒	☐
Materiales y residuos peligrosos	☐	☐	☒
Vientos fuertes	☐	☒	☐
Emergencias de salud pública	☐	☐	☒

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☒	☐
Maremoto	☒	☐	☐
Fuego urbano	☐	☐	☒
Incendio forestal	☐	☒	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

NO

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	**La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros.** *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☒
	**La Ciudad modifica los edificios existentes para protegerlos de los peligros.** *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☒
	**La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos.** *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☒
	**La ciudad construye estructuras para reducir los riesgos en la comunidad.**	☐	☐	☒

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☒	☐
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☒	☐

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

Mas talleres de informacion

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

¡GRACIAS POR SU PARTICIPACIÓN!

Por favor, no dude en ponerse en contacto con Miguel León, Ciudad de Maywood, Analista de Administración en miguel.leon@cityofmaywood.org o (323) 562-5747.

Encuesta Para Miembros De La Comunidad

Plan De Mitigación De Riesgos De La Ciudad De Maywood

La Ciudad de Maywood solicita su respuesta a esta encuesta en apoyo del Plan de Mitigación de Riesgos de la Ciudad. El plan evaluará el riesgo de la ciudad a los peligros (incluyendo eventos climáticos severos, peligros naturales y peligros causados por el hombre) y a identificar estrategias para mitigarlos. Todos los datos obtenidos en esta encuesta se utilizarán estrictamente para informar el proceso de planificación. Para más información sobre el Plan de Mitigación de Riesgos de la Ciudad de Maywood, visite https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ o escanee el código QR.

1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)

☒ Sequía

☐ Terremoto

☒ Calor extremo

☐ Inundación

☐ Materiales y residuos peligrosos

☐ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)

☐ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)

☐ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)

☐ Maremoto

☐ Incendio forestal

☐ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☒	☐
Sequía	☐	☐	☒
Terremoto	☐	☐	☒
Calor extremo	☐	☐	☒
Inundación	☒	☐	☐
Materiales y residuos peligrosos	☐	☐	☒
Vientos fuertes	☒	☐	☐
Emergencias de salud pública	☐	☐	☒

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☒	☐
Maremoto	☐	☒	☐
Fuego urbano	☐	☐	☒
Incendio forestal	☐	☒	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros. *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☐	☒
La Ciudad modifica los edificios existentes para protegerlos de los peligros. *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☒
La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos. *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☐	☒
La ciudad construye estructuras para reducir los riesgos en la comunidad.	☐	☐	☒

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
	La ciudad protege a las personas y los edificios durante y después de un suceso peligroso. *Algunos ejemplos incluyen los sistemas de alerta, la planificación de la evacuación y las operaciones de respuesta a emergencias.*	☐	☐	☒
	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☒

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

_____

_____

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

_____

_____

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1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- ☐ Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- ☐ Sequía
- ☐ Terremoto
- ☑ Calor extremo
- ☐ Inundación
- ☑ Materiales y residuos peligrosos
- ☑ Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
- ☑ Emergencias de salud pública (incluye enfermedades transmisibles y pandemias)
- ☑ Tormentas severas (incluye tormentas eléctricas, rayos y granizo)
- ☑ Maremoto
- ☑ Incendio forestal
- ☑ Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Rotura de presas y diques	☐	☑	☐
Sequía	☐	☑	☐
Terremoto	☐	☑	☐
Calor extremo	☐	☐	☑
Inundación	☐	☑	☐
Materiales y residuos peligrosos	☐	☐	☑
Vientos fuertes	☐	☐	☑
Emergencias de salud pública	☐	☐	☑

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☑
Maremoto	☑	☐	☐
Fuego urbano	☐	☐	☑
Incendio forestal	☐	☐	☑

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	La Ciudad toma medidas para ordenar el desarrollo del terreno y la propiedad con el objetivo de protegerle de los peligros. *Algunos ejemplos incluyen el planeamiento, la zonificación, los códigos de construcción y la preservación de espacios abiertos.*	☐	☑	☐
	La Ciudad modifica los edificios existentes para protegerlos de los peligros. *Algunos ejemplos incluyen la modernización de edificios y las reparaciones estructurales.*	☐	☐	☑
	La ciudad preserva o restaura los ecosistemas naturales que contribuyen a minimizar los riesgos. *Algunos ejemplos son la regulación de las aguas pluviales, la protección de las copas de los árboles, el aumento de los espacios verdes y la colaboración con el Estado para eliminar los peligros provocados por el ser humano.*	☐	☑	☐
	La ciudad construye estructuras para reducir los riesgos en la comunidad.	☐	☐	☑

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
	Algunos ejemplos incluyen la gestión de las aguas pluviales, el mantenimiento del saneamiento y los centros de resiliencia de los edificios, como los centros de refrigeración y las salas seguras contra tormentas.			
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	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☑

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

Mas arboles

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

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Community Member Survey
City of Maywood Hazard Mitigation Plan

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- ☑ **Drought**
- ☐ **Earthquake**
- ☑ **Extreme Heat**
- ☐ **Flood**
- ☑ **Hazardous Materials & Waste**
- ☑ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☐ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☐ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☑	☐	☐
Drought	☐	☑	☐
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
Flood	☐	☑	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☑	☐
Public Health Emergencies	☐	☑	☐
Severe Storms	☐	☑	☐
Tsunami	☑	☐	☐
Urban Fire	☑	☐	☐
Wildfire	☑	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

Drinking Water contamination, Sewer Spills, Power Outage.

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☑

	ACTIVITY	Not Important	Somewhat Important	Very Important
	The City builds structures to reduce hazards in the community *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
	The City protects people and property during and immediately after a hazard event. *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property. *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

N/A

6. **Please provide any feedback, comments, or suggestions**

N/A

THANK YOU FOR YOUR PARTICIPATION!

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1. **¿Ha sufrido o se ha encontrado afectado afectado por alguno de los siguientes peligros? Marque todas las que correspondan.**

- [ ] Rotura de presas y diques (Incluye las consecuencias de la rotura de presas y diques en las regiones circundantes)
- [x] Sequía
- [x] Terremoto
- [ ] Calor extremo
- [x] Inundación
- [ ] Materiales y residuos peligrosos
- [ ] Viento fuerte (incluye vientos intensos, tornados y vientos de Santa Ana)
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- [ ] Maremoto
- [ ] Incendio forestal
- [ ] Incendios urbanos (incluye incendios estructurales e industriales)

2. **¿En qué nivel de preocupación se encuentra ante la posibilidad de que su comunidad se vea afectada por un peligro? Marque una sola caja por peligro.**

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
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Sequía	☐	☐	☒
Terremoto	☐	☐	☒
Calor extremo	☐	☒	☐
Inundación	☐	☒	☐
Materiales y residuos peligrosos	☐	☒	☐
Vientos fuertes	☐	☒	☐
Emergencias de salud pública	☐	☐	☒

PELIGRO	No me preocupa en absoluto	Algo preocupado	Extremadamente preocupado
Tormentas severas	☐	☐	☐
Maremoto	☐	☐	☐
Fuego urbano	☐	☐	☐
Incendio forestal	☐	☐	☐

3. **¿Existe algún otro riesgo no mencionado anteriormente que considere una amenaza a gran escala para Maywood? Si la respuesta es sí, por favor explíquelo.**

las pandillas, ya que cada rato grafitti las paredes de casas privadas

4. **La ciudad se está preparando para afrontar riesgos y catástrofes. Por favor, comparta la importancia que cree que tiene cada área de actividad marcando 1 caja por cada fila.**

ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
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La ciudad construye estructuras para reducir los riesgos en la comunidad.	☐	☐	☐

	ACTIVIDAD	Sin importancia	Un poco importante	Muy importante
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	La ciudad ofrece materiales para educar y informar a los residentes sobre los peligros y las formas de protegerse a sí mismos y a sus propiedades. *Algunos ejemplos incluyen proyectos de speración, talleres educativos, programas escolares y material informativo.*	☐	☐	☐

5. **¿Qué otras medidas cree que son las más importantes para que su comunidad aumente la resistencia a los peligros, incluidos los riesgos relacionados con el clima?**

Que existen ancianos que viven solos, muchos se deshidratan. "Apoyo"

6. **Por favor, indique sus opiniones, comentarios o sugerencias**

Capacitar las familias para las emergencias

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

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- ☑ **Earthquake**
- ☑ **Extreme Heat**
- ☐ **Flood**
- ☑ **Hazardous Materials & Waste**
- ☑ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☑ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☐ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☑
Drought	☐	☐	☑
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
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Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☐	☑
Public Health Emergencies	☐	☐	☑
Severe Storms	☐	☐	☑
Tsunami	☐	☑	☐
Urban Fire	☐	☐	☑
Wildfire	☐	☐	☑

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

I'm not sure.

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
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	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
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	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

Maybe practice Senarios where you practice for actual disasters. Drills

6. Please provide any feedback, comments, or suggestions

Thank you this information was useful.

THANK YOU FOR YOUR PARTICIPATION!

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- ☒ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☒ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☒	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☒	☐
Extreme Heat	☐	☒	☐
Flood	☐	☒	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☒
High Wind	☐	☒	☐
Public Health Emergencies	☐	☒	☐
Severe Storms	☐	☒	☐
Tsunami	☒	☐	☐
Urban Fire	☐	☐	☒
Wildfire	☒	☐	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

PROXIMITY TO LAX FLIGHT PATH — AIR DISASTER MECHANICAL FAILURE / BIRDS

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ACTIVITY		Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☒
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ACTIVITY		Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☒
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	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☒

5. What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

CERT TRAINING, PUBLIC EDUCATION, EOC TRAINING FOR STAFF. PUBLIC MASS NOTIFICATION SYSTEMS

6. Please provide any feedback, comments, or suggestions

OPERATIONAL AREA RESPONSE & RECOVERY SYSTEM TRAINING (OARRS) FOR ALL CITY STAFF.

THANK YOU FOR YOUR PARTICIPATION!

Please feel free to contact Miguel Leon, City of Maywood, Administration Analyst at miguel.leon@cityofmaywood.org or (323) 562-5747.

Community Member Survey
City of Maywood Hazard Mitigation Plan

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For more information on the City of Maywood Hazard Mitigation Plan, visit https://engagestantec.mysocialpinpoint.com/maywood-hmp/maywood-hmp-page-1/ or scan the QR Code.

1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- ☐ **Drought**
- ☒ **Earthquake**
- ☒ **Extreme Heat**
- ☐ **Flood**
- ☐ **Hazardous Materials & Waste**
- ☐ **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- ☒ **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- ☒ **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☒	☐	☐
Drought	☐	☒	☐
Earthquake	☐	☐	☒
Extreme Heat	☐	☐	☒
Flood	☐	☒	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☒
High Wind	☐	☐	☒
Public Health Emergencies	☐	☐	☒
Severe Storms	☐	☐	☒
Tsunami	☐	☐	☒
Urban Fire	☐	☐	☒
Wildfire	☐	☐	☒

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☒
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☒
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☒

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☒
	**The City protects people and property during and immediately after a hazard event.** *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☒
	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☒

5. What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

Community engagement - have regular hazard preparedness (i.e. earthquake preparedness) workshops & support plans to vulnerable population (seniors, low-income fam)

6. Please provide any feedback, comments, or suggestions

+ including community awareness about hazardous (waste disposal)

THANK YOU FOR YOUR PARTICIPATION!

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- ☐ **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- ☐ **Drought**
- ☑ **Earthquake**
- ☑ **Extreme Heat**
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- ☐ **Tsunami**
- ☐ **Wildfire**
- ☐ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☐	☑
Drought	☐	☐	☑
Earthquake	☐	☐	☑
Extreme Heat	☐	☐	☑
Flood	☐	☐	☑

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☑
High Wind	☐	☐	☑
Public Health Emergencies	☐	☐	☑
Severe Storms	☐	☐	☑
Tsunami	☐	☐	☑
Urban Fire	☐	☐	☑
Wildfire	☐	☐	☑

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☑
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☑
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☑

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☑
	**The City protects people and property during and immediately after a hazard event.** *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☑
	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☑

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

—

6. **Please provide any feedback, comments, or suggestions**

—

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

- [x] **Dam and Levee Failure (Includes consequences of Dam and Levee Failure from surrounding regions)**
- [ ] **Drought**
- [x] **Earthquake**
- [x] **Extreme Heat**
- [x] **Flood**
- [x] **Hazardous Materials & Waste**
- [x] **High Wind (Includes Strong Winds, Tornadoes & Santa Ana Winds)**
- [x] **Public Health Emergencies (Includes Communicable Diseases and Pandemics)**
- [x] **Severe Storms (Includes Thunderstorms, Lightning & Hail)**
- [ ] **Tsunami**
- [x] **Wildfire**
- [x] **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☐	☒	☐
Drought	☐	☒	☐
Earthquake	☐	☐	☒
Extreme Heat	☐	☐	☒
Flood	☐	☐	☒

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	☐	☒
High Wind	☐	☐	☒
Public Health Emergencies	☐	☐	☒
Severe Storms	☐	☐	☒
Tsunami	☐	☒	☐
Urban Fire	☐	☒	☐
Wildfire	☐	☒	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

_____

_____

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	☒
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	☒
	**The City preserves or restores natural resources that help minimize hazards.** *Examples include stormwater management, protecting tree canopy, increasing green space, and working with the state to eliminate man-made hazards.*	☐	☐	☒

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	☒
	**The City protects people and property during and immediately after a hazard event.** *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	☒
	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	☐	☒

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

6. **Please provide any feedback, comments, or suggestions**

THANK YOU FOR YOUR PARTICIPATION!

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1. **Have you experienced or been impacted by any of the following hazards? Please check all that apply.**

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- ☒ **Wildfire**
- ☒ **Urban Fire (Includes structure and industrial fires)**

2. **How concerned are you about the possibility of your community being impacted by a hazard? Check one box per hazard.**

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Dam and Levee Failure	☒	☐	☐
Drought	☐	☒	☐
Earthquake	☐	☐	☒
Extreme Heat	☐	☐	☒
Flood	☐	☒	☐

HAZARD	Not at all concerned	Somewhat Concerned	Extremely Concerned
Hazardous Materials & Waste	☐	■	☐
High Wind	☐	■	☐
Public Health Emergencies	☐	■	☐
Severe Storms	☐	■	☐
Tsunami	■	☐	☐
Urban Fire	☐	☐	■
Wildfire	☐	■	☐

3. **Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.**

N/A

4. **The City is planning for hazardous events and disasters. Please share how important you think each activity area is by checking 1 box per row.**

	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City takes measures to regulate land and property development to protect you from hazards.** *Examples include planning, zoning, building codes, and open space preservation.*	☐	☐	■
	**The City modifies existing buildings to protect them from hazards.** *Examples include retrofitting buildings and structural improvements.*	☐	☐	■
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	ACTIVITY	Not Important	Somewhat Important	Very Important
	**The City builds structures to reduce hazards in the community** *Examples include stormwater management, sewer maintenance, and building resiliency centers such as cooling centers and storm safe rooms.*	☐	☐	■
	**The City protects people and property during and immediately after a hazard event.** *Examples include warning systems, evacuation planning, and emergency response operations.*	☐	☐	■
	**The City provides materials to educate and inform residents about hazards and ways to protect themselves and their property.** *Examples include outreach projects, educational workshops, school programs, and informational materials.*	☐	■	☐

5. **What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?**

To take preventative measures to mitigate the chances of more damage

6. **Please provide any feedback, comments, or suggestions**

By preparing carefully and making sure structures and things around are correct and up to date will minimize damage when a disaster occurs.

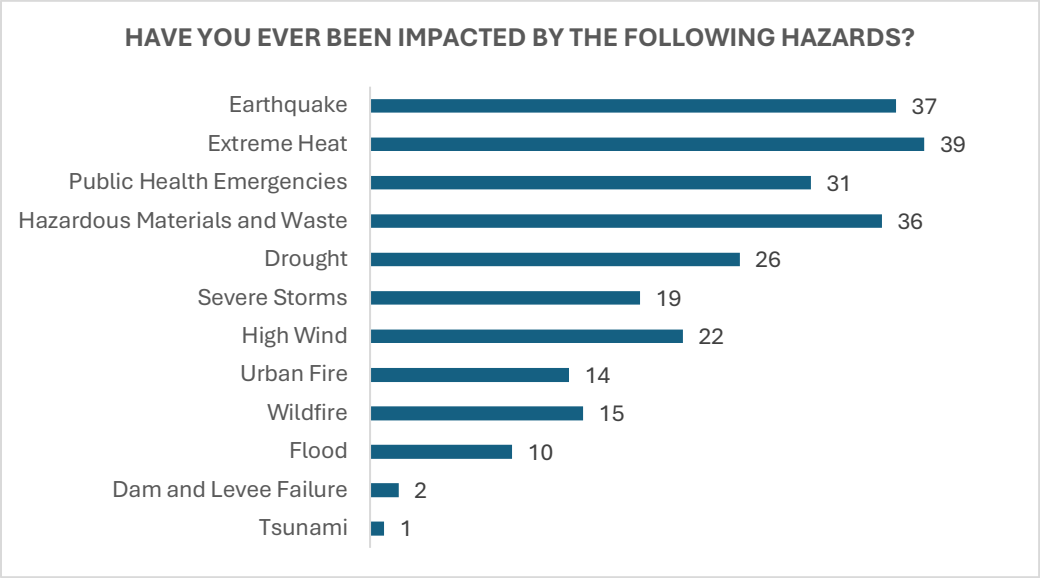
THANK YOU FOR YOUR PARTICIPATION!

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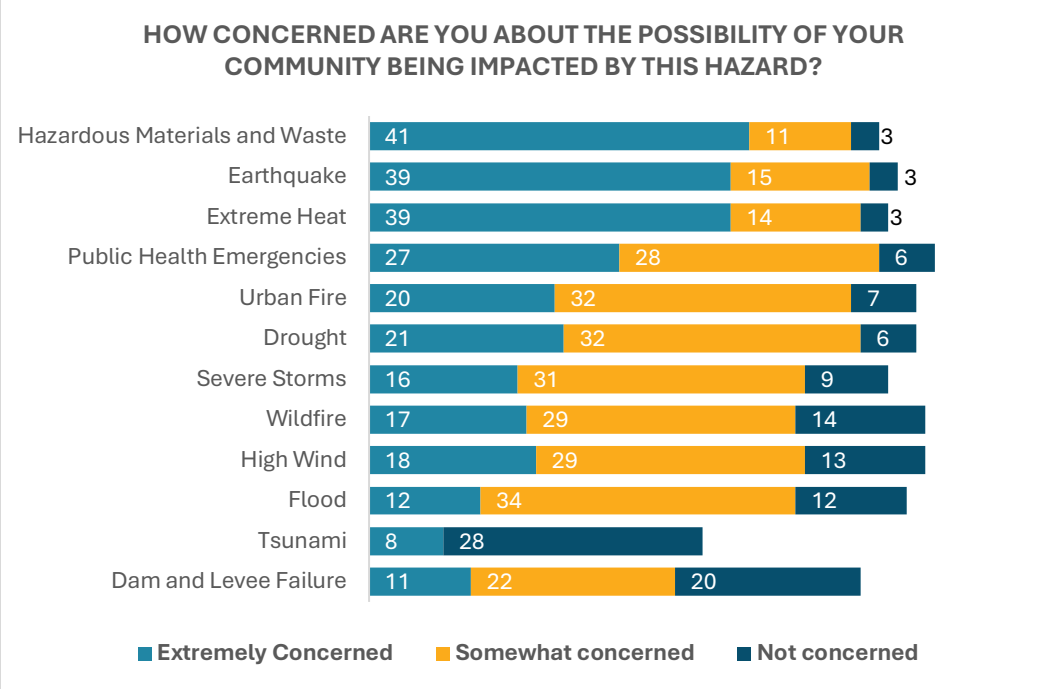
F2: Compiled Survey Results

City of Maywood Hazard Mitigation Plan Survey – All Answers Compiled

Question 1: Have you ever experienced or been impacted by any of the following hazards? Please Check all that apply.



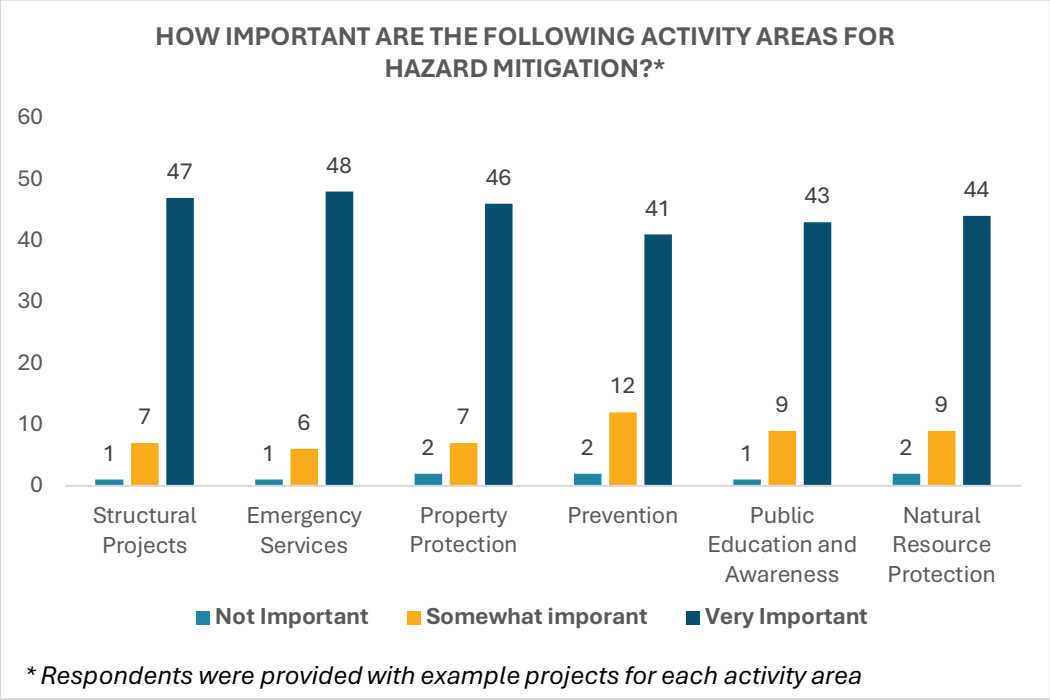
Question 2: How concerned are you about the possibility of your community being impacted by a hazard? Select one for each hazard.



Question 3: Is there another hazard not listed above that you think is a wide-scale threat to Maywood? If yes, please explain.

- Proximity to LAX Flight Path - Air disaster, mechanical failure/ birds
- The industries next to Maywood
- Drinking water contamination, sewer spills, power outage
- waste and poor air quality as a consequence of poor business practices
- displacement by price gouging, drinking water, vapor intrusion
- Toxins and pollutants from nearby industry.
- drinking water contamination, sewer spills, power outage
- Yes – Air Pollution and Traffic Safety. Maywood faces a high concentration of industrial pollution and vehicle emissions, which disproportionately affect children's health and overall community well-being. The city is surrounded by freeways, industrial corridors, and high-traffic roads that contribute to poor air quality, respiratory issues (e.g., asthma in children), and unsafe streets for walking and biking. Additionally, traffic-related hazards pose a major risk, especially for children, older adults, and cyclists. The lack of safe pedestrian infrastructure, protected bike lanes, and traffic calming measures makes walking and biking unsafe, limiting children's freedom to play and move around the city independently.
- Neighboring factories release hazardous smells.
- Health of children
- Homelessness in bus stops
- Safety and security
- I'm concerned about rendering plants in Vernon, releasing airborne endotoxins and bioaerosols into the air, which may pose serious health risks.
- La contaminacion por el Plomo que creo EXIDE
- Las pandillas ya que cada rato grafitti las paredes de casas privadas
- Huele mucho a gas entre las calles Slauson Ave. y Heliotrope Ave
- exceso de velocidad

Question 4: The City is planning for hazardous events and disasters. Please share how important you think each activity area is.



** Respondents were provided with example projects for each activity area*

Question 5: What additional actions do you think are the most important for your community to take to increase resilience to hazards, including climate-related hazards?

- Survey and plan should be shared with all community members.
- One of the most important things Maywood can do to increase resilience to hazards, including climate-related ones, is to prioritize green infrastructure and safer streets. Planting more trees and creating shaded areas, especially near schools and sidewalks, would help with extreme heat, while better stormwater management could reduce flooding risks. Another key step is ensuring public spaces and buildings are disaster-ready. Schools, libraries, and community centers should be equipped as resilience hubs, providing cooling spaces, clean air shelters, and backup power for emergencies. Retrofitting older buildings, especially homes and schools, would also make a big difference in earthquake and extreme weather safety. Traffic safety is another major issue. Creating safer streets for walking and biking, adding crosswalks, and slowing down traffic near schools would protect children and families from everyday hazards, while also making the community more resilient in an emergency. Lastly, better air quality protections and emergency preparedness programs should be a priority. Maywood is already impacted by industrial pollution, so stronger regulations, air monitoring, and disaster response plans tailored for families and children would go a long way in keeping the community safe. By focusing on these areas, Maywood can build a city that is not just disaster-resilient, but also healthier, safer, and more livable for everyone.
- There needs to be more protections for hazardous sites to the community. We are constantly being polluted, climate change will only make this worse. Please protect community before industry.

- improving physical, geographical, medical, and public infrastructure centered on people with disabilities (like funding trained staff to trained in helping and keeping them safe)
- I don’t have any the factories in Vernon make our air pretty bad
- finalize the HMP, share with the community, locate hazardous areas and have a preventative measures in place
- Maybe practice scenarios where you practice for actual disasters. Drills.
- Cert training, public education, eoc training for staff, public mass notification systems
- Community engagement - have regular hazard preparedness workshops (i.e., earthquake preparedness) and support plans to vulnerable populations (seniors, low-income families)
- To take preventative measures to mitigate the chances of more damage
- Abandoned building being used as shelter, leading to fires. The buildings near Maywood that leak chemicals into our community
- Probably when the lights went out, I feel like they could have gone around to help.
- Communicating with residents more than usual
- We disagreed having warehouse in the city selling drugs
- Eventos educativos en la comunidad, escuelas e iglesias
- Que existen ancianos que viven solos, muchose se deshidration. "Apoyo"
- arboles
- Mas talleres de información
- None, well being of future children
- More police activity, lack of neighborhood watch meetings
- Smog, air quality
- Ensuring Maywood residents are housed and able to pay for basic necessities.
- Build more parks and green zones within the communities

Question 6: Please provide any feedback, comments, or suggestions

- im excited about this initiative
- The dragon in the park; glass breaks often; Benito Juarez worn down
- Thank you this information was useful.
- Operational area response & recovery system training for all city staff.
- Including community awareness about hazardous waste disposal
- By preparing carefully and making sure structures and things around are correct and up to date will minimize damage when a disaster occurs.
- This is a community that works and sometimes these gatherings happen during work hours. Please consider times that are more to the capacity of the community.
- They should plant more trees in city of Maywood, especially on 52nd St. since we’re close to factories the release all kinds of pollution and dust
- Capacitor las familias para las emergencias
- Pine Park police activity
- Creo tenemos eficientes departmentos. Que siempre estan atentos a ayudar ala Communidad.
- Toda esta informacion resivida en muy importante. Muchas Gracias.

Appendix G:
Hazus Summary Results

This appendix includes:

G1: Hazus Loss Estimates for Earthquake

Hazus: Earthquake Global Risk Report

Region Name	MaywoodCA_EQ
Earthquake Scenario:	Northridge
Print Date:	February 18, 2025

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific earthquake. These results can be improved by using enhanced inventory, geotechnical, and observed ground motion data.

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General Description of the Region

Hazus-MH is a regional earthquake loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The earthquake loss estimates provided in this report was based on a region that includes 1 county(ies) from the following state(s):

California

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 1.18 square miles and contains 7 census tracts. There are over 6 thousand households in the region which has a total population of 25,138 peopleF. The distribution of population by Total Region and County is provided in Appendix B.

There are an estimated 4 thousand buildings in the region with a total building replacement value (excluding contents) of 1,834 (millions of dollars). Approximately 91.00 % of the buildings (and 59.00% of the building value) are associated with residential housing.

The replacement value of the transportation and utility lifeline systems is estimated to be 4,847 and 1 (millions of dollars) , respectively.

Building and Lifeline Inventory

Building Inventory

Hazus estimates that there are 4 thousand buildings in the region which have an aggregate total replacement value of 1,834 (millions of dollars) . Appendix B provides a general distribution of the building value by Total Region and County.

In terms of building construction types found in the region, wood frame construction makes up 91% of the building inventory. The remaining percentage is distributed between the other general building types.

Critical Facility Inventory

Hazus breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

For essential facilities, there are 0 hospitals in the region with a total bed capacity of beds. There are 9 schools, 0 fire stations, 1 police stations and 0 emergency operation facilities. With respect to high potential loss facilities (HPL), there are no dams identified within the inventory. The inventory also includes no hazardous material sites, no military installations and no nuclear power plants.

Transportation and Utility Lifeline Inventory

Within Hazus, the lifeline inventory is divided between transportation and utility lifeline systems. There are seven (7) transportation systems that include highways, railways, light rail, bus, ports, ferry and airports. There are six (6) utility systems that include potable water, wastewater, natural gas, crude & refined oil, electric power and communications. The lifeline inventory data are provided in Tables 1 and 2.

The total value of the lifeline inventory is over 4,848.00 (millions of dollars). This inventory includes over 64.62 miles of highways, 0 bridges, 56.54 miles of pipes.

Table 1: Transportation System Lifeline Inventory

System	Component	# Locations/ # Segments	Replacement value (millions of dollars)
Highway	Bridges	0	0.0000
	Segments	118	826.3067
	Tunnels	0	0.0000
		Subtotal	**826.3067**
Railways	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	77	4021.6265
	Tunnels	0	0.0000
		Subtotal	**4021.6265**
Light Rail	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	0	0.0000
	Tunnels	0	0.0000
		Subtotal	**0.0000**
Bus	Facilities	0	0.0000
		Subtotal	**0.0000**
Ferry	Facilities	0	0.0000
		Subtotal	**0.0000**
Port	Facilities	0	0.0000
		Subtotal	**0.0000**
Airport	Facilities	0	0.0000
	Runways	0	0.0000
		Subtotal	**0.0000**
		Total	**4,847.90**

Table 2: Utility System Lifeline Inventory

System	Component	# Locations / Segments	Replacement value (millions of dollars)
Potable Water	Distribution Lines	NA	0.9157
	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**0.9157**
Waste Water	Distribution Lines	NA	0.5494
	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**0.5494**
Natural Gas	Distribution Lines	NA	0.3663
	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**0.3663**
Oil Systems	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**0.0000**
Electrical Power	Facilities	0	0.0000
		Subtotal	**0.0000**
Communication	Facilities	0	0.0000
		Subtotal	**0.0000**
		Total	**1.80**

Earthquake Scenario

Hazus uses the following set of information to define the earthquake parameters used for the earthquake loss estimate provided in this report.

Scenario Name	Northridge
Type of Earthquake	Arbitrary
Fault Name	NA
Historical Epicenter ID #	NA
Probabilistic Return Period	NA
Longitude of Epicenter	-118.19
Latitude of Epicenter	33.99
Earthquake Magnitude	5.83
Depth (km)	10.00
Rupture Length (Km)	5.81
Rupture Orientation (degrees)	0.00
Attenuation Function	West US, Extensional 2008 - Strike Slip

Direct Earthquake Damage

Building Damage

Hazus estimates that about 1,029 buildings will be at least moderately damaged. This is over 22.00 % of the buildings in the region. There are an estimated 51 buildings that will be damaged beyond repair. The definition of the 'damage states' is provided in Volume 1: Chapter 5 of the Hazus technical manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 below summarizes the expected damage by general building type.

Damage Categories by General Occupancy Type

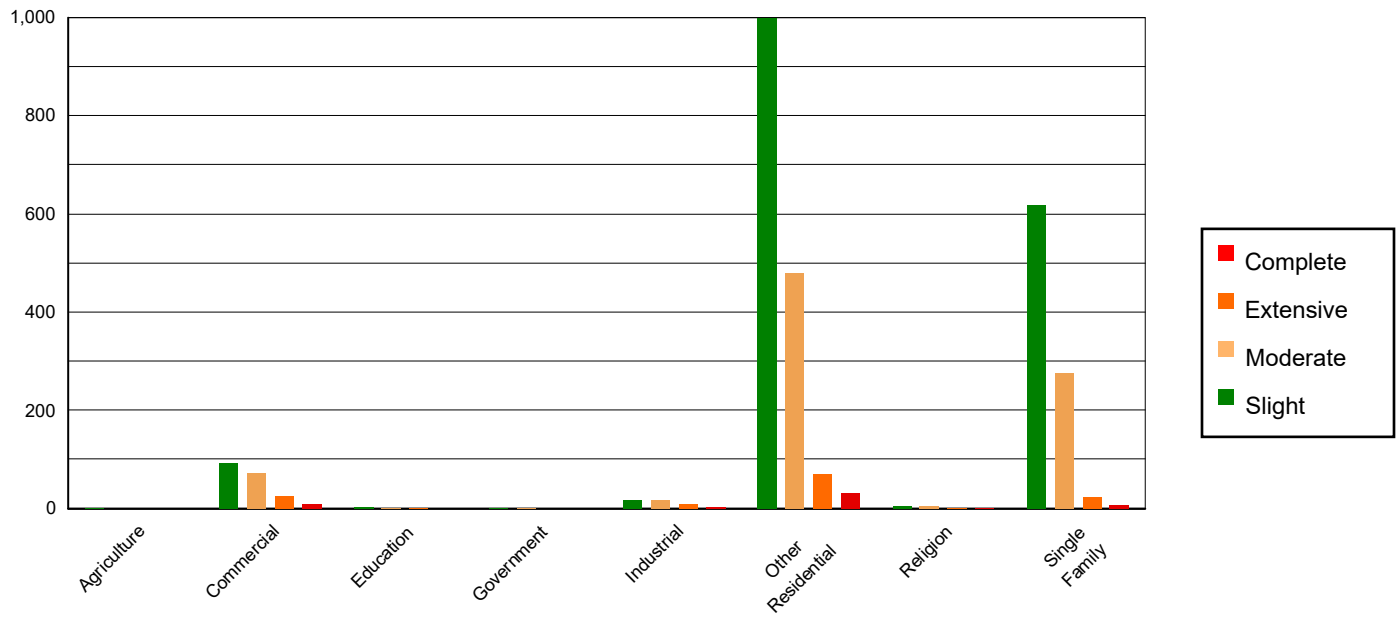


Table 3: Expected Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0.42	0.02	0.39	0.02	0.17	0.02	0.01	0.01	0.00	0.01
Commercial	106.59	5.62	91.33	5.28	71.43	8.39	24.56	19.39	10.09	19.51
Education	5.24	0.28	2.40	0.14	1.85	0.22	0.42	0.33	0.09	0.17
Government	1.41	0.07	1.09	0.06	0.45	0.05	0.04	0.03	0.00	0.01
Industrial	21.39	1.13	17.53	1.01	17.65	2.07	8.23	6.49	3.21	6.20
Other Residential	1082.99	57.10	996.84	57.63	480.18	56.42	68.74	54.26	30.26	58.53
Religion	4.09	0.22	4.44	0.26	4.31	0.51	1.64	1.29	0.52	1.00
Single Family	674.69	35.57	615.72	35.60	275.03	32.32	23.04	18.19	7.53	14.56
Total	**1,897**		**1,730**		**851**		**127**		**52**	

Table 4: Expected Building Damage by Building Type (All Design Levels)

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Wood	1783.50	94.03	1641.85	94.92	736.91	86.59	61.66	48.67	16.74	32.39
Steel	12.72	0.67	13.57	0.78	24.69	2.90	17.01	13.43	7.56	14.62
Concrete	17.78	0.94	19.28	1.11	23.22	2.73	15.82	12.49	9.33	18.05
Precast	2.34	0.12	2.54	0.15	2.83	0.33	0.96	0.76	0.43	0.82
RM	77.84	4.10	46.68	2.70	50.07	5.88	16.40	12.95	1.27	2.45
URM	2.64	0.14	5.81	0.34	13.36	1.57	14.83	11.71	16.37	31.67
MH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**1,897**		**1,730**		**851**		**127**		**52**	

*Note:

RM Reinforced Masonry
URM Unreinforced Masonry
MH Manufactured Housing

Essential Facility Damage

Before the earthquake, the region had hospital beds available for use. On the day of the earthquake, the model estimates that only hospital beds (%) are available for use by patients already in the hospital and those injured by the earthquake. After one week, % of the beds will be back in service. By 30 days, % will be operational.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on day 1
Hospitals	0	0	0	0
Schools	9	9	0	0
EOCs	0	0	0	0
PoliceStations	1	1	0	0
FireStations	0	0	0	0

Transportation Lifeline Damage

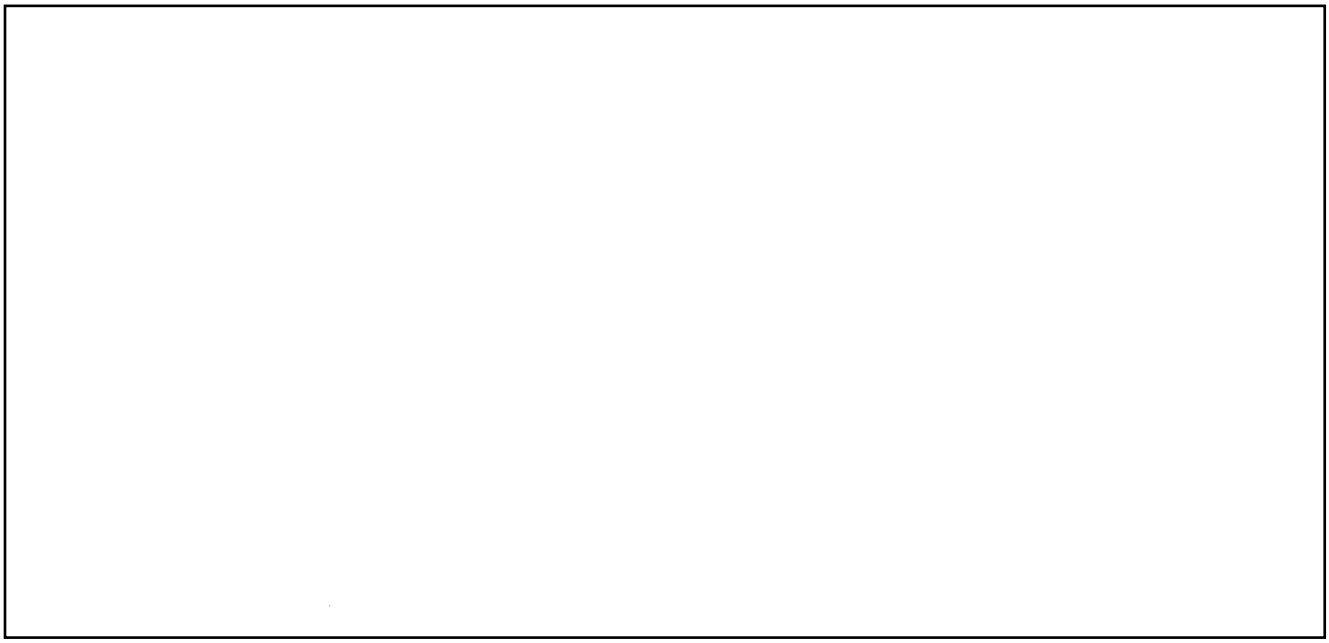


Table 6: Expected Damage to the Transportation Systems

System	Component	Number of Locations				
		Locations/ Segments	With at Least Mod. Damage	With Complete Damage	With Functionality > 50 %	
					After Day 1	After Day 7
Highway	Segments	118	0	0	116	116
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
Railways	Segments	77	0	0	6	6
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Light Rail	Segments	0	0	0	0	0
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Bus	Facilities	0	0	0	0	0
Ferry	Facilities	0	0	0	0	0
Port	Facilities	0	0	0	0	0
Airport	Facilities	0	0	0	0	0
	Runways	0	0	0	0	0

Table 6 provides damage estimates for the transportation system.

Note: Roadway segments, railroad tracks and light rail tracks are assumed to be damaged by ground failure only. If ground failure maps are not provided, damage estimates to these components will not be computed.

Tables 7-9 provide information on the damage to the utility lifeline systems. Table 7 provides damage to the utility system facilities. Table 8 provides estimates on the number of leaks and breaks by the pipelines of the utility systems. For electric power and potable water, Hazus performs a simplified system performance analysis. Table 9 provides a summary of the system performance information.

Table 7 : Expected Utility System Facility Damage

System	# of Locations				
	Total #	With at Least Moderate Damage	With Complete Damage	with Functionality > 50 %	
				After Day 1	After Day 7
Potable Water	0	0	0	0	0
Waste Water	0	0	0	0	0
Natural Gas	0	0	0	0	0
Oil Systems	0	0	0	0	0
Electrical Power	0	0	0	0	0
Communication	0	0	0	0	0

Table 8 : Expected Utility System Pipeline Damage (Site Specific)

System	Total Pipelines Length (miles)	Number of Leaks	Number of Breaks
Potable Water	28	11	3
Waste Water	17	5	1
Natural Gas	11	2	0
Oil	0	0	0

Table 9: Expected Potable Water and Electric Power System Performance

	Total # of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water	6,558	0	0	0	0	0
Electric Power		5,456	4,007	1,974	243	7

Induced Earthquake Damage

Fire Following Earthquake

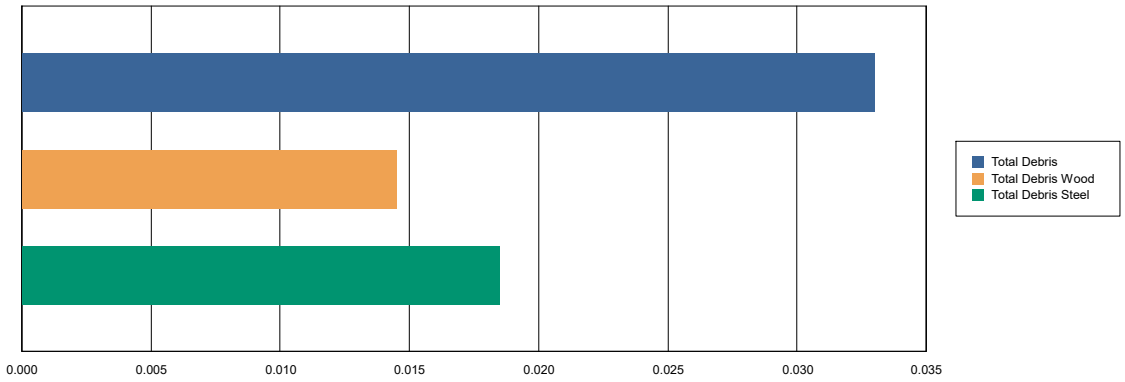
Fires often occur after an earthquake. Because of the number of fires and the lack of water to fight the fires, they can often burn out of control. Hazus uses a Monte Carlo simulation model to estimate the number of ignitions and the amount of burnt area. For this scenario, the model estimates that there will be 1 ignitions that will burn about 0.04 sq. mi 3.35 % of the region's total area.) The model also estimates that the fires will displace about 832 people and burn about 54 (millions of dollars) of building value.

Debris Generation

Hazus estimates the amount of debris that will be generated by the earthquake. The model breaks the debris into two general categories: a) Brick/Wood and b) Reinforced Concrete/Steel. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 33,000 tons of debris will be generated. Of the total amount, Brick/Wood comprises 44.00% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to an estimated number of truckloads, it will require 1,320 truckloads (@25 tons/truck) to remove the debris generated by the earthquake.

Earthquake Debris (millions of tons)



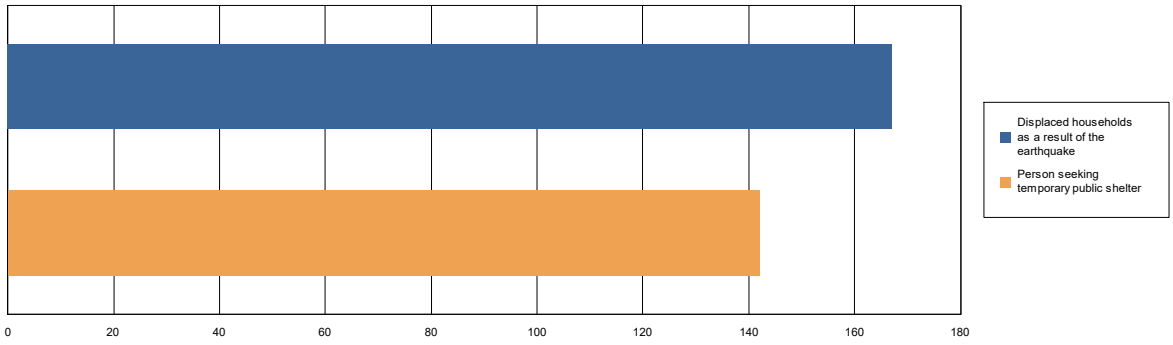
Brick/ Wood	Reinforced Concrete/Steel	Total Debris	Truck Load
0.01	0.02	0.03	1,320 (@25 tons/truck)

Social Impact

Shelter Requirement

Hazus estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 167 households to be displaced due to the earthquake. Of these, 142 people (out of a total population of 25,138) will seek temporary shelter in public shelters.

Displaced Households/ Persons Seeking Short Term Public Shelter



Displaced households as a result of the earthquake	Persons seeking temporary public shelter
167	142

Casualties

Hazus estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows;

- Severity Level 1: Injuries will require medical attention but hospitalization is not needed.
- Severity Level 2: Injuries will require hospitalization but are not considered life-threatening
- Severity Level 3: Injuries will require hospitalization and can become life threatening if not promptly treated.
- Severity Level 4: Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day: 2:00 AM, 2:00 PM and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial and industrial sector loads are maximum and 5:00 PM represents peak commute time.

Table 10 provides a summary of the casualties estimated for this earthquake

Table 10: Casualty Estimates

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	0.25	0.06	0.01	0.02
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.03	0.01	0.00	0.00
	Industrial	0.34	0.09	0.01	0.02
	Other-Residential	36.25	7.35	0.86	1.67
	Single Family	8.79	1.33	0.09	0.17
	Total	**46**	**9**	**1**	**2**
2 PM	Commercial	25.39	6.38	0.89	1.72
	Commuting	0.00	0.00	0.00	0.00
	Educational	7.08	1.40	0.17	0.34
	Hotels	0.01	0.00	0.00	0.00
	Industrial	2.55	0.63	0.09	0.17
	Other-Residential	10.94	2.27	0.28	0.51
	Single Family	2.62	0.41	0.03	0.05
	Total	**49**	**11**	**1**	**3**
5 PM	Commercial	22.33	5.62	0.80	1.51
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.01	0.00	0.00	0.00
	Industrial	1.59	0.40	0.06	0.11
	Other-Residential	14.16	2.93	0.36	0.66
	Single Family	3.41	0.53	0.04	0.07
	Total	**41**	**9**	**1**	**2**

Economic Loss

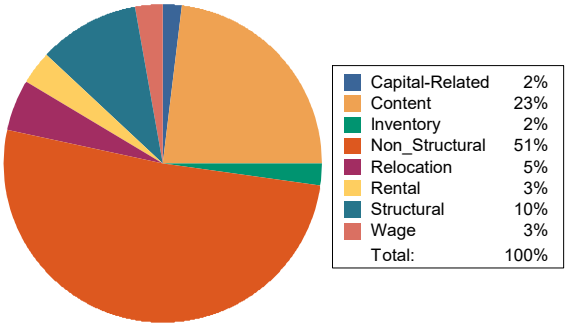
The total economic loss estimated for the earthquake is 235.96 (millions of dollars), which includes building and lifeline related losses based on the region's available inventory. The following three sections provide more detailed information about these losses.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

The total building-related losses were 235.87 (millions of dollars); 13 % of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 45 % of the total loss. Table 11 below provides a summary of the losses associated with the building damage.

Earthquake Losses by Loss Type ($ millions)



Earthquake Losses by Occupancy Type ($ millions)

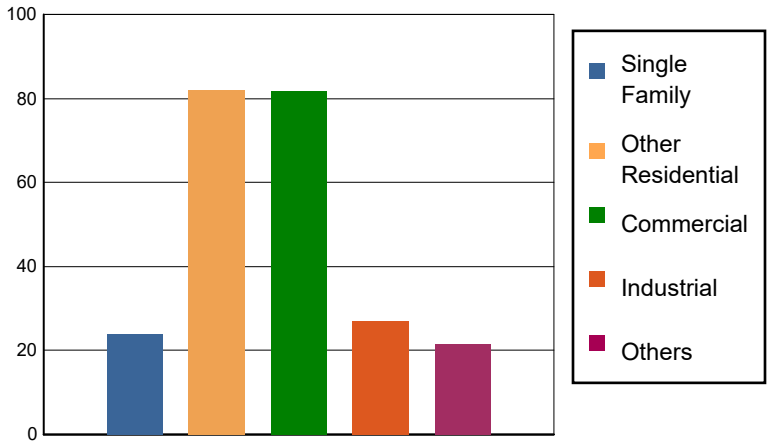


Table 11: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Single Family	Other Residential	Commercial	Industrial	Others	Total
Income Losses							
	Wage	0.0000	0.6423	5.3787	0.2734	0.4384	6.7328
	Capital-Related	0.0000	0.2732	4.3107	0.1702	0.1311	4.8852
	Rental	0.4298	4.4428	2.8089	0.1728	0.1179	7.9722
	Relocation	1.5963	3.2488	4.3141	0.7623	1.9225	11.8440
	Subtotal	**2.0261**	**8.6071**	**16.8124**	**1.3787**	**2.6099**	**31.4342**
Capital Stock Losses							
	Structural	2.5430	6.1577	10.3527	2.6296	2.5826	24.2656
	Non_Structural	13.8881	51.7940	31.7956	12.1260	11.2672	120.8709
	Content	5.4577	15.3246	18.9231	9.4706	4.9130	54.0890
	Inventory	0.0000	0.0000	3.8435	1.3679	0.0028	5.2142
	Subtotal	**21.8888**	**73.2763**	**64.9149**	**25.5941**	**18.7656**	**204.4397**
	Total	**23.91**	**81.88**	**81.73**	**26.97**	**21.38**	**235.87**

Transportation and Utility Lifeline Losses

For the transportation and utility lifeline systems, Hazus computes the direct repair cost for each component only. There are no losses computed by Hazus for business interruption due to lifeline outages. Tables 12 & 13 provide a detailed breakdown in the expected lifeline losses.

Table 12: Transportation System Economic Losses
(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Highway	Segments	826.3067	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Subtotal	**826.3067**	**0.0000**	
Railways	Segments	4021.6265	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**4021.6265**	**0.0000**	
Light Rail	Segments	0.0000	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Bus	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Ferry	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Port	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Airport	Facilities	0.0000	0.0000	0.00
	Runways	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
	Total	**4,847.93**	**0.00**	

Table 13: Utility System Economic Losses

(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Potable Water	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Lines	0.9157	0.0485	5.30
	Subtotal	**0.9157**	**0.0485**	
Waste Water	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Lines	0.5494	0.0244	4.44
	Subtotal	**0.5494**	**0.0244**	
Natural Gas	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Lines	0.3663	0.0083	2.27
	Subtotal	**0.3663**	**0.0083**	
Oil Systems	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Electrical Power	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Communication	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
	Total	**1.83**	**0.08**	

Appendix A: County Listing for the Region

Los Angeles,CA

Appendix B: Regional Population and Building Value Data

State	County Name	Population	Building Value (millions of dollars)		
			Residential	Non-Residential	Total
California					
	Los Angeles	25,138	1,084	749	1,834
Total Region		**25,138**	**1,084**	**749**	**1,834**