

CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200 • FACSIMILE: 962-4209



NOTICE AND AGENDA FOR THE SPECIAL AND REGULAR MEETING OF THE CITY COUNCIL

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY HOUSING AUTHORITY

NOVEMBER 8, 2023

**SPECIAL MEETING – 5:00 P.M.
REGULAR MEETING - 6:30 P.M.**

**CLOSED SESSION/SPECIAL MEETING – CONFERENCE ROOM
OPEN SESSION - CITY COUNCIL CHAMBER**

Via VIEW-ONLY Zoom Webinar:

<https://us02web.zoom.us/j/87104592389>

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Listen Over Phone: 1-669-900-6833; Webinar ID: 871-0459-2389

Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

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

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. **Note:** Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Note: Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).



Code of Ethics

As City of Irwindale Council Members, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Council Member.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE CITY COUNCIL



SPECIAL MEETING – 5:00 P.M.

1. CALL TO ORDER

**2. ROLL CALL: Councilmembers:, Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia;
Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz**

3. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

4. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

5. RECESS TO CLOSED SESSION

A) Conference with Real Property Negotiator

Pursuant to California Government Code Section 54956.8

- 1) Property: 16154 Arrow Highway (APNS 8417-029-024 and 025)
Agency negotiator: Marilyn Simpson, Community Development Director
Negotiating parties: Rudolfo A. Dominguez Trustee
Under negotiation: Price and terms of payment
- 2) Property: Las Casitas (5164 Ayon Avenue)
Parties: Northridge Group & Housing Authority
Under Negotiation: Price and terms of potential sale
- 3) Property: 14905 Los Angeles Street, Irwindale CA
Agency Negotiator: Julian Miranda, Executive Director
Negotiating Parties: Marianna Diaz
Under Negotiation: Price and terms of payment

B) Conference with Legal Counsel - Anticipated Litigation

Initiation of litigation [Pursuant to Government Code Section 54956.9 (d)(4)]

Number of Cases: One

- C) Conference with Legal Counsel—Anticipated Litigation
Significant Exposure to Litigation
Pursuant to Government Code section 54956.9 (d)(2), (e)(1)]

A point has been reached where, in the opinion of the City Council, upon the advice of its legal counsel based on existing facts and circumstances, that there is significant exposure to litigation against the City. The facts and circumstances are those that might result in

litigation against the City but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

- 6. RECONVENE IN OPEN SESSION
- 7. REPORT FROM CLOSED SESSION
- 8. ADJOURNMENT

OPEN SESSION – 6:30 P.M.

- 9. CALL TO ORDER

- 10. PLEDGE OF ALLEGIANCE

- 11. INVOCATION

- 12. ROLL CALL: Councilmembers: Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia;
Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz

- 13. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

- 14. CHANGES TO THE AGENDA

- 15. COUNCIL MEMBER TRAVEL REPORTS

- 16. INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS

- A) Introduction of Inclusion Specialist Luanna Acuña

17. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

- A) Irwindale Chamber of Commerce Business of the Month – Athens Services
- B) Proclamation – November as Family Court Awareness Month

18. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the City Council requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar

A. Minutes

Department: Administration / City Clerk

Recommendation: Approve the following minutes:

- 1) Special meeting held October 25, 2023
- 2) Regular meeting held October 25, 2023

B. Warrants/Demands/Payroll

Department: Finance

Recommendation: Approve

- C. Request to approve Amendment No. 2 to the Agreement for Contract Services with LSA Associates, Inc. for the preparation of CEQA documents (Initial Study and Environmental Impact Report) for the construction of eleven (11) speculative concrete tilt-up buildings for a total of 1.27 million square feet of light industrial commercial business park uses on an approximately 62.7 acre project site located at 500 Speedway Drive [APNs]: 8532-004-022, 8532-004-026, and 8532-004-025.

Department: Community Development

Recommendation: That the City Council approve the attached Amendment No. 2 to the Agreement for Contract Services with LSA Associates, Inc. for the preparation of an Initial Study and Environmental Impact Report to be prepared in association with land use entitlement applications for property located at 500 Speedway Drive, Irwindale, CA 91706.

- D. Request to Appropriate Additional Funds, Waive Formal Bidding and Approve Agreement with PlanetBids, Inc. for Electronic Procurement Software

Department: Finance

Recommendation: That the City Council **adopt Resolution No. 2023-88-3466** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080 (C), APPROVING AN APPROPRIATION OF ADDITIONAL FUNDING, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PLANETBIDS, INC. FOR THE ELECTRONIC PROCUREMENT (EPROCUREMENT) SOFTWARE SYSTEM".

- E. Adopt Resolution No. 2023-89-3467 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS"

Department: Public Services

Recommendation: **Adopt Resolution No. 2023-89-3467** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS".

19. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action.

Any public member addressing the Board shall limit his or her address to three (3) minutes regarding the subject under discussion. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. In no event shall any donations of time exceed six minutes of total speaking time per person on any one item. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject under discussion for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized group of persons wishing to address the Board on the same subject matter, should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The City Council may regulate a speaker who is speaking too long, being unduly repetitious, or extending discussion of irrelevancies.

Public comments will be heard in the following order:

1. Comments e-mailed to cityclerk@irwindaleca.gov
2. In-person attendees

20. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

- A. Adopt Resolution No. 2023-86-3464 entitled, “A Resolution of the City Council of the City of Irwindale Adopting the Attendance Policy for programs and/or classes due to lack of attendance at the Irwindale Aquatics Center, Dan Diaz Recreation Center, and Irwindale Senior Center”

Department: Public Services

Recommendation: **Adopt Resolution No. 2023-86-3464** entitled, “A Resolution of the City Council of the City of Irwindale Adopting the Attendance Policy for programs and/or classes due to lack of attendance at the Irwindale Aquatics Center, Dan Diaz Recreation Center, and Irwindale Senior Center.”

21. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

- A. Introduction and First Reading of Ordinance No. 773 Pertaining to Adoption of Chapter 3.56 of Title 3 of the Irwindale Municipal Code Related to Affordable Housing Non-Residential Development Linkage Fee, and Ordinance No. 774 Pertaining to Adoption of Chapter 3.58 of Title 3 of the Irwindale Municipal Code Related to Affordable Housing Residential Development Linkage Fee

Department: Community Development

Recommendation: It is recommended that the Irwindale City Council introduce for first reading by title only, with further reading waived and following two Ordinances related to proposed development linkage fees: (1) Ordinance No. 772 entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.56 (“AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE”) TO TITLE 3 (“REVENUE AND FINANCE”) OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)” and (2) Ordinance No. 774 entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.58 (“AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENT LINKAGE FEE”) TO TITLE 3 (“REVENUE AND FINANCE”) OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM CEQA GUIDELINES SECTION 15061(b)(3)”.

22. CITY MANAGER’S REPORT

23. AGENDA ITEMS REQUESTED BY COUNCIL MEMBERS

- A) Discussion of Flock Camera System (Requested by Mayor Pro Tem Ambriz)
- B) Status of Business Building Vacancies (Requested by Councilmember Burrola)

24. ADJOURN

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

25. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

26. CONSENT CALENDAR

A. Minutes

Department: Administration / City Clerk

Recommendation: Approve the following minutes:

1. Regular meeting held October 25, 2023

B. Warrants

Department: Finance

Recommendation: Approve

27. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

28. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

29. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

30. ADJOURN

HOUSING AUTHORITY

31. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

32. CONSENT CALENDAR

A. Minutes

Department: Administration / City Clerk

Recommendation: Approve the following minutes:

1. Regular meeting held October 25, 2023

33. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

34. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

A. Update on 45 Year Covenant (Requested by Authority Member Burrola)

35. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

36. ADJOURNMENT

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency, Housing and Reclamation Authorities, to be held on November 8, 2023, be posted at the City Hall, Library, and Post Office on November 3, 2023.

Laura M. Nieto, MMC

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

OCTOBER 25, 2023
WEDNESDAY
5:30 P.M.

The Irwindale **CITY COUNCIL and HOUSING AUTHORITY** met in special joint session at the above time and place.

ROLL CALL:

Present: Council / Board Members Mark A. Breceda, Larry G. Burrola, Mayor Pro Tem / Vice Chair Albert F. Ambriz; Mayor / Chair H. Manuel Ortiz

Absent: Council / Board Member Manuel R. Garcia

Also Present: Julian A. Miranda, City Manager / Executive Director; Adrian Guerra, City Attorney / General Counsel; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS

None.

RECESS TO CLOSED SESSION

At 5:38 p.m., the City Council met in Closed Session to discuss the following:

Conference with Real Property Negotiator

Pursuant to California Government Code Section 54956.8

Property: 16154 Arrow Highway (APNS 8417-029-024 and 025)

Agency Negotiator: Marilyn Simpson, Community Development Director (Fernando Lopez, Housing Coordinator, substituting)

Negotiating Parties: Rudolfo A. Dominguez, Trustee

Under Negotiation: Price and terms of payment

ACTION: Board Member Breceda and Executive Director Miranda did not participate due to a potential conflict of interest. Discussed, update provided, direction given to staff to explore and take efforts to conduct a Phase II environmental analysis in furtherance of the Board's interest in the acquisition of the property.

Property: Las Casitas (5164 Ayon Avenue)

Parties: Northridge Group & Housing Authority

Under Negotiation: Price and terms

ACTION: Board Member Breceda did not participate due to a potential conflict of interest. Discussed, update provided; no reportable action.

Property: 14905 Los Angeles Street, Irwindale, CA (Housing Authority Item)
Agency Negotiator: Julian Miranda, Executive Director
Negotiating Parties: Marianna Diaz
Under Negotiation: Price and terms of payments

ACTION: Discussed, update provided; direction given to staff to conduct a phase I environmental assessment for the property.

Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation

Pursuant to Government Code Section 54956.9 (d)(2), (c)(1)

A point has been reached where, in the opinion of the City Council, upon the advice of its legal counsel based on existing facts and circumstances, that there is significant exposure to litigation against the City. The facts and circumstances are those that might result in litigation against the City but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

ACTION: Information provided; no action taken or direction given

**RECONVENE IN
OPEN SESSION**

At 6:31 p.m., the City Council reconvened in Open Session.

**RECESS TO
REGULAR MEETING**

At 6:33 p.m., the City Council recessed to their Regular meeting.

**RECONVENE IN
SPECIAL SESSION**

At 7:29 p.m., the City Council reconvened in Special Session.

NEW BUSINESS

ITEM 8
**PEDESTRIAN
CROSSING ON
IRWINDALE AVE.**

**PEDESTRIAN CROSSING ON IRWINDALE AVENUE – VERBAL
(Update)**

**COUNCILMEMBER
BURROLA AND CITY
MANAGER MIRANDA**

Councilmember Burrola and City Manager Miranda recused themselves from this item due to conflicts of interest and exited the Council Chambers.

**CITY ATTORNEY
GUERRA**

City Attorney Guerra noted that the Council has previously drawn straws amongst the Councilmembers that had conflicts in order to determine which one may participate, where it was decided that Councilmember Breceda would be permitted to participate.

DIRECTOR CHAN

Director Chan presented the report and made a PowerPoint presentation demonstrating his department's evaluation of Irwindale Avenue between Peppertree Lane and Central Street. He advised

that the analysis concluded that a crosswalk in the area does not meet the necessary warrants for installation.

LINDA MAREZ

Linda Marez stated that it would not be safe to cross Irwindale Avenue even with a crosswalk.

DENA ZEPEDA

Dena Zepeda suggested leaving the street as is, without a signal.

MAYOR ORTIZ

Mayor Ortiz stated that the Council did not necessarily request for the installation of a signal. Rather, residents had requested lighting on the ground to alert drivers of the presence of crossing pedestrians, similar to the implement located near Del Norte Park in West Covina. He stated his hope that Irwindale Avenue never sees any major accidents involving pedestrians and stated that there is no need to continue looking into this matter unless more residents express their support for approving it.

JOSEPH TAPIA

Joseph Tapia stated that he agreed with Linda Marez.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:57 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

**IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706**

**OCTOBER 25, 2023
WEDNESDAY
6:40 P.M.**

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Larry G. Burrola, Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz

Absent: Councilmember Manuel R. Garcia

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

**PLEDGE OF
ALLEGIANCE**

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES None.

**CHANGES TO THE
AGENDA**

CITY MANAGER
MIRANDA

City Manager Miranda noted that the map included as an exhibit to Item 18F has been revised and advised that the Zoom broadcast is experiencing technical difficulties and that there may be diminished sound quality during the meeting.

**COUNCILMEMBER
TRAVEL REPORTS**

None.

**COUNCILMEMBER
COMMENTS**

COUNCILMEMBER
BURROLA

Councilmember Burrola indicated that he has received complaints about malfunctioning lights at the rear of the Skate Park and requested that the green fencing be removed to aid visibility into the park, especially when dark.

CITY MANAGER
MIRANDA

City Manager Miranda advised that the lighting issues at the Skate Park have already been resolved and indicated that he would speak to staff regarding the green fencing.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz requested that staff prepare and present a report on the citywide camera system to the Council, to which City Manager Miranda indicated that the report would be presented at the next meeting.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

None.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

IRWINDALE CHAMBER
OF COMMERCE
BUSINESS OF THE
MONTH – L.I.F.E.
MANAGEMENT
SYSTEMS

IRWINDALE CHAMBER OF COMMERCE BUSINESS OF THE
MONTH – L.I.F.E. MANAGEMENT SYSTEMS

The presentation was made.

CONSENT CALENDAR

MOTION

A motion was made by Councilmember Breceda, seconded by Councilmember Burrola, to approve the Consent Calendar, with the exception of Item No 20G which was removed for separate consideration. The motion was unanimously approved; Councilmember Garcia absent.

ITEM 20A
MINUTES

MINUTES

The following minutes were approved:

- 1) Special meeting held October 11, 2023
- 2) Regular meeting held October 11, 2023

ITEM 20B
WARRANTS

WARRANTS

The warrant register was approved.

ITEM 20C
INVESTMENT
QUARTERLY REPORT -
SEPTEMBER 30, 2023

INVESTMENT QUARTERLY REPORT – SEPTEMBER 30, 2023
(Joint Item for all Agencies)

The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending September 30, 2023.

ITEM 20D
APPROVE A FEE
WAIVER FOR THE
TOURNAMENT OF
ROSES WAIVING CITY
TRANSPORTATION /
OVERSIZED VEHICLE
FEES

APPROVE A FEE WAIVER FOR THE TOURNAMENT OF ROSES
WAIVING CITY TRANSPORTATION / OVERSIZED VEHICLE FEES

RESOLUTION NO.
2023-79-3457
ADOPTED

Resolution No. 2023-79-3457, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING A FEE WAIVER FOR THE PASADENA TOURNAMENT OF ROSES 501(C)(3) NONPROFIT ORGANIZATION, WAIVING CITY TRANSPORTATION / OVERSIZED VEHICLE FEES IN THE AMOUNT OF \$1,088.00,” was adopted.

ITEM 20E
APPROVAL OF
SETTLEMENT AGMT.
AND RELEASE OF
ALL CLAIMS –
EDDIE ARTEAGA

APPROVAL OF SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS – EDDIE ARTEAGA

The City Council approved the Settlement Agreement and Release of All Claims with Eddie Arteaga for full and final settlement of all claims against the City of Irwindale for the amount of \$40,000.00 and the City Manager was authorized to execute same.

ITEM 20F
REQUEST TO
APPROVE AN MOU
BETWEEN THE CITIES
OF AZUSA, DUARTE,
AND IRWINDALE

REQUEST TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF AZUSA, DUARTE, AND IRWINDALE TO COLLABORATE ON SERVICES TO ENHANCE PUBLIC SAFETY IN THE NORTH SAN GABRIEL RIVER AREA

The City Council approved the Memorandum of Understanding (MOU) and authorized the City of Irwindale (City) to enter into same, thereby authorizing the City's participation in the North San Gabriel River Working Group (“NSGRWG”) to collaborate on services and enhance public safety in the North San Gabriel River area with the Cities of Duarte and Azusa.

ITEM 20H
LETTER OF
AUTHORIZATION TO
ALLOW THE SGV
COUNCIL OF GOVTS
TO APPLY FOR THE
CALRECYCLE SB 1383
LOCAL ASSISTANCE
GRANT PROGRAM

LETTER OF AUTHORIZATION TO ALLOW THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS TO APPLY FOR THE CALRECYCLE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM ON BEHALF OF THE CITY OF IRWINDALE

RESOLUTION NO.
2023-81-3459
ADOPTED

Resolution No. 2023-81-3459, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF AUTHORIZATION TO ALLOW THE SAN GABRIEL VALEY COUNCIL OF GOVERNMENTS TO APPLY FOR THE CALRECYCLE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM ON BEHALF OF THE CITY OF IRWINDALE,” was adopted.

ITEM 20I

APPROVAL OF MOA
AND RELATED
ADDENDA WITH
SO. CA. HIFCA, ECR
FINANCIAL CRIMES
FORCE

APPROVAL OF MEMORANDUM OF AGREEMENT AND
RELATED ADDENDA WITH SOUTHERN CALIFORNIA HIGH
INTENSITY FINANCIAL CRIMES AREA (HIFCA), EL CAMINO
REAL (ECR) FINANCIAL CRIMES TASK FORCE BETWEEN THE
DEPARTMENT OF HOMELAND SECURITY, U.S. IMMIGRATION
AND CUSTOM ENFORCEMENT, HOMELAND SECURITY TASK
INVESTIGATIONS, LOS ANGELES, AND IRWINDALE POLICE
DEPARTMENT

1) The Memorandum of Understanding (MOU) between the
Department of Homeland Security, U.S. Immigration and Customs
Enforcement, Homeland Security Investigations, Los Angeles
(Homeland Security) and the City of Irwindale Police Department for
the Reimbursement of Joint Operations Expenses from the Treasury
Forfeiture Fund, was approved and the Chief of Police was
authorized to execute same; 2) the Addendum to the MOU between
Homeland Security and the City of Irwindale Police Department was
approved and the Chief of Police was authorized to execute; 3) the
First Amended Memorandum of Agreement for the Southern
California High Intensity Financial Crimes Area (HIFCA) El Camino
Real (ECR) Financial Crimes Task Force between Homeland
Security and the City of Irwindale Police Department was approved
and the Chief of Police was authorized to execute; and 4) the
Addendum to the First Amended Memorandum of Agreement for the
Southern California High Intensity Financial Crimes Area (HIFCA) El
Camino Real (ECR) Financial Crimes Task Force between
Homeland Security and the City of Irwindale Police Department was
approved the Chief of Police was authorized to execute same.

END OF CONSENT CALENDAR

ITEM 20G

REQUEST TO
APPROVE
AMENDMENT 2 TO
THE AGMT FOR
CONTRACT SVCS
WITH LSA ASSOC., INC.

REQUEST TO APPROVE AMENDMENT NO. 2 TO THE
AGREEMENT FOR CONTRACT SERVICES WITH LSA
ASSOCIATES, INC. FOR THE PREPARATION OF CEQA
DOCUMENTS (INITIAL STUDY AND ENVIRONMENTAL IMPACT
REPORT) FOR THE CONSTRUCTION OF ELEVEN (11)
SPECULATIVE CONCRETE TILT-UP BUILDINGS FOR A TOTAL
OF 1.27 MILLION SQUARE FEET OF LIGHT INDUSTRIAL
COMMERCIAL BUSINESS PARK USES ON AN APPROXIMATELY
62.7 ACRE PROJECT SITE LOCATED AT 500 SPEEDWAY
DRIVE; APNS 8532-004-022, 8532-004-026, AND 8532-004-025

COUNCILMEMBER
BRECEDA

Councilmember Breceda requested to table this matter until the
Council is provided more information regarding the project.

CITY MANAGER
MIRANDA

City Manager Miranda noted that meetings could be arranged to
answer any questions that the Councilmembers may have.

- MOTION A motion was made by Councilmember Breceda, seconded by Councilmember Burrola, to table this matter until the Council is provided more information relating to the project.
- MAYOR ORTIZ Responding to a question by Mayor Ortiz, Associate Planner Chou noted that the recommended action is to approve an amendment to an existing contract and noted that the amendment would not cause the city to incur in additional costs, as these would be picked up by the developer and the applicant.
- COUNCILMEMBER BRECEDA Councilmember Breceda asked if postponing the consideration of the amendment would hurt the project, to which Associate Planner Chou advised that it would not.
- MAYOR PRO TEM AMBRIZ In reply to a comment by Mayor Pro Tem Ambriz, Associate Planner Chou indicated that staff is still undergoing a CEQA analysis for the project. Once the project is ready, full details will be presented to the Planning Commission and the City Council.
- COUNCILMEMBER BRECEDA Councilmember Breceda reiterated his desire to table the item.
- CITY MANAGER MIRANDA City Manager Miranda asked whether the Councilmembers would still like to schedule meetings so that staff can provide updates, to which Mayor Ortiz stated that he would be fine with it.
- COUNCILMEMBER BURROLA Councilmember Burrola agreed that, if any member of the Council feels uncomfortable with what they would be voting for, they should be able to hold off on the matter until they are fully informed.
- MAYOR ORTIZ Mayor Ortiz concurred with Councilmember Burrola.
- DENA ZEPEDA Dena Zepeda agreed with Councilmember Breceda.
- ROLL CALL The above-mentioned motion was approved with Councilmembers Breceda, Burrola, and Mayor Ortiz in favor, Mayor Pro Tem Ambriz opposed, and Councilmember Garcia absent.

**SPONTANEOUS
COMMUNICATIONS**

- LUIS FARIAS Luis Farias from AmRock spoke in favor of allowing additional security measures at Old Dominion.
- DENA ZEPEDA Dena Zepeda stated her belief that residents are not being heard, said she was not satisfied with the Police Department, and stated that the Planning Commission should meet twice a month.

ANONYMOUS An anonymous individual played a recording purporting to be from Jonathan Greenblatt, CEO of the Anti-Defamation League, regarding a campaign to deescalate hate speech.

HANK FORD AND “Hank Ford” and “Michael Whitmann” made hateful comments.
MICHAEL WHITMANN

RECESS At 7:05 p.m., the City Council took a short recess.

RECONVENE At 7:21 p.m., the City Council reconvened in Open Session.

MICHAEL WHITMANN “Michael Whitmann” continued his hateful comments.

JOSEPH TAPIA Joseph Tapia spoke against cutting down an oak tree located near City Hall.

ERIC HARTMANN “Eric Hartmann” made hateful comments.

NEW BUSINESS None.

PUBLIC HEARINGS None.

**CITY MANAGER’S
REPORT**

CITY MANAGER City Manager Miranda presented his report.
MIRANDA

- 1) Applications are being accepted through December 6 for the scheduled vacancies on city commissions. Applications for an unscheduled vacancy on the Planning Commission for a term ending in 2026 are also being accepted through November 20. Notices have been mailed to all residents.
- 2) A special Planning Commission meeting has been scheduled for October 30.
- 3) The Irwindale Speedway will be holding a special “Night of Destruction” event on October 28.
- 4) Staff is working on additions to the Veterans Monument in front of City Hall. Parking near the area will be limited during construction.
- 5) Temporary lighting has been installed at Irwindale Park while the park improvement project is underway.
- 6) He also listed upcoming Recreation events.

**REQUESTS BY
COUNCILMEMBERS
FOR FUTURE AGENDA
ITEMS**

COUNCILMEMBER Councilmember Burrola requested that staff present a report on the
BURROLA housing program’s 45-year covenant and related laws at the next meeting. He also requested a report from Code Enforcement detailing

the number of businesses that have business licenses and how many businesses exist in the City.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz repeated his request to place an item relating to the citywide cameras on the next agenda.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:35 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

CITY OF IRWINDALE
PAYROLL WARRANT REGISTER
October 2023

Payroll Batch DATE OF ISSUE 10/5/23	430-10-23, 431-10-23, 433-10-23 DEPARTMENT	AMOUNT
	11 City Council	1,731.15
	13 City Administrative Office	55,971.87
	14 Finance Department	28,104.16
	35 Police Department	221,346.06
	40 Recreation Department	27,974.13
	41 Aquatics Department	9,646.59
	42 Senior Citizens' Center	16,011.13
	44 Library	16,291.39
	51 Planning & Community Development	34,488.36
	52 Public Works - Engineering	28,188.69
	57 Public Works - Services	53,130.25
	Gross Payroll	492,883.78
	Required Deductions	(142,732.76)
	Voluntary Deductions	(19,724.15)
	Net Payroll	330,426.87
Payroll Batch DATE OF ISSUE 10/19/23	414-10-23, 415-10-23 DEPARTMENT	AMOUNT
	11 City Council	6,029.62
	13 City Administrative Office	55,903.07
	14 Finance Department	27,289.65
	35 Police Department	193,623.50
	40 Recreation Department	27,447.24
	41 Aquatics Department	8,340.31
	42 Senior Citizens' Center	16,218.06
	44 Library	16,668.79
	51 Planning & Community Development	33,797.50
	52 Public Works - Engineering	28,313.73
	57 Public Works - Services	55,163.22
	Gross Payroll	468,794.69
	Required Deductions	(132,233.41)
	Voluntary Deductions	(21,399.27)
	Net Payroll	315,162.01

Accounts Payable

Checks by Date - Summary by Check Number

User: imarin
Printed: 11/2/2023 9:50 AM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
81036	NORMAN02	Norman A. Traub Associates	10/19/2023	6,332.28
Report Total (1 checks):				6,332.28

Accounts Payable

Checks by Date - Summary by Check Number

User: imarin
Printed: 11/2/2023 9:54 AM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
100070	BALLI01	Shayna Balli	10/19/2023	106.98
100071	CONCE01	Concentra	10/19/2023	77.00
100072	DF01	D.F. Polygraph	10/19/2023	200.00
100073	FRONT01	Frontier Communications	10/19/2023	324.49
100074	HERRER03	Pedro Herrera	10/19/2023	300.00
100075	HOFFOR01	Christopher Hofford	10/19/2023	99.00
100076	IIMC02	International Institute of	10/19/2023	125.00
100077	MAINTE01	Maintex	10/19/2023	225.02
100078	MAREZL	Linda S. Marez	10/19/2023	75.00
100079	NORMAN02	Norman A. Traub Associates	10/19/2023	6,234.52
100080	PARR01	Edlin Parra	10/19/2023	75.00
100081	PEDRE01	Connie Pedregon	10/19/2023	6.00
100082	PONCE04	Delicia Ponce	10/19/2023	160.00
100083	PROPRINT	Pro Printing, Inc.	10/19/2023	2,062.56
100084	SMART&	Smart & Final	10/19/2023	414.95
100085	verizonw	Verizon Wireless	10/19/2023	3,245.67
100086	CALIFO56	California State Disbursement Unit	10/19/2023	604.15
100087	CALIFO57	California State Disbursement Unit	10/19/2023	143.07
100088	CITY01	City of Hope	10/19/2023	54.00
100089	FRANC06	Franchise Tax Board	10/19/2023	487.75
100090	ICEA	Irwindale City Employee Assoc.	10/19/2023	814.00
100091	IMEA	Irwindale Mgmt Employee Assoc.	10/19/2023	500.00
100092	IRWIND02	Irwindale Police Officers Assoc.	10/19/2023	2,998.00
100093	LOSANG16	Los Angeles County Sheriff's Dept.	10/19/2023	906.08
100094	ALLK01	All Kinds of BBQ	10/26/2023	1,295.56
100095	AMERIC34	American Fidelity Assurance Co	10/26/2023	4,447.34
100096	AT&T02	AT & T	10/26/2023	32.78
100097	AT&T06	AT & T	10/26/2023	1,684.05
100098	CINGULAR	AT & T Mobility	10/26/2023	3,506.66
100099	AVI10	Desiree Avila	10/26/2023	300.00
100100	AZUSALW	Azusa Light & Water	10/26/2023	359.00
100101	MIJACA	Balcon Holdings, Inc.	10/26/2023	222.00
100102	CALIFO02	California American Water	10/26/2023	447.71
100103	CARDEN01	Rudy Cardenas	10/26/2023	150.00
100104	CHAID01	Jose Cardenas Chaidez	10/26/2023	75.00
100105	CHARTE01	Charter Communications	10/26/2023	199.05
100106	CONCE01	Concentra	10/26/2023	79.00
100107	PMIDEN	Delta Dental Insurance Company	10/26/2023	897.44
100108	PMIDEN01	Delta Dental of California	10/26/2023	12,765.59
100109	FRONT01	Frontier Communications	10/26/2023	236.82
100110	SOUTHE17	Golden State Water Company	10/26/2023	2,988.58
100111	GRIJAL05	Daniel M. Grijalva	10/26/2023	962.84
100112	JOHN01	Johnson Investigations	10/26/2023	1,200.00
100113	MCIWOR	MCI Comm Service	10/26/2023	36.15
100114	MEDRA01	Cynthia Medrano	10/26/2023	75.00
100115	NARA02	Anthony Naranjo	10/26/2023	300.00
100116	NATION23	National Union Fire Insurance	10/26/2023	752.79

Check No	Vendor No	Vendor Name	Check Date	Check Amount
100117	OPTUM01	OptumRx, Inc.	10/26/2023	37,135.20
100118	PETTYC05	City of Irwindale Petty Cash	10/26/2023	320.81
100119	PETTYC05	City of Irwindale Petty Cash	10/26/2023	620.96
100120	LEGAL03	Pre-Paid Legal Services, Inc.	10/26/2023	37.90
100121	SANCH01	Jaycon Sanchez	10/26/2023	223.80
100122	SCE02	Southern California Edison	10/26/2023	64,662.50
100123	STANDA01	Standard Insurance Co. RV	10/26/2023	475.45
100124	STANDA03	Standard Insurance Company	10/26/2023	2,527.24
100125	STATE001	State Of California	10/26/2023	128.00
100126	TEXAS01	Texas Life Insurance Co.	10/26/2023	4,588.68
100127	TPX 01	TPX Communications	10/26/2023	2,656.68
100128	VISION01	Vision Service Plan - (CA)	10/26/2023	1,842.12
100129	VISION01	Vision Service Plan - (CA)	10/26/2023	4,801.65
100130	WARD01	Valerie Ward	10/26/2023	75.00
100131	ALLCI01	All City Management Services, Inc	11/08/2023	1,896.39
100132	ALLSTATE	All State Police Equipment Co.	11/08/2023	13,604.79
100133	AMAZON1	Amazon Capital Services, Inc.	11/08/2023	418.04
100134	BAKER01	Baker & Taylor Books	11/08/2023	1,181.93
100135	BARNEY	Barney's Locksmith Service	11/08/2023	354.28
100136	BEAR01	Bear State Water Heating LLC	11/08/2023	689.25
100137	BURRO01	Burro Canyon Ent. Inc.	11/08/2023	100.00
100138	CALIBE02	Caliber Construction	11/08/2023	6,000.00
100139	CINTAS	Cintas Corporation #693	11/08/2023	439.47
100140	CITYOF11	City of Azusa	11/08/2023	4,025.00
100141	CLASS01	Classical Creations, Inc.	11/08/2023	750.00
100142	DEPTOF02	County of LA Dept of Animal Care & Cont	11/08/2023	5,205.90
100143	COUNTY04	County of Los Angeles	11/08/2023	17,415.33
100144	LACOUN02	County of Los Angeles	11/08/2023	15.30
100145	CWE01	CWE	11/08/2023	3,174.30
100146	CYPH01	Cypherworx, Inc	11/08/2023	1,854.00
100147	DAVIDE	David Evans & Associates Inc	11/08/2023	2,102.40
100148	DIVISI01	Division of the State Architect	11/08/2023	169.41
100149	EWINGI	Ewing Irrigation Products, Inc.	11/08/2023	491.50
100150	EZAUT01	E-Z Automated Sysytems, Inc	11/08/2023	12,291.20
100151	HDLCOR	HdL Coren & Cone	11/08/2023	1,575.00
100152	ICMA	ICMA	11/08/2023	1,200.00
100153	INTELL01	Intelli-tech, Inc.	11/08/2023	18,726.00
100154	ITERIS	Iteris, Inc.	11/08/2023	1,520.00
100155	JCL01	JCL Traffic	11/08/2023	722.92
100156	JOEAGO	Joe A. Gonsalves & Son	11/08/2023	2,375.00
100157	LANDSC	Landscape Warehouse III Inc.	11/08/2023	354.80
100158	LEWISE	Lewis Engraving, Inc.	11/08/2023	31.97
100159	LG2WB01	LG2WB Engineers, Inc	11/08/2023	1,426.00
100160	LSA01	LSA Associates, Inc.	11/08/2023	1,172.50
100161	MIDAS	Manuel C Muratalla	11/08/2023	4,118.87
100162	CALIBE01	Lawrence E. Marino	11/08/2023	1,567.00
100163	MAVE01	Maverick Networks, Inc	11/08/2023	80.15
100164	MOR01	Jimore Morgan	11/08/2023	4,200.00
100165	NATION22	National Training Concepts Inc	11/08/2023	100.00
100166	OFFICE03	ODP Business Solutions, LLC	11/08/2023	2,228.19
100167	ORKINP	Orkin Pest Control	11/08/2023	1,099.98
100168	PERME01	Permeco Inc.	11/08/2023	490.00
100169	PROPRINT	Pro Printing, Inc.	11/08/2023	339.25
100170	RICOH01	Ricoh USA, Inc	11/08/2023	1,269.57
100171	RICOH02	Ricoh USA, Inc	11/08/2023	1,673.13
100172	ROSENO	RSG Inc.	11/08/2023	740.00
100173	SAFARI	Safariland Ltd. Inc.	11/08/2023	1,615.82

Check No	Vendor No	Vendor Name	Check Date	Check Amount
100174	SANGAB13	San Gabriel Valley Council	11/08/2023	6,183.00
100175	SOUTH06	South Coast AQMD	11/08/2023	665.26
100176	STERIC01	Stericycle, Inc.	11/08/2023	95.36
100177	NORTHR	The Northridge Group, Inc.	11/08/2023	4,395.52
100178	VANCE01	Vance Corporation	11/08/2023	19,978.08
100179	WESTCO05	West Coast Arborists, Inc.	11/08/2023	7,864.50
100180	WILLDAN	Willdan Financial Services	11/08/2023	1,925.00
100181	YTIREs	Y Tire Sales	11/08/2023	721.73
Report Total (112 checks):				335,980.68

City Council

City of
IRWINDALE
AGENDA REPORT

Date: November 8, 2023

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Request to approve Amendment No. 2 to the Agreement for Contract Services with LSA Associates, Inc. for the preparation of CEQA documents (Initial Study and Environmental Impact Report) for the construction of eleven (11) speculative concrete tilt-up buildings for a total of 1.27 million square feet of light industrial commercial business park uses on an approximately 62.7 acre project site located at 500 Speedway Drive [APNs]: 8532-004-022, 8532-004-026, and 8532-004-025.

City Manager's Recommendation:

That the City Council approve the attached Amendment No. 2 to the Agreement for Contract Services with LSA Associates, Inc. for the preparation of an Initial Study and Environmental Impact Report to be prepared in association with land use entitlement applications for property located at 500 Speedway Drive, Irwindale, CA 91706.

Administrative Action:

Submitted by:

Marilyn Simpson, Community Development
 Director

Electronically Approved

Prepared by:

Lisa Chou, Associate Planner

Electronically Approved

Reviewed by:

Adrian R. Guerra, City Attorney

Electronically Approved

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved

Approved by:

Julian A. Miranda, City Manager

Electronically Approved

Background and Analysis:

On October 28, 2020, the City Council approved an Agreement for Contract Services with LSA Associates, Inc. ("Contract") for the preparation of CEQA documents (Initial Study and Environmental Impact Report) for a proposed project at 500 Speedway Drive. The project includes the preparation of a Specific Plan to develop an industrial/commercial business park with eleven (11) light industrial and flex commercial buildings.

The Contract stated that the Consultant shall commence the service upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance", in no event to exceed June 1, 2023. However, due to the multiple factors such as additional analyses for transportation, site plan revisions, and additional cumulative project analysis, the timeline to complete the project has been delayed and the term of the contract needs to be extended in order for the Consultant to complete its services under the Contract.

A revised Term and Schedule of Performance has been included in Amendment No. 2 as Exhibit "A", with an expected completion date in August 2024.

On October 25, 2023, the City Council conducted a duly noticed public hearing, at which time the councilmembers motioned to continue the item to the next regularly scheduled City Council meeting.

Fiscal Impact:

The entire cost for this consultant work will be covered by the Applicant/Developer, Irwindale Industrial, LLC. The City's General Fund will not be impacted. The applicant has agreed to reimburse the City 100% of all costs and expenses incurred by the City by providing a deposit account pursuant to the reimbursement between the City and Irwindale Industrial, LLC.

Attachments:

1. Attachment A - LSA Professional Services Contract Amendment No. 2

**AMENDMENT NO. 2 TO AGREEMENT FOR CONTRACT SERVICES BETWEEN THE
CITY OF IRWINDALE AND LSA ASSOCIATES, INC. (LSA)**

THIS AMENDMENT NO 2 TO CONTRACT SERVICES AGREEMENT (herein "Amendment No. 2"), is made and entered into this 8th day of November 2023, by and between the City of Irwindale, a California municipal corporation ("City"), and LSA Associates, Inc., a California corporation ("Consultant" or "LSA"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties".

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services, (herein "Agreement") dated October 28, 2020. for the completion of the environmental document for the Irwindale Speedway Commerce Center Specific Plan project.

B. On December 22, 2022, the Parties entered into Amendment No. 1 to the Agreement, and established a maximum Contract Sum of Three Hundred and Ninety-Four Thousand Four Hundred and Ninety-Four Dollars (\$394,494.00), and for a term not to exceed June 1, 2023.

C. By this Amendment No. 2, City and Consultant desire to amend Sections 3.2 and 3.4 of the Agreement to account for an extended term and revised Schedule of Performance.

D. On October 25, 2023, the City Council conducted a duly noticed public hearing on this proposed Amendment No. 2, at which time the councilmembers motioned to continue the item to the next regularly scheduled City Council meeting.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by City and Consultant, and the promises contained herein, it is hereby agreed as follows:

1. Section 3.2 of the Agreement is hereby amended to read in its entirety as follows (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~):

"Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D", ***dated October 4, 2023***, and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively."

2. Section 3.4 of the Agreement is hereby amended to read in its entirety as follows (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~):

"Term. Unless earlier terminated in accordance with Article 7, "Enforcement of Agreement and Termination" of this Agreement, this Agreement shall continue in full force and effect until terminated but not to exceeding **two (2) years from the date hereof, except as otherwise provided in Section 3.2** June 1, 2023.

3. Exhibit "D" of the Agreement entitled "Schedule of Performance/Timeline" shall be substituted and superseded in its entirety by the "Schedule of Performance/Timeline" contained in Exhibit "A" attached hereto.

4. Full Force and Effect. Except as expressly amended hereby, all other provisions the Agreement remain in full force and effect as originally executed. All rights and obligations of the parties under the Agreement that are not expressly amended by this amendment shall remain unchanged. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 and Amendment No. 2.

5. Corporate Authority. The persons executing this Amendment No. 2 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment No. 2, and (iv) entering into this Amendment No. 2 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 on the date and year first-above written.

CITY:

CITY OF IRWINDALE, a municipal corporation

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Adrian R. Guerra, City Attorney

CONSULTANT:

LSA Associates, Inc.,
a California corporation
20 Executive Park, Ste. 200
Irvine, CA 92614

By: _____
Name: Anthony Petros
Title: President

By: _____
Name: Justin Cary
Title: CFP

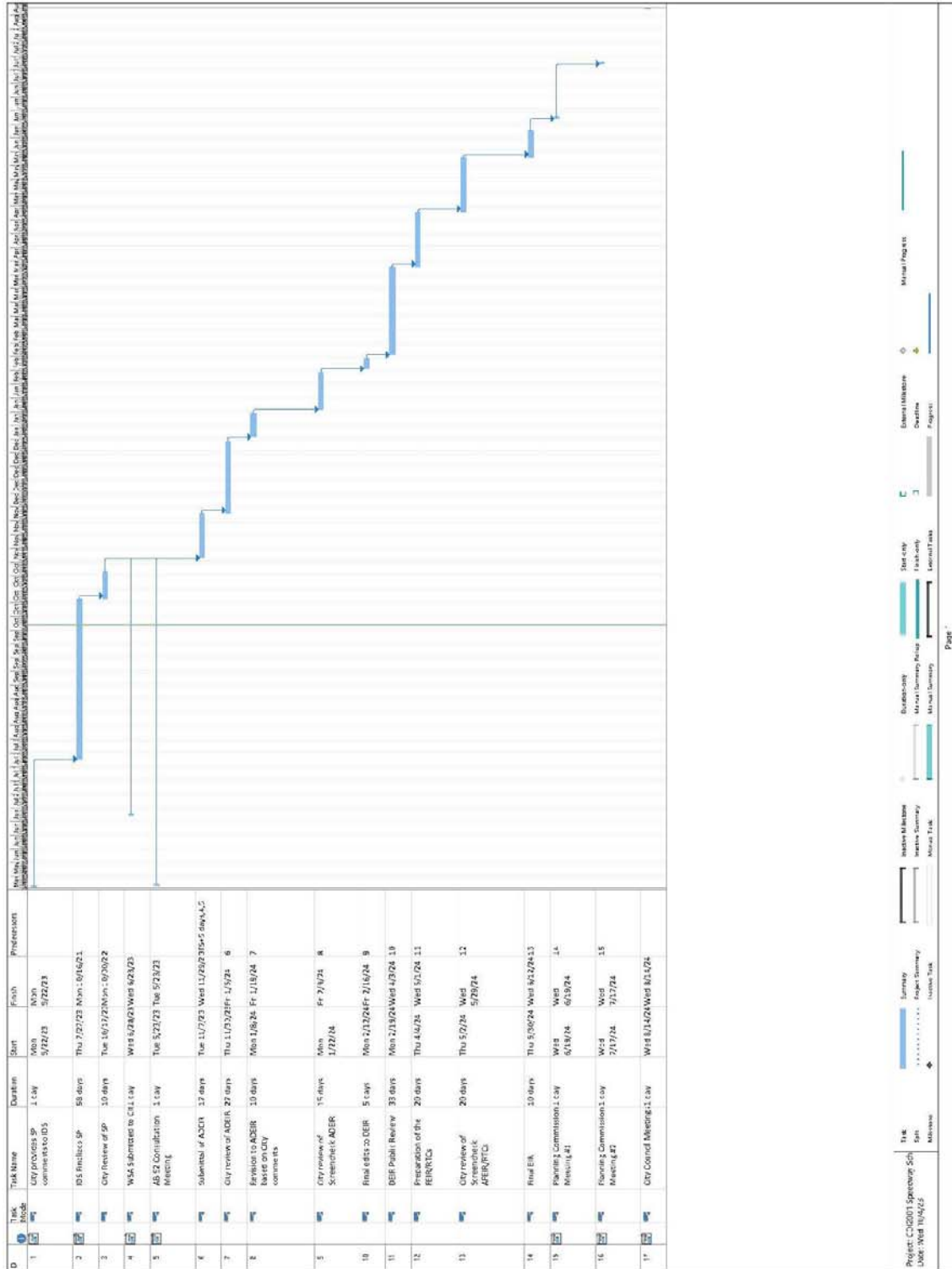
Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

Exhibit “D” of the Agreement entitled “Schedule of Performance/Timeline” shall be substituted and superseded in its entirety as follows:

EXHIBIT “D”

SCHEDULE OF PERFORMANCE/TIMELINE

Proposal Dated October 4, 2023



City Council

City of
IRWINDALE
AGENDA REPORT

Date: November 8, 2023

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Request to Appropriate Additional Funds, Waive Formal Bidding and Approve Agreement with PlanetBids, Inc. for Electronic Procurement Software

City Manager's Recommendation:

That the City Council: adopt Resolution No. 2023-88-3466 entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080 (C), APPROVING AN APPROPRIATION OF ADDITIONAL FUNDING, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PLANETBIDS, INC. FOR THE ELECTRONIC PROCUREMENT (EPROCUREMENT) SOFTWARE SYSTEM.”**

Administrative Action:**Submitted /Prepared by:**

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved**Reviewed by:**

Adrian R. Guerra, City Attorney

Electronically Approved

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved**Approved by:**

Julian A. Miranda, City Manager

Electronically Approved

Background and Analysis:

Web-based eProcurement software platforms are used by many agencies to enhance their procurement processes. These platforms allow agencies to reach a larger pool of vendors, increasing vendor participation with proposals that offer a broader selection of goods and services and offer a more competitive pricing. The City currently posts bids on the City's Website, by the entrance to City Hall, Irwindale Library, and the Post Office. In addition, a notice inviting bids is also published in a newspaper of general circulation published in the City. These methods are limiting and oftentimes do not reach as many potential contractors, resulting in low vendor turnout and bids that may not be competitively priced.

In an effort to improve the City's procurement process, staff researched online bid and vendor management platforms that could enhance the City's purchasing practices. In addition to streamlining the City's process, the goal is to have a transparent, fair, and competitive procurement system while remaining in compliance with the various State and Federal rules and regulations.

Staff initially contacted several vendors that offer eProcurement systems with capabilities to properly document the procurement processes and improve transparency. More specifically, allowing staff to do informal bidding. However, PlanetBids, Inc. was the only responsive company.

Irwindale Municipal Code ("IMC") Section 3.44.080(F) states that the city council may dispense with formal bidding procedures when "the purchase is beneficial to the interest of the city and is from a supplier who has been awarded a specific item or items in a contract resulting from a formal competitive bid process by another governmental agency within the state of California or by the federal government within the previous three hundred sixty-five days (one year)."

Irwindale Municipal Code ("IMC") Section 3.44.080 (C) states that the city council may dispense with formal bidding procedures with "the commodity can be obtained from only one vendor. A commodity shall be considered obtainable only from one vendor when only one vendor offers it for sale, lease or rental, or when only one vendor is able to do so within the time frame and/or under the terms and conditions which reasonably meet the needs of the using agency, or when there is a sole distributor or manufacturer of a product or service such that there is no acceptable substitute within a specific geographical area."

in March 2022, the San Diego Regional Airport Authority entered into Contract no. 800732 OB with Planet Bids, Inc. for eProcurement Software System Services, which contains a "piggyback clause," whereby other public agencies shall have the option to piggy-back upon the terms of the agreement. Several public agencies, including cities throughout the Southern California area have piggybacked off of the agreement for services with Planet Bids, Inc

This piggyback agreement extends beyond the one-year period, however because Planet Bids, Inc. was the only responsive bidder that can provide the City the services in the time needed,

staff is recommending that the City Council find that the service can be considered a purchase in the public interest, resulting from a formal competitive bid process by another governmental agency within the state of California, as defined under IMC Section 3.44.080(F)

The proposed agreement (Attachment “A”) will allow the City to utilize this platform for five years. Based on customer reviews and feedback received from some of the cities (Exhibit “A”), existing staff experience working with PlanetBids software solution in other agencies, and piggybacking off of an existing contract number 800732 awarded between San Diego County Regional Airport Authority and PlanetBids, Inc. (Exhibit “B”); staff concluded that PlanetBids, Inc. platform is the most robust system that has the capability to manage both the vendors and bids for the City. Further, it offers the best value in streamlining the purchasing process, saving staff time and resources throughout all City departments.

Fiscal Impact:

Staff is requesting the City Council to approve amending the fiscal year 2023-2024 adopted budget and appropriating \$62,166 consisting of \$52,841 from the General Fund + \$9,325 from the Mining Impact Fund for entering into a contract with PlanetBids, Inc. for Electronic Procurement (eProcurement) Software System Services.

Attachments:

1. Resolution No. 2023-88-3466
2. Exhibit A - PlanetBids, Inc. Agreement & Quote
3. Exhibit B - List of Cities contracting with PlanetBids, Inc.
4. Exhibit C - Piggyback Contract between San Diego Regional Airport Authority & PlanetBids, Inc.

RESOLUTION NO. 2023-88-3466

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE
WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE
MUNICIPAL CODE SECTION 3.44.080 (C), APPROVING AN APPROPRIATION
OF ADDITIONAL FUNDING, AND AUTHORIZING THE CITY MANAGER TO
ENTER INTO AN AGREEMENT WITH PLANETBIDS, INC. FOR THE ELECTRONIC
PROCUREMENT (EPROCUREMENT) SOFTWARE SYSTEM**

WHEREAS, the City of Irwindale (“City”) is in need of electronic procurement (“eProcurement”) software to modernize its procurement process; and

WHEREAS, purchasing a new eProcurement software will significantly enhance the procurement processes of the City whereby departments can streamline purchasing, save staff time, and resources; and

WHEREAS, Irwindale Municipal Code (“IMC”) Section 3.44.080(F) states that the city council may dispense with formal bidding procedures when “the purchase is beneficial to the interest of the city and is from a supplier who has been awarded a specific item or items in a contract resulting from a formal competitive bid process by another governmental agency within the state of California or by the federal government within the previous three hundred sixty-five days (one year)”; and

WHEREAS, IMC Section 3.44.080(C) also states that the city council may dispense with formal bidding procedures when “the commodity can be obtained from only one vendor. A commodity shall be considered obtainable only from one vendor when only one vendor offers it for sale, lease or rental, or when only one vendor is able to do so within the time frame and/or under the terms and conditions which reasonably meet the needs of the using agency, or when there is a sole distributor or manufacturer of a product or service such that there is no acceptable substitute within a specific geographical area”; and

WHEREAS, in March 2022, the San Diego Regional Airport Authority entered into Contract no. 800732 OB with Planet Bids, Inc. for eProcurement Software System Services, which contains a “piggyback clause,” whereby other public agencies shall have the option to piggy-back upon the terms of the agreement; and

WHEREAS, several public agencies, including cities throughout the Southern California area have piggybacked off of the agreement for services with Planet Bids, Inc.; and

WHEREAS, this piggyback agreement extends beyond the one-year period, however because Planet Bids, Inc. was the only responsive bidder that can provide the City the services in the time needed, this service can be considered a purchase in the public interest, resulting from a formal competitive bid process by another governmental agency within the state of California, as defined under IMC Section 3.44.080(F);

WHEREAS, it is in the public interest to purchase the (=eProcurement Software System Services to streamline the City's purchasing process in having an efficient platform to manage vendors, contractor participation and bids/RFPs posted by the City, as well as facilitating a transparent, fair, and competitive procurement system while remaining in compliance with the various State and Federal rules and regulations; and

WHEREAS, the City Council now desires to dispense with formal bidding procedures pursuant to IMC sections 3.44.080(C) and 3.44.080(F), authorize the execution of an agreement with Planet Bids, LLC, and appropriate additional funds for the agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

SECTION 1. The City Council hereby finds the Recital above true and correct and incorporates them herein by this reference.

SECTION 2. The City Council of the City of Irwindale hereby waives the formal bidding process and approves the procurement of PlanetBids, LLC. for the Electronic Procurement (eProcurement) Software System Services based on the San Diego County Regional Airport Authority Contract No. 800732 Pricing, in an amount not to exceed \$62,166 as a sole source purchase in accordance with Section 3.44.080(C) and (F) of the Irwindale Municipal Code.

SECTION 3. The City Council hereby approves and authorizes the City Manager to enter into a Service Agreement with PlanetBids, Inc. for the Electronic Procurement (eProcurement) Software System Services, attached hereto as **Exhibit "A"**.

SECTION 4. The City Council hereby amends the adopted fiscal year 2023-2024 budget and approves and appropriates funds in the amount not to exceed \$62,166, consisting of \$52,841 from the General Fund and \$9,325 from the Mining Impact Fund, for the Service Agreement with PlanetBids, Inc.

SECTION 5. The Chief Deputy City Clerk shall attest to the adoption of this resolution which shall, in turn, have immediate effect.

PASSED, APPROVED AND ADOPTED this 8th day of November 2023.

H. Manuel Ortiz, Mayor

ATTEST:

Resolution No. 2023-88-3466
Page 2

Laura Nieto
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2023-88-3466 was duly and regularly passed and adopted by the City Council of the City of Irwindale at its regular meeting held on the 8th day of August 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura Nieto
Chief Deputy City Clerk



Innovative eProcurement Solutions

13263 Ventura Blvd., Suite 101 • Studio City, CA, 91604 • (818) 992-1771

**PB System™
SUPPORT SERVICES AGREEMENT**

This SUPPORT SERVICES AGREEMENT ("Agreement"), which describes the terms and conditions applicable to your use of the PlanetBids Online Support Services, is made and entered as of into the 2nd day of November 2023, by and between PLANETBIDS, LLC, a Delaware Limited Liability Company ("PlanetBids") and the following customer ("Customer") for the period from 11/09/2023 to 11/08/2028:

Customer Name:	<u>City of Irwindale</u>
Street Address	<u>5050 N. Irwindale Avenue</u>
City, State ZIP	<u>Irwindale, CA 91706</u>
Department:	<u>Finance</u>
Principal Contact:	<u>Kambiz Borhani</u>
Title:	<u>Finance Director</u>
Phone & Email:	<u>646.430.2221, KBorhani@irwindaleca.gov</u>
Method of Payment:	<u>Net 30 days</u>

THEREFORE, PlanetBids and the Customer agree as follows:

1. PlanetBids Services. Upon acceptance of this Agreement, PlanetBids shall provide the following Support Services to Customer, subject to the terms and conditions of this Agreement and as more fully described in Exhibit "A".

- a) "Services" shall include one or more of the following PlanetBids PB System™ modules or features if, and only if, listed in Exhibit "A" hereto:
- (i) use of the PlanetBids "PB System™" by a specific number of Customer licensed System users
 - (ii) Additional Customer licensed module users
 - (iii) Vendor management and Bid management modules for vendor registration, posting and tracking Bid Requests and other information on Customer's website or private internet network, and, at Customer's option, to process and distribute Bid Requests to additionally available PlanetBids suppliers within their selected categories
 - (iv) Advanced eBidding for Public Works add-on module
 - (v) Evaluation Management add-on module
 - (vi) Business Certification module
- Prequalification Management (CUPCAA or Standard version)

- Business Forms
- (vii) Contract Management module
- (viii) Insurance Certificate Management module
- (ix) Insurance Certificate Management with My Insurance module
- (x) Emergency Operations module (agency-wide access)
- (xi) Access and use of the PlanetBids "Outreach" database

Customer shall not have access or use of any modules or features not listed in Exhibit "A"

b) PlanetBids shall have access and the right to market or otherwise promote its services to any vendor or supplier of Customer that registers with PB System™ via Customer's site on the PlanetBids PB System™. PlanetBids will not sell any Customer data to any third parties without a written consent from Customer.

c) Internet related equipment by its nature, is not fault tolerant, but PlanetBids will use reasonable efforts to make the Services available 24 hours per day, 7 days per week, excluding downtime for scheduled and unscheduled maintenance, and (2) will promptly investigate any technical problems that Customer reports. **PlanetBids cannot, however, guarantee continuous service, service at any particular time or the integrity of data transmitted via the Internet. Further, PlanetBids shall not be responsible for the inadvertent disclosure, corruption or erasure of data transmitted, received, or stored on the PB System™.**

d) PlanetBids may make improvements and/or amendments to the PB System™ at any time, and may provide other optional services, including enhanced versions of standard features or functions, for an additional fee as agreed in advance by the Customer. Any and all relevant portions of these terms and conditions will automatically apply to all such improvements, amendments and/or optional services as they appear.

PlanetBids does not guarantee that use of the Services will produce any quotes, business opportunities or other information helpful to the business of Customer, nor does it guarantee that any contact provided will be adequate or best suited for any transaction.

2. Fees and Payments.

Support Fees. Customer agrees to pay PlanetBids set up and services fees as set forth in Exhibit "B" hereto.

a) **Additional Services; Fees.** If requested by Customer, PlanetBids will provide any or all of the following additional services at the fees set forth in Exhibit "B":

- 1) Customization work in addition to standard setup shall be contracted in the following manner and at PlanetBids' current standard rates: (a) Customer shall submit a written request describing the proposed project; (b) PlanetBids conduct a feasibility and assessment of the project and the work required, (c) if the project is technically feasible, PlanetBids will submit to Customer a written estimate setting forth the price, estimated schedule and any conditions of the project.. PlanetBids shall not proceed until approval is received in writing from Customer.
- 2) Training to Customer's designated users, in addition to that provided pursuant to Section 2(a)(1), is available at rates set in Exhibit "B".
- 3) For its own internal retrieval and restoration purposes, PlanetBids will record and maintain for a limited time a back-up of all data appearing on Customer's website on a daily basis. The duration of such data retained will be for a minimum of 7 years and determined by PlanetBids in its sole

discretion thereafter. However, Customer may, during the term of this Agreement, access and retrieve data in text delimited Microsoft Excel format and documents, at no cost. Additional Services related to the retrieval or restoration of any of Customer's data from such back-up files are available, if necessary, at rates set forth in Exhibit "B".

b) **Purchase Orders/Billing.** Purchase orders, billing or any related matters must be emailed to billing@planetbids.com or mailed to the following address;

**PlanetBids, LLC
13263 Ventura Blvd., Suite 101
Studio City, CA 91604
Attn: Finance Department**

3. Use of Services.

a) The compilations of data and content contained in the PlanetBids "Outreach" database is the proprietary information of PlanetBids. PlanetBids grants to Customer a non-exclusive right to use Outreach compilations solely in connection with bids and procurements solicited using the PlanetBids PB System™ Vendor Management and Bid Management. Customer agrees that it will not copy, use, or access the Outreach compilations for any other purpose or for use in connection with any other bid or procurement solicitation service. In addition, Customer agrees to use information obtained through the Services only as necessary to the transaction of Customer and shall not use the Services for the benefit of any third party.

b) PlanetBids is not responsible for the content and/or transactions that Customer post on or through the Services. Notwithstanding the foregoing, PlanetBids reserves the right to monitor content that uses the Services and, in addition to other remedies for breach provided in this Agreement, to remove content which PlanetBids determines to be illegal, offensive, harmful, or otherwise in violation of its operation policies.

1) Customer agrees to comply with all applicable laws, ordinances and regulations and prudent business practices related to the use of Services; and not make any unauthorized commercial use of the Services or of the PlanetBids name, marks, or logos. Further, Customer agrees to not use the PlanetBids websites to (i) post information anonymously or under a false name; (ii) post any unlawful, threatening, abusive, harassing, libelous, defamatory, obscene, pornographic, profane or otherwise objectionable information of any kind, such as inducements to conduct that would constitute a criminal offense or give rise to civil or other liability, (iii) post the name of or otherwise identify or reference any service or entity that provides a service competitive to the Services.

2) If Customer uses standard identification codes, PlanetBids shall have the right to request for inspection an original copy of such codes and any necessary authorizations for use. If such identification codes are proprietary codes of third parties, such as NIGP, SIC or CSI, it shall be the responsibility of Customer to obtain the necessary licenses and Customer indemnifies and holds harmless PlanetBids from the unauthorized use or publication of any such identification codes with respect to the Services.

3) It shall be the responsibility of Customer to collect and pay any taxes, duties, imposts, or tariffs that are applicable to sales via the Services.

c) Although the Customer's solicitation, bid and contract information is collected, processed, managed and stored on the PlanetBids PB System™, PlanetBids does not control

or monitor any of such information or processes and is not aware of the specific uses thereof by the Services, Customer hereby releases, indemnifies, and holds harmless PlanetBids and its agents, employees, and affiliates from all claims, demands, costs and damages (actual and consequential) of every kind and nature arising out of or related to the communications or Bid Requests and the completed or uncompleted transactions of Customer utilizing the Services.

d) Customer shall not use, or permit any employee, consultant or other third party to use, the PB System™ or any content or information accessible through the PB System™ with any other e-procurement product or service including, but not limited to, use of the PB System's vendor and contractor database to distribute requests for bids through a third-party product or service.

4. Warranty.

a) PlanetBids warrants that (i) the performance of Services by PlanetBids shall comply with all applicable federal, state, county and local laws and ordinances, and the PlanetBids PB System™ will comply with all applicable safety regulations and codes, (ii) all Services to be performed hereunder will be performed in a professional and workmanlike fashion and will comply with industry standards, (iii) the PlanetBids PB System™ does not infringe or violate any third party patent, copyright or other intellectual property, (iv) the PlanetBids PB System™ will be free from any liens, encumbrances or claims, and for a period of 90 days initial access by Customer, will conform in all material respects to applicable specifications and product descriptions. Further, PlanetBids will not knowingly include therein any malicious code designed to disrupt or otherwise impair the operation of the Services or to permit any surreptitious collection of information.

b) PLANETBIDS MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NONINFRINGEMENT OF INTELLECTUAL PROPERTY OR OTHER VIOLATION OF RIGHTS, EVEN IF PLANETBIDS HAS BEEN MADE AWARE IN ADVANCE OF SUCH POTENTIAL RISK, NOR ANY WARRANTY REGARDING THE ACCURACY, LIKELY RESULTS, OR THE RELIABILITY OF ANY SITES LINKED INTO THE SERVICES. IN NO EVENT SHALL THE AGGREGATE LIABILITY OF PLANETBIDS HEREUNDER EXCEED \$2,000,000.00

c) Customer represents and warrants (a) the Customer information provided is current, complete, and accurate, (b) that the person signing this Agreement is authorized to bind Customer, (c) Customer will update the information (including credit card information, if applicable) as required to keep such information current, complete and accurate. PlanetBids may, in its sole discretion, cancel or terminate this Agreement if Customer has willfully violated its obligations hereunder.

5. Indemnity. Each party will indemnify and defend and hold harmless the other party from and against all claims, liabilities, damages, and expenses, including reasonable attorney fees, arising out of any property damage, personal injury, or death, sustained by such other party as a result of the gross negligence or willful misconduct of the indemnifying party or its agents or employees.

6. Termination.

a) **Termination for Cause.** This Agreement may be terminated by either party by providing the non-terminating party with no less than forty-five (45) business days written notice (and reasonable opportunity to cure) upon the occurrence of any breach of any material term or condition of this Agreement or any representation or warranty herein.

b) Termination Other Than for Cause. Customer may terminate this Agreement without cause by giving PlanetBids no less than sixty (60) days written notice before the effective date of such termination. In such case, the effective date of termination shall be the anniversary of the date for Year 3 and Year 4 of this Agreement that first occurs following the end of the foregoing notice period to each consecutive year. Any payments made by Customer for actual or subsequent years are non-refundable.

7. Confidentiality.

a) PlanetBids will take reasonable measures not to disclose website communications or information about its Customers, except to the extent that PlanetBids believes in good faith that such action is within the scope of the Services or reasonably necessary to (a) comply with the law or the directives of courts or governmental agencies; (b) enforce this Agreement; (c) respond to claims of any third party; or (d) protect the legitimate interests of PlanetBids or its customers. Notwithstanding the foregoing, all communications directed to PlanetBids via the website such as questions, comments, inquiries, shall be deemed to be not confidential, unless specifically agreed otherwise in advance by PlanetBids.

b) Notwithstanding the foregoing, PlanetBids will have the right to use Customer's name (but not copyrighted, trademarked or service marked logos and marks, without the consent of the Customer) only (i) in the performance of the Services, (ii) to list Customer as a prospective user of products and services in the PlanetBids "Outreach" database, and (iii) to identify Customer as a customer and/or user of the Services in PlanetBids marketing materials and on its website. Further, PlanetBids may use any voluntary feedback of Customer on PlanetBids performance, services or products for any reasonable business purpose that is not injurious to Customer.

8. Copyright Protection. The PB System™ and PlanetBids' date formats and compilations are protected by worldwide copyright laws and related international treaties, and may not be copied, reproduced, modified, published, uploaded, posted, transmitted, or distributed in any form or by any means other than as described herein. All rights not expressly granted herein are reserved. Any unauthorized use of the materials appearing on PlanetBids website may violate copyright, trademark and other applicable laws and could result in criminal or civil penalties.

a) Customer shall not reproduce, duplicate, copy, sell, resell, or exploit for any commercial purpose the Services, website content, internal functions of the PB System™ or any other PlanetBids tools. Customer shall not reverse engineer, decompile, or otherwise attempt to derive source code from any software or tools accessible or available through the Services.

b) Special use requests should be sent to customerservice@PlanetBids.com. Permission to use shall be granted in the sole discretion of PlanetBids.

9. Security.

(a) The PlanetBids ordering and posting processes are protected by the Secure Sockets Layer (SSL) protocol, which encrypts your information and confirms the identity of the PlanetBids server before allowing a transaction to be completed. It is recommended that Customer use the latest browsers to ensure that the SSL protocol is acceptable, and you are protected by advances in security technology. For more detailed information, please refer to the PlanetBids Privacy Policy.

(b) Password-protection techniques will be provided to restrict access under Customer's account to authorized individuals. REGISTRANT ACKNOWLEDGES, HOWEVER, THAT ACCESS RESTRICTIONS, BY THEIR NATURE, ARE CAPABLE OF BYPASS AND

PLANETBIDS DOES NOT GUARANTEE THAT THE SERVICES CANNOT BE ACCESSED BY UNAUTHORIZED PERSONS. Customer shall always maintain as confidential its usernames and passwords. If Customer is a corporation or other business entity, then it may allow employees to use its username and password, but the Customer shall be responsible for all activity and charges incurred by such employees. Permitting third parties to use the Services is prohibited and a violation of this Agreement.

(c) If a security breach occurs with respect to any account, the Customer must immediately change its password and notify PlanetBids at customerservice@PlanetBids.com. Customer shall be liable for any unauthorized use of the Services until PlanetBids is notified of the security breach.

10. Other Provisions.

a) **Notices.** PlanetBids shall provide notice to Customer via email, or (at its discretion) via certified U.S. Mail, to the address provided in this Agreement or such other address provided by Customer to PlanetBids. Customer shall provide notice to PlanetBids via email to customerservice@PlanetBids.com, with a copy sent via certified U.S. Mail to the address on the membership registration. Notices will be effective 6 hours after sending if sent via email (unless the sender receives a response indicating that the message was undelivered) or 3 business days after the mailing date, whether or not received.

b) **Assignment.** Neither party shall assign this Agreement or any of its rights or obligations without the prior written consent of the other party, and any such attempted assignment will be void, provided that PlanetBids may transfer this Agreement without consent of Customer in connection with the sale or transfer of all or substantially all of its equity or assets. Subject to the above, this Agreement will be binding upon the parties' respective successors and permitted assigns.

c) **No Waiver.** The failure of PlanetBids to exercise or enforce any right or provision under this Agreement will not constitute a waiver of such right or provision. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, the parties nevertheless agree that the court should endeavor to give effect to the parties' intentions as reflected in the provision, and the other provisions of the terms and conditions shall remain in full force and effect.

d) **Governing Law.** The interpretation and enforcement of this Agreement shall be governed by laws of the United States of America and the State of California, excluding its choice of law rules and subject to the exclusive jurisdiction of the court located in Los Angeles County, California.

e) **Force Majeure.** PlanetBids will not be liable in any amount for failure to perform any obligation under this Agreement if such failure is caused by Internet outages or delays, unauthorized access (hacking), earthquakes, communications outages, fire, flood, war, an act of God, pandemic, or the occurrence of any other unforeseen contingency beyond the reasonable control of PlanetBids.

- Signature Page on Next Page -

- Signature Page -

AGREED effective as of the date first written above.

PLANETBIDS, LLC

Customer: City of Irwindale

By: _____
Alan Zavian, President & Co-Founder

By: _____
Julian A. Miranda, City Manager

_____ (Date)

_____ (Date)

EXHIBIT "A"

**STATEMENT OF WORK
FOR SETUP, IMPLEMENTATION AND TRAINING**

1. Customer System Configuration:

Services available to Customer shall be utilized by the Public Works – Engineering, Public Services, Community Development, Administration Departments and shall include:

A. Access for up to four (4) full licensed users of Customer to the following module(s) of the PlanetBids "PB System™":

(i) Vendor Management and Bid Management modules

B. Access for up to one (1) licensed users of Customer to the following module(s) of the PlanetBids "PB System™":

(i) City Clerk

C. Access and use of the PlanetBids "Outreach" database and the Bid Spec Library for no additional cost.

2. PB System™ Access Services:

PlanetBids rate for maintaining the PB System™ vendor and bid management is based upon an unlimited number of monthly transactions (Bids) and the number of user licenses acquired by Customer. PB System™ Access Services include the following:

- System Administration – PlanetBids will be responsible for system and data backups, disaster recovery, system reliability, availability, privacy, and security.
- Hosting Infrastructure – PlanetBids will be responsible for hosting PB System™, maintaining the network, hardware, and software infrastructure.
- Customer Service – Is available, Monday through Friday (see Help Desk definition below)
- Account Management – PlanetBids will provide a dedicated Account Manager for post-sales support, PB System™ questions.

3. PB System™ Setup, Implementation and Training:

- PlanetBids will initially install for Customer the specified number of licensed PB System™ users.
- PlanetBids will provide a 3-hour training online for PB System™ Vendor Management and Bid Management modules.

4. PB System™ setup, implementation and training consists of the following:

A. Initial program definition

The PlanetBids implementation manager will work with one (1) designated Customer project manager to develop a roadmap for system implementation. The implementation manager will define and present a project management schedule to the Customer project manager. Customer will be required to submit information according with the project management

schedule. Upon completion and review of the PB System™ by Customer, online training will be scheduled and performed.

B. System implementation and administration

PlanetBids will enter and configure Customer requirements into PB System™ for each licensed user access for Customer.

The following implementation services will be provided:

- a. Link from and to Customer's procurement web page.
- b. Configured online vendor registration and ability for vendors to maintain their profiles.
- c. Complete management tools access to all users (i.e., buyers, project managers...).
- d. Customer specific database.
- e. Complete bid management from bid submission to awarding.
- f. Electronic bidding - Vendors submit bid quotes/responses online; Buyers analyze bid responses and award.
- g. Daily backups.
- h. PB System™ users and vendor support for the duration of the contract.

5. Professional Services

PlanetBids will provide consulting services for custom reports or PB System™ customizations, specific to Customer, not covered by this Statement of Work at an additional charge. Additional consulting services requested in writing by Customer will be billed at the rates set forth in Exhibit "B". No work will begin on professional services before a mutually agreed-upon statement of work is completed.

6. Help Desk

The PlanetBids Help Desk is available for support (as defined below) via our telephone number (818) 992-1771, from 8:00 am to 5:00 pm PST, Monday through Friday. Online support, as well as on-line help services are also available at <https://solutions.planetBids.com/support>.

To provide instant service to vendors and contractors, PlanetBids recommends Customer to initiate or provide basic "Level 1" support although PlanetBids will provide Level 1 or Level 2 support at any time:

- A Level 1 support representative will attempt to answer most or all questions, including help to vendors with simple problems (edit profile, etc.) or general "how-to" questions (search functionality, bidding, etc.). PB System™ related questions by Vendors/Contractors that cannot be answered or supported by Customer should be directed to a PlanetBids support representative. More complex, technical questions should be directed to a Level 2 PlanetBids support representative.
- A Level 2 support is more technical in nature. Level 2 questions may, for example, deal with Customer users (i.e., PB System™ administrative users including buyers, project administrators, etc.) or with password issues requiring special assistance, or with possible product bugs or failures. In this case, some research and investigation may be required.

7. User License(s) Management

Customer is responsible for monitoring and maintaining PB System™ licensed users and ensuring that all usernames and passwords are always up to date.

EXHIBIT "B"

FEES AND PAYMENTS

a. **Support Fees.** Customer agrees to pay PlanetBids a total of \$14,550.00 for Year 1. Payment for Year 1 shall be due and payable 30 days from the time of execution of this Agreement. The fee(s) for each Year 2, Year 3, optional Year 4, and optional Year 5 are as outlined in Table (A) below and are payable in advance within 30 days of the first day of each such year. Any payments made by Customer for actual or subsequent years are non-refundable.

- 1) **Setup Fee.** Customer agrees to pay a setup fee of \$3,500.00 for the PB System™ installation, configuration, and testing of the PB System™ portal link to Customer's website, plus administrator setup and one-time online user training for up to the number of user licenses and additional modules as outlined in this Agreement and Exhibit "A".
- 2) **Service Fee Payment.** Customer agrees to pay for using the PB System™ modules, a service fee of \$11,050.00 for Year 1 of this Agreement and each Year 2, Year 3, optional Year 4, and optional Year 5 as outlined in Table (A). A three (3) percent fee applies upon renewal yearly.

Table (A)

PB System™ MODULES	SETUP	YEAR 1 2023-2024	YEAR 2 2024-2025	YEAR 3 2025-2026	YEAR 4 2026-2027 (Optional)	YEAR 5 2027-2028 (Optional)
Vendor Management & Bid Management (4 Full User Licenses)	\$3,500.00	\$10,375.00	\$10,686.25	\$11,006.84	\$11,337.04	\$11,677.15
City Clerk (1 User License)	-	\$675.00	\$695.25	\$716.11	\$737.59	\$759.72
Sub-Total	\$3,500.00	\$11,050.00	\$11,381.50	\$11,722.95	\$12,074.63	\$12,436.87
TOTAL	\$14,550.00		\$11,381.50	\$11,722.95	\$12,074.63	\$12,436.87

b. **Additional Services.** If requested by Customer in writing, PlanetBids will provide any or all of the following additional services. The following rates are current as of the date of this Agreement but are subject to an increase of not more than 10% per year after the first year of this Agreement.

- 1) Training: \$750.00, for a single online training session of up to 2 hours.
- 2) For its own internal retrieval and restoration purposes, PlanetBids will record and maintain for a limited time a back-up of all data appearing on Customer's website on a daily basis. The duration of such data retained will be for a minimum of 7 years and determined by PlanetBids in its sole discretion thereafter. However, Customer may, during the term of this Agreement, access and retrieve data in text delimited Microsoft Excel format and documents, at no cost. Additional Services related to the retrieval or restoration any of Customer's data from such back-up files are available, if necessary, at PlanetBids current standard rates, which will vary depending on the level of services required, but not less than \$175.00 per hour.

PlanetBids is used nationwide by various government agencies' purchasing departments. Some of the municipalities in California that currently use PlanetBids include:

- Anaheim
- Bakersfield
- Burbank
- Chula Vista
- Clovis
- Culver City
- Flagstaff
- Fontana
- Fresno
- Hartford
- Huntington Beach
- Irvine
- La Canada Flintridge
- La Mesa
- Lake Elsinore
- Long Beach
- Modesto
- Ontario
- Palms
- Pasadena
- Rancho Cucamonga
- Salinas
- San Bernardino
- Santa Clarita
- Santa Monica
- South Gate
- South Lake Tahoe
- Temecula
- Toledo
- West Hollywood

Tim Goodwin

Ext. 120

San Diego regional airport authority

TIPS National Cooperative

ORIGINAL

**Contract 800732 OB between
San Diego County Regional Airport Authority
and
PlanetBids, Inc.
For
eProcurement Software System Services**

ORIGINAL
TABLE OF CONTENTS

	Page #
1. DEFINITIONS.....	3
2. TERM	4
3. SCOPE OF WORK	4
4. COMPENSATION	4
5. INVOICES	5
6. ACCOUNTING RECORDS	6
7. TIME IS OF THE ESSENCE	6
8. ASSIGNMENT OR TRANSFER PROHIBITED	6
9. TERMINATION	6
10. PROPRIETARY INFORMATION & SSI INFORMATION OF AUTHORITY OR TSA	7
11. AUTHORITY OWNERSHIP OF SERVICES AND WORK PRODUCT.....	8
12. INDEPENDENT CONTRACTOR.....	8
13. SUBCONTRACTORS.....	8
14. INSURANCE REQUIREMENTS	8
15. INDEMNIFICATION	10
16. CONFORMANCE WITH RULES AND REGULATIONS	11
17. PREVAILING WAGE	11
18. BANKRUPTCY	11
19. LICENSES AND PERMITS.....	11
20. CONFLICT OF INTEREST	11
21. ENTIRE UNDERSTANDING.....	12
22. NON-DISCRIMINATION	12
23. PARTIAL INVALIDITY	12
24. NOTICES.....	12
25. INTERPRETATION.....	12
26. JOINT AND SEVERAL LIABILITY.....	13
27. WAIVER	13
28. COST OF LITIGATION AND/OR ADMINISTRATIVE ACTIONS - ATTORNEY FEES	13
29. AUTHORITY'S RIGHT TO CONTRACT WITH OTHERS	13
30. EFFECT OF DEBARMENT OF CONTRACTOR ON EXISTING CONTRACTS	13
31. PROHIBITION OF BENEFITS:.....	14
32. FEDERAL AVIATION ADMINISTRATION REGULATIONS:	14
33. SIGNATURES:	18
EXHIBIT A – SCOPE OF WORK	19
EXHIBIT B – COMPENSATION & PAYMENT SCHEDULE.....	22
EXHIBIT C – INSURANCE REQUIREMENTS FOR CONTRACTOR	25
EXHIBIT D – CYBERSECURITY REQUIREMENTS FOR TECHNOLOGY SERVICES	26

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Contractor Agreement

This Agreement is made by and between the SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, and PlanetBids, Inc., a California corporation. The Parties agree:

1. **DEFINITIONS:** As used within this Agreement, the following terms shall have the meanings as set forth below:

Accounting Records: any and all documents relating to invoices, costs, payment, settlement, or supporting documentation of Contractor relating to this Agreement.

Agreement: this Service and Consulting Agreement including all exhibits and attachments and executed Task Authorizations.

Airport: the San Diego International Airport.

Audit Period: the period of time from commencement of the term of the Agreement to the third anniversary of the Authority's final payment under the terms of this Agreement.

Authority: the San Diego County Regional Airport Authority, a local governmental entity of regional government, acting through its President/CEO for purposes of this Agreement.

Compensation: all monetary consideration provided Contractor pursuant to this Agreement including fees and Reimbursable Expenses.

Contractor: PlanetBids, Inc., a California corporation, and any officers, directors, employees, agents, or volunteers of Contractor.

Design Professional: any of the following professions:

- *Architects* licensed pursuant to Chapter 3 of Division 3 of the Business and Professions Code, and a business entity offering architectural services in accordance with that chapter;
- *Landscape Architects* licensed pursuant to Chapter 3.5 of Division 3 of the Business and Professions Code, and a business entity offering landscape architect services in accordance with that chapter;
- *Professional Engineers* registered pursuant to Chapter 7 of Division 3 of the Business and Professions Code, and a business entity offering professional engineering services in accordance with that chapter; and
- *Professional Land Surveyors* licensed pursuant to Chapter 15 of Division 3 of the Business and Professions Code, and a business entity offering professional land surveying services in accordance with that chapter.

DHS: the U. S. Department of Homeland Security.

Expenses: expenditures made by Contractor in the necessary and reasonable performance of this Agreement. Expenses include costs for travel, facilities, equipment, personnel, tools, and other materials. See "Reimbursable Expenses" below.

FAA: the Federal Aviation Administration.

Non-design Professional: all professions other than Design Professionals as defined above.

Parties: the Authority and Contractor collectively.

President/CEO: the President/CEO of San Diego County Regional Airport Authority or his/her designee.

Proprietary Information: all confidential, personal, proprietary and trade secret information and materials of the Authority, or of its Board, officers, employees, or of its suppliers, vendors or customers. Proprietary Information includes, without limitation, any: (a) information, ideas or materials of a technical or creative nature, such as designs and specifications, computer source and object code, and other materials and concepts relating to the Authority's intellectual property rights; (b) information, ideas or materials of a business nature, such as non-public financial information; information regarding profits, costs, marketing, purchasing, sales, customers, suppliers, contract terms, employees and salaries; development plans; business and financial plans and forecasts; (c) all personal property, including, without limitation, all books, manuals, records, reports, notes, contracts, lists, blueprints and other documents or materials, or copies thereof, received by Contractor in the course of Contractor's rendering of the Services to the Authority, including, without limitation, records and any other materials pertaining to the Work Product; and (d) information, ideas and opinions of a personal nature, such as the thoughts, impressions, personal histories and goals of Authority employees.

Reimbursable Expenses: those Expenses which are identified in "Exhibit B" to this Agreement as reimbursable by the Authority.

Services: all actions, assistance, and deliverables described in "Exhibit A" to this Agreement.

SSI Information: all documents, data, reports, drawings, specifications and other works, whether complete or incomplete, in oral, written, graphic or electronic form related to airport or airline security or contingency plans, security incident response plans, security directives, or any other such documents or materials protected by 49 CFR Part 1520, *et seq.*

TSA: the Transportation Security Administration, or any successor to the TSA.

Work Product: all documents, data, reports, drawings, specifications, and other works, including copies prepared by Contractor pursuant to this Agreement, whether complete or incomplete and whether in oral, written, graphic, or electronic form.

2. **TERM**: The term of this Agreement commences on March 1, 2022, and ends February 28, 2025 (the "Term"), with an option for Two (2) one-year extensions, which may be exercised at the sole discretion of the Authority.
3. **SCOPE OF WORK**: Subject to the terms and conditions set forth in this Agreement, Contractor shall provide the Authority with the Services set forth in "Exhibit A" entitled "Scope of Work", which is attached to and incorporated in this Agreement.
4. **COMPENSATION**:
 - A. **General**: Authority shall pay Contractor for the Services provided in accordance with the terms set forth in "Exhibit B", entitled "Compensation and Payment Schedule", which is attached to and incorporated in this Agreement. Authority shall make good faith efforts to pay Contractor all undisputed amounts within thirty (30) days of Authority's approval of Contractor's invoice submitted in accordance with Section 5 of this Agreement. The payments specified in "Exhibit B" shall be the only compensation to which Contractor shall be entitled under this Agreement. Authority has no obligation to expend the amount of monies designated as Maximum Amount Payable or to pay any amount in excess of the Maximum Amount Payable.
 - B. **No Guarantee of Compensation**: Should this Agreement be an "on-call" agreement, Authority makes no guarantee to Contractor as to the amount of Contractor-provided Services that will be requested by the Authority or the amount of compensation that will be provided Contractor pursuant to this Agreement. Under no circumstances, shall Contractor or any of its subcontractors be entitled to or compensated for any direct or indirect loss

arising from or relating to Authority's failure to authorize performance of Services under this Agreement. Said direct and indirect loss includes, but is not limited to, loss of expected profits, business overhead, loss of productivity, and loss of opportunity to work on other projects.

- C. **Staff Assignments:** Contractor agrees to assign only competent personnel to perform Services according to the reasonable and customary standards of training and experience in the relevant field. Where Services are provided on an hourly rate basis, Contractor agrees to use personnel with the lowest hourly rate to competently provide Services. Failure to assign competent personnel will constitute grounds for immediate termination and/or refusal to compensate Contractor for such Services.
 - D. **Staff Continuity:** Contractor will use its best efforts to ensure continuity of personnel assigned to perform Services. Contractor will obtain Authority's prior approval before reassigning any full-time staff.
 - E. **Expenses:** Unless expressly provided otherwise in "Exhibit B", Contractor shall bear all expenses required to perform Services pursuant to this Agreement.
5. **INVOICES:** Contractor shall submit monthly invoices, or at such other intervals as otherwise directed by Authority, describing the Services and Reimbursable Expenses for which payment is sought in accordance with Sections 3 and 4 of this Agreement. Invoices shall be in a form acceptable to the Authority and include the following:

A. Documentation of Services:

- 1) Contractor shall submit monthly invoices that identify by name each person or persons who provided Services during the period covered by the invoice. Unless otherwise agreed to by the Authority, the invoice, below each person's name, will describe with specificity each task the person performed and the date(s) that the person performed the task. Following the description of each task performed, the invoice will list (i) the amount of time by date that the person expended on the task, (ii) the documents associated with the task that the individual prepared, (iii) the compensation requested for the tasks provided by the person, and (iv) the basis of calculation of the compensation. For each identified task, the invoice will identify the authorized Reimbursable Expenses incurred by the individual in performance of each task. Identification of Reimbursable Expenses will include the documentation specified below.
- 2) Contractor shall provide written notice to the Authority when the total compensation expended under the Agreement reaches 75% of the total compensation allowed. If requested in writing by the Authority, each invoice shall state the total compensation and expense for each task billed as of the date of the statement and provide a running total of all compensation and expenses invoiced from the beginning of the Agreement year in which Contractor began providing Services to the date of the current invoice.

B. Documentation of Reimbursable Expenses:

- 1) Reimbursable Expenses, if any, for which Contractor may request reimbursement are set forth specifically in "Exhibit B".
- 2) Reimbursable Expenses under \$25.00: Contractor shall attempt in good faith to attach to each invoice all necessary documentation and receipts to support expenses under \$25.00.
- 3) Reimbursable Expenses over \$25.00: Contractor shall attach to each invoice, detailed, itemized receipts to support expenses over \$25.00. In no event will the Authority

ORIGINAL

reimburse Contractor for expenses over \$25.00 that are not supported by necessary written detailed documentation with itemized receipts.

- C. **Declaration To Accompany Each Invoice:** Invoices submitted shall contain the following signed certification at the end of the billing statement:

"I hereby certify under penalty of perjury that the above bill is just and correct according to the terms of the Agreement between Contractor and the Authority and that payment has not been received.

By: _____"

- D. **Invoice Address:** Unless otherwise agreed by the Parties, all invoices shall be sent to the Authority at the address specified below:

San Diego County Regional Airport Authority
Accounts Payable
P.O. Box 82776
San Diego CA 92138-2776

6. **ACCOUNTING RECORDS:** During the Audit Period, the Contractor shall maintain an acceptable cost accounting system. The Contractor agrees to provide the Authority or any other authorized government entity, including but not limited to the FAA and the Comptroller General of the United States or any of their duly authorized representatives, access to any books, documents, papers and records of the Contractor which are pertinent to this Agreement for the purpose of making audit examination, excerpts and transcriptions. The Authority or any other authorized government entity, including but not limited to the FAA and the Comptroller General of the United States or any of their duly authorized representatives, may audit Contractor's Accounting Records. Such audit(s) shall be conducted at reasonable times. Contractor shall maintain all Accounting Records for the entire length of the Audit Period, and shall fully cooperate with any such audit(s). Contractor shall maintain all records within the County of San Diego. If Contractor fails to maintain all records within the County of San Diego, Contractor agrees to reimburse Authority for reasonable expenses involved in traveling to the records storage site. Except as provided in this section, the cost of an audit shall be borne by the Authority. However, if the audit reveals a discrepancy of more than two percent (2%) between the Compensation requested by Contractor in accordance with this Agreement and the compensation determined by the audit, Contractor shall pay the cost of the audit as reasonably determined by the Authority.
7. **TIME IS OF THE ESSENCE:** Time is of the essence in this Agreement. If Contractor fails to competently perform Services within the time periods specified in "Exhibit A", or, if no time periods are specified, within a reasonable time period, Authority may terminate this Agreement pursuant to the terms of this Agreement.
8. **ASSIGNMENT OR TRANSFER PROHIBITED:** This Agreement is a personal services agreement between the Parties. Contractor may not in any manner, by operation of law or otherwise, assign, hypothecate, encumber or transfer this Agreement or any of the rights, duties or obligations under this Agreement, in whole or in part, without the express, prior written consent of the Authority. Any attempted or purported assignment of any right or obligation pursuant to this Agreement, without such consent, shall be voidable at the sole discretion of Authority and grounds for termination pursuant to the terms of this Agreement.
9. **TERMINATION:**
- A. If the President/CEO, in his/her sole discretion, becomes dissatisfied with Contractor's performance under this Agreement, the President/CEO may terminate this Agreement by

giving written notice to Contractor. Such termination shall be effective immediately on delivery of such notice to Contractor.

- B. Any violation or breach of the terms of this Agreement by the Contractor or its subcontractors may result in the suspension or termination of this Agreement or such other action that may be necessary to enforce the rights of the parties to this Agreement. The Authority will provide Contractor written notice that describes the nature of the breach and corrective actions the Contractors must undertake in order to avoid termination of the Agreement. The Authority reserves the right to withhold payments to the Contractor until such time the Contractor corrects the breach or the Authority elects to terminate the Agreement pursuant to section C below. The Authority's notice will identify a specific date by which the Contractor must correct the breach. The Authority may proceed with termination of the Agreement if the Contractor fails to correct the breach by the deadline indicated in the Authority's notice.
- C. In addition to any other rights and remedies allowed by law and this Agreement, either party may terminate this Agreement with or without cause by giving thirty (30) days prior written notice. Such termination shall be effective on the date specified in the written notice.
- D. Contractor shall cease performing Services on the effective date of termination and Contractor shall have no further rights under this Agreement except as expressly provided herein. The Authority shall have all rights and remedies provided by law.
- E. Upon termination of this Agreement, Contractor may be compensated in accordance with "Exhibit B" only for Services actually performed and accepted by Authority. Contractor shall not be entitled to any compensation for contractual damages, including, but not limited to expected lost profits, office overhead, loss of productivity, lost opportunity to work on other projects or any other consequential or incidental damages arising from the termination of this Agreement.
- F. If the termination is due to the failure of the Contractor to fulfill the obligations, the Authority may take over the work and prosecute the same to completion by contract or otherwise. In such case, the Contractor shall be liable to the Authority for any additional cost occasioned to the Authority thereby. If, after notice of termination for failure to fulfill the obligations in this Agreement, it is determined that the Contractor had not so failed, the termination shall be deemed to have been effected for the convenience of the Authority. In such event, compensation to the Contractor shall be determined in accordance with subsection E, above
- G. Upon termination of this Agreement, Contractor shall deliver immediately to the Authority all property belonging to the Authority, whether given to Contractor by the Authority or prepared by Contractor in the course of rendering the Services, including, but not limited to, all Work Product then in progress, including all material in Contractor's possession that contains Proprietary Information or SSI Information and any copies thereof, whether prepared by Contractor or others. Following termination, Contractor shall not retain any written or other tangible (including machine-readable) material containing any Proprietary Information or SSI Information.
- H. The duties and obligations imposed by the terms and conditions of the Agreement and the rights and remedies available thereunder are in addition to, and not limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

10. PROPRIETARY INFORMATION & SSI INFORMATION OF AUTHORITY OR TSA:

- A. **General:** Contractor's Services may involve access to and creation of Proprietary Information or SSI Information.

- B. **Restrictions on Use and Disclosure:** During the term of this Agreement and thereafter, Contractor shall: (a) hold and use Proprietary Information or SSI Information in strict confidence and solely for the benefit of Authority and not for the benefit of Contractor or any third party; (b) not copy or use any Proprietary Information, except as necessary to perform Services; and (c) not disclose or otherwise make available any Proprietary Information or SSI Information to any third party unless first authorized in writing by the Authority.
- C. **Restrictions on References to Authority:** Contractor shall not represent in any way that Authority endorses or supports Contractor or Contractor's activities without the prior written consent of Authority. Contractor is prohibited from making any representations regarding the relationship between Contractor and Authority without the prior written consent of Authority. Contractor shall not make any representations about Authority or use the Authority's name or the name of any of its Board Members, employees, or agents in documents or material generated by Contractor without the Authority's prior written consent.
- D. **Indemnity:** Contractor shall hold harmless and indemnify Authority for the payment of any civil penalties assessed Authority by the TSA or DHS because of Contractor's unauthorized release or divulging of any SSI Information.
11. **AUTHORITY OWNERSHIP OF SERVICES AND WORK PRODUCT:** Authority shall own all Services, including, but not limited to Work Product, prepared pursuant to this Agreement. Ownership includes all rights attendant to ownership, including rights of copyright, patent, and intellectual property rights. Contractor, at its own cost and expense, shall deliver all Work Product to Authority when requested by Authority. With prior written consent of Authority, Contractor may retain limited copies of Work Product, but only for purposes expressly authorized in Authority's consent. Work Product, including copies retained by Contractor, may not be shown to any other public or private person or entity unless expressly authorized in writing by Authority.
12. **INDEPENDENT CONTRACTOR:** Contractor is an independent contractor in the performance of this Agreement and shall act in an independent capacity and not as an officer or employee of the Authority. Contractor shall have no authority to act as an agent on behalf of the Authority unless specifically authorized to do so in writing. Authority shall have no liability for Contractor's actions and performance and assumes no responsibility for taxes, bonds, payments, or other commitments, implied or express, that may be made by or for Contractor. Contractor shall purchase all bonds and pay all taxes required for the performance of Services. Nothing contained in this Agreement shall be construed as creating a partnership or joint venture between Contractor and Authority or between Contractor and any other entity or party or cause Authority to be responsible in any way for the debts or obligations of Contractor or any other party or entity.
13. **SUBCONTRACTORS:** Contractor agrees that all of its subcontractors shall be subject to the prior written approval by the Authority. Contractor shall remain responsible to the Authority for any and all Services and obligations required under this Agreement, whether performed by Contractor or its subcontractor(s). Any subcontractor(s) employed by Contractor shall be independent contractors and not agents of the Authority. Contractor shall ensure its subcontracts and other agreements made pursuant to this Agreement with subcontractor(s) include all applicable requirements set forth by this Agreement, including, but not limited to, sections entitled: "Insurance Requirements", "Indemnification", and "Conformance with Rules and Regulations".
14. **INSURANCE REQUIREMENTS:**

- A. Contractor shall procure, at its expense, and keep in full force and effect at all times during the term of this Agreement, the types and amounts of insurance specified in "Exhibit C", entitled "Insurance Requirements for Contractor", which is attached hereto and incorporated by reference herein. The specified insurance shall include and insure Authority, its Board and all its officers, employees, and agents, their successors and assigns, as additional insureds, against the areas of risk associated with the Services as described in "Exhibit A" with respect to Contractor's acts or omissions in the performance of this Agreement, its operations, use, and occupancy of the Airport, and other related functions performed by or on behalf of Contractor in, on or about Airport.
- B. Each specified insurance policy (other than Worker's Compensation and Employers' Liability and fire and extended coverages) shall contain a Severability of Interest (Cross Liability) clause which states, "It is agreed that the insurance afforded by this policy shall apply separately to each insured against whom a claim is made or suit is brought except with respect to the limits of the company's liability," and a Contractual Endorsement which shall state, "Such insurance as is afforded by this policy shall also apply to liability assumed by the insured under insured's Agreement with the Authority."
- C. All such insurance shall be primary and non-contributing with any other insurance held by Authority where liability arises out of or results from the acts or omissions of Contractor, its agents, employees, officers, assigns, or any person or entity acting for or on behalf of Contractor. Such policies may provide for reasonable deductibles and/or retentions acceptable to the President/CEO based upon the nature of Contractor's operations and the type of insurance involved.
- D. Authority shall have no liability for any premiums charged for such coverage(s). The inclusion of Authority, its Board and all its officers, employees, and agents, their successors and assigns, as insureds is not intended to, and shall not, make them, or any of them, a partner or joint venturer with Contractor in Contractor's operations at Airport or in the performance of this Agreement. In the event Contractor fails to furnish Authority with evidence of insurance and maintain the insurance as required, Authority upon ten (10) days prior written notice to comply, may, but shall not be required to, procure such insurance at the cost and expense of Contractor, and Contractor agrees to promptly reimburse Authority for the cost thereof plus fifteen (15%) percent for administrative overhead. Payment shall be made within thirty (30) days of invoice date.
- E. At least ten (10) days prior to the expiration date of the above policies, documentation showing that the insurance coverage has been renewed or extended shall be filed with Authority. If such coverage is canceled or reduced, Contractor shall, within fifteen (15) days of such cancellation or reduction of coverage, file with Authority evidence that the required insurance has been reinstated or provided through another insurance company or companies.
- F. Contractor shall provide proof of all required insurance and related requirements to Authority either by production of: the actual insurance policy(ies); or a Certificate of Insurance in a form acceptable to the Authority; or a broker's letter acceptable to the President/CEO in both form and content in the case of foreign insurance syndicates, or other written evidence of insurance acceptable to the President/CEO. The documents evidencing all required coverages shall be filed with Authority prior to Contractor performing Services or occupying the Airport. The documents shall contain (i) the applicable policy number, (ii) the inclusive dates of policy coverages, (iii) the insurance carrier's name, address and telephone number, (iv) shall bear an original signature of an authorized representative of said carrier, and (v) shall provide that such insurance shall not be subject to cancellation, reduction in coverage, or nonrenewal except after written notice by certified

ORIGINAL

mail, return receipt requested, to the Authority at least thirty (30) days prior to the effective date thereof. Authority reserves the right to have submitted to it, upon request, all pertinent information about the agent, broker, and carrier providing such insurance.

- G. Authority and Contractor agree that the insurance policy limits specified herein shall be reviewed for adequacy annually throughout the term of this Agreement by the President/CEO who may, thereafter, require Contractor, on thirty (30) days prior written notice, to adjust the amounts of insurance coverage to whatever reasonable amount said President/CEO deems to be adequate.
- H. All insurance policies required herein shall have a minimum Best financial rating of A minus 7.
- I. Submission of insurance from a non-California admitted carrier is subject to the provisions of California Insurance Code §§ 1760 through 1780, and any other regulations and/or directives from the State Department of Insurance or other regulatory board or agency. Contractor agrees, except where exempted, to provide Authority proof of said insurance by and through a surplus line broker licensed by the State of California at the address specified below:

San Diego County Regional Airport Authority
Risk Management Department
P.O. Box 82776
San Diego, CA 92138-2776

15. INDEMNIFICATION:

- A. **Non-Design Professionals:** In addition to the provisions of the preceding section entitled "Insurance Requirements", Contractor shall indemnify, hold harmless and defend the Authority, its Board, officers, directors, employees, agents and volunteers from and against all claims, damages, losses and expenses, including reasonable attorneys' fees and court costs, arising out of, pertaining to, or relating to the performance of the Services described herein, caused by any act or omission of Contractor and/or any of its subcontractors, employees, agents, officers and directors, except where caused by the sole negligence or willful misconduct of the Authority.
- B. **Design Professionals:** Notwithstanding the provisions of the above, the following provision shall apply to Contractors that are Design Professionals when providing "design professional services" (as that term is defined under Civil Code section 2782.8) to the Authority. In addition to the requirements of the section entitled "Insurance Requirements", to the fullest extent permitted by law, Contractor shall defend (with counsel of the Authority's choosing), indemnify and hold the Authority, its Board, officers, directors, employees, agents, and volunteers, free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Contractor, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Contractor's Services, the project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any received by Contractor, the Authority, its officials, officers, employees, agents, or volunteers. To the extent required by Civil Code section 2782.8, which is fully incorporated herein, Contractor's obligations under the above indemnity shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor, but shall not otherwise

be reduced. If Contractor's obligations to defend, indemnify, and/or hold harmless arise out of Contractor's performance of "design professional services" (as defined under Civil Code section 2782.8), then upon Contractor obtaining a final adjudication that liability under a claim is caused by the comparative active negligence or willful misconduct of the Authority, Contractor's obligations shall be reduced in proportion to the established comparative liability of the Authority and shall not exceed the Contractor's proportionate percentage of fault.

16. CONFORMANCE WITH RULES AND REGULATIONS:

- 1) Contractor agrees to abide by any and all:
 - 1) Applicable rules, regulations, resolutions, policies, codes, orders and restrictions which are now in force or which may be hereafter adopted by the Authority with respect to the operation of the Airport;
 - 2) Orders, directives, or conditions issued, given or imposed by the President/CEO with respect to the use and operation of the Airport; and
 - 3) Applicable laws, ordinances, statutes, rules, regulations, or orders of any federal, state, county, municipal or other governmental entity, exercising jurisdiction over the Airport.
 - 4) Local, state, and federal health directives or orders, as well as the Authority's compliance programs as they relate to communicable diseases (e.g., COVID-19), as individuals enter the Airport, Authority workplaces and office locations.
- 2) Contractor acknowledges that it has reviewed and accepts the SDIA Security Instructions posted on the Authority's website at www.san.org. If TSA imposes a fine or penalty on the Authority for Contractor's non-compliance with federal laws and or TSA rules and regulations, then Contractor shall reimburse and indemnify the Authority for the entire amount of the fine or penalty.

17. PREVAILING WAGE: State prevailing wage rates may apply to work performed under this Agreement. State prevailing wage rates apply to all public works contracts as set forth in California Labor Code, including but not limited to §§1720, 1720.2, 1720.3, 1720.4 and 1771. Contractor is solely responsible to determine if state prevailing wage rates apply and, if applicable, pay such rates in accordance with all laws, ordinances, rules, and regulations.

18. BANKRUPTCY: In the event Contractor commences a proceeding under the Federal Bankruptcy Act or is adjudicated bankrupt or insolvent, or a judicial sale is made of Contractor's interest under this Agreement, this Agreement shall at the option of the Authority immediately terminate and all rights of Contractor hereunder shall immediately cease and terminate. If during the term of this Agreement, Contractor files for bankruptcy protection, it covenants and agrees to serve the Authority with a copy of the court filing documents within five (5) days thereafter.

19. LICENSES AND PERMITS: Contractor shall possess all licenses, permits, qualifications, and approvals of whatever nature legally required for Contractor to perform the Services under this Agreement. Contractor represents and warrants that it, at its sole cost and expense, shall keep in effect at all times during the term of this Agreement any and all licenses, permits, and approvals that are required for Contractor to practice its profession and/or perform the Services.

20. CONFLICT OF INTEREST: Contractor is not now a party to, and during the term of this Agreement shall not enter into, any contract or agreement that will create a conflict of interest with its duties to the Authority under this Agreement.

- 21. ENTIRE UNDERSTANDING:** This Agreement contains the entire agreement of the Parties and supersedes all prior negotiations, discussions, obligations, and rights of the Parties regarding this Agreement. Contractor acknowledges that there is no other written or oral understanding between the Parties. No modification, amendment, or alteration of this Agreement shall be valid or enforceable against the Authority unless it is in writing, properly approved and executed by all Parties.
- 22. NON-DISCRIMINATION:** Contractor agrees at all times to fully comply with all laws prohibiting discrimination against any person or class of persons by reason of race, color, gender, religious creed, sex (including pregnancy or child birth), age, national origin, ancestry, sexual orientation, physical or mental disability, medical condition including genetic characteristics, veteran status, marital status, family care status, or any other considerations made unlawful by federal, state or local law in performance of this Agreement. If the use provided for in this Agreement allows Contractor to offer accommodations or services to the public, such accommodations, or services shall be offered on fair and reasonable terms.
- 23. PARTIAL INVALIDITY:** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect, and shall in no way be affected, impaired or invalidated.
- 24. NOTICES:**
- A. **Notice:** Any notice required or permitted by this Agreement shall be in writing and shall be delivered as follows with notice deemed given as indicated: (a) by personal delivery on the date that personal delivery is accomplished; (b) by overnight courier upon the date of signature verification of receipt; or (c) by certified or registered mail, return receipt requested, upon signature verification of receipt. Notice shall be sent to the addresses set forth below, or such other address as either party may specify in writing:
- If to the Authority: President/CEO
San Diego County Regional Airport Authority
P. O. Box 82776
San Diego, California 92138-2776
- If to Contractor: PlanetBids, Inc.
Attn: Alan Zavian, CEO/Co-Founder
13263 Ventura Blvd., Suite 101
Studio City, CA 91604
- B. **Effectiveness:** Contractor agrees that Notice from the President/CEO shall be effective as to the Contractor as if it were executed by the Board or by Resolution of the Board.
- 25. INTERPRETATION:**
- A. **Section Headings:** Section headings in this Agreement are for the convenience and reference of the Parties, and do not define or limit the scope of any section or provision.
- B. **Fair Meaning:** The language of this Agreement shall be construed according to its fair meaning, and not strictly for or against either Party.
- C. **Two Constructions:** If any provision in this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.
- D. **Governing Law:** This Agreement and all of its terms and conditions shall be construed, interpreted and applied in accordance with, governed by, and enforced under the laws of the State of California.

- E. **Venue:** Notwithstanding applicable provision of 28 U.S.C. § 1391 or of California Code of Civil Procedure § 394, the Parties agree that the venue in all matters arising out of this Agreement shall be the Superior Court of California, County of San Diego.
- F. **Gender:** The use of any gender shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.
- G. **Integrated Agreement:** The Parties agree that this Agreement and any documents to which it refers contain the whole agreement between the Parties relating to the terms and conditions by which Contractor is to provide Services. The Parties further agree that this Agreement supersedes all previous understandings and agreements between the Parties regarding such terms and conditions. Each party to this Agreement acknowledges that, in agreeing to enter into this Agreement, it has not relied on any representation, warranty, collateral contract or other assurance that is not set out in this Agreement or in any documents to which it refers, that was made before the execution of this Agreement. Each party waives all rights and remedies which, but for this provision, might otherwise be available to it in respect to any such representation, warranty, collateral contract or other assurance. However, nothing in this provision shall limit or exclude any liability for willful misconduct or fraud. The Parties further agree that no alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the Parties.
- H. **Other Agreements Not Affected:** Except as specifically stated herein, this Agreement and its terms, conditions, provisions and covenants shall not in any way change, amend, modify, alter, enlarge, impair or prejudice any of the rights, privileges, duties or obligations of either of the Parties under or by reason of any other agreement between the Parties.
26. **JOINT AND SEVERAL LIABILITY:** If Contractor is a limited liability company ("LLC"), partnership, or joint venture or is an entity comprised of more than one party or entity, the obligation imposed on Contractor under this Agreement shall be joint and several, and each member, general partner, joint venturer, party or entity of Contractor shall be jointly and severally liable for all obligations.
27. **WAIVER:** Waiver by either party of any breach by the other party of any one or more of the terms or conditions of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or any other term or condition of this Agreement. Failure on the part of either party to require full and complete compliance by the other party with any of the terms or conditions of this Agreement shall not be construed as changing the terms or conditions or preventing full enforcement of other provisions to this Agreement.
28. **COST OF LITIGATION AND/OR ADMINISTRATIVE ACTIONS - ATTORNEY FEES:** If any action, whether an action in litigation or an administrative action, is brought by a party to this Agreement and arises out of or is traceable to any rights, privileges, or obligations bestowed by this Agreement, including but not limited to breach of any provision of this Agreement, the Parties agree that the prevailing party shall be entitled to and the non-prevailing party shall be bound to pay all reasonably incurred costs associated with the action. The Parties agree that all reasonably incurred costs associated with the action include, but are not limited to attorney fees, costs of legal research incurred in preparing documents filed with the court or administrative body, expert witness fees, and exhibits used in presenting the prevailing party's case to the court, jury or administrative body.
29. **AUTHORITY'S RIGHT TO CONTRACT WITH OTHERS:** The rights granted by the Authority under this Agreement are not exclusive, and Authority reserves the right to enter into other agreements covering the same or similar Services that are described in the Agreement.
30. **EFFECT OF DEBARMENT OF CONTRACTOR ON EXISTING CONTRACTS:** For the entire term of this Agreement, Authority reserves the right to immediately terminate this Agreement

ORIGINAL

in the event that Contractor or any subcontractor is debarred from contracting or providing services by the Authority, the federal government, or by any other California governmental entity.

31. PROHIBITION OF BENEFITS: Contractor is familiar with the Authority's prohibition against receipt of benefits by Authority personnel as set forth in Authority Code §2.10. The Authority's Code is posted on the Authority website at www.san.org. Contractor agrees not to offer any Authority personnel any benefit prohibited by said Code. The offer or giving of any benefit prohibited by the Authority Code shall constitute a material breach of this Agreement by Contractor. In addition to any other remedies the Authority may have in law or equity, Authority may terminate this Agreement for breach as provided herein.

32. FEDERAL AVIATION ADMINISTRATION REGULATIONS: During the performance of this Agreement, the Consultant, for itself, its assignees, successors in interest and subcontractors (hereinafter referred to as the "Contractor") agrees as follows:

A. CIVIL RIGHTS – GENERAL (49 U.S.C. § 47123).

- 1) Contractor agrees that it will comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.
- 2) This provision binds the Contractor and any subcontractor from the bid solicitation period through the completion of the contract. This provision is in addition to that required of the Title VI of the Civil Rights Act of 1964.

B. CIVIL RIGHTS – TITLE VI.

- 1) Title VI Solicitation Notice. The Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
- 2) Title VI Clauses for Compliance with Nondiscrimination Requirements. During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
 - a) Compliance with Regulations: The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Statutes and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
 - b) Non-discrimination: The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.

- c) Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the Contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
 - d) Information and Reports: The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Authority or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Authority or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
 - e) Sanctions for Noncompliance: In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Authority will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - (1) Withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - (2) Cancelling, terminating, or suspending a contract, in whole or in part.
 - f) Incorporation of Provisions: The Contractor will include the provisions of paragraphs a) through f) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Authority or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the Authority to enter into any litigation to protect the interests of the Authority. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.
- 3) Title VI List of Pertinent Nondiscrimination Acts and Authorities. During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities, including but not limited to:
- a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);

ORIGINAL

- b) 49 CFR Part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- c) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- d) Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 *et seq.*, as amended) (prohibits discrimination on the basis of disability and 49 CFR Part 27);
- e) The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- f) Airport and Airway Improvement Act of 1982 (49 U.S.C. § 471, Section 47123, as amended) (prohibits discrimination based on race, creed, color, national origin, or sex);
- g) The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and § 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- h) Titles II and III of the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 USC §§ 12131-12189) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- i) The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- j) Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- k) Executive Order 13166, *Improving Access to Services for Persons with Limited English Proficiency*, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (“LEP”). [To ensure compliance with Title VI, Contractor must take reasonable steps to ensure that LEP persons have meaningful access to your programs.] (70 Fed. Reg. at 74087 to 74100); and
- l) Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. §1681, *et seq.*).

- C. **FEDERAL FAIR LABOR STANDARDS ACT.** All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act ("FLSA"), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers. The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.
- D. **OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.** All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The Contractor must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Contractor retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety Health Act of 1970 (29 CFR Part 1910). The Contractor must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor-Occupational Safety and Health Administration.
- E. **AIRPORT DEVELOPMENT:** The Authority reserves the right to further develop or improve the landing area as it sees fit, regardless of the desires or views of Contractor and without interference or hindrance.
- F. **REPAIR OF AIRPORT:** The Authority reserves the right, but shall not be obligated to Contractor, to maintain and keep the landing area and all its facilities in repair as well as the right to direct and control all activities of Contractor in this regard.
- G. **SUBORDINATION:** This Agreement shall be subordinate to the provisions and requirements of any existing or future agreement between the Authority and the United States, relative to the development, operation, or maintenance of the Airport.

33. SIGNATURES:

- A. **Signature of Parties:** It is an express condition of this Agreement that it shall not be complete or effective until signed by Authority and by Contractor.
- B. **Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall be taken together and deemed to be one instrument.

APPROVED AS TO FORM <i>Lee Kaminetz</i> General Counsel Date: Feb 25, 2022	SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY <i>Angela Shafer-Payne</i> Signature Kimberly J. Becker Name President/CEO Title Date: Mar 2, 2022
---	---

CONTRACTOR: PlanetBids, Inc.

SIGNATURE: *Alan Zavian*
Alan Zavian (Feb 25, 2022 12:46 PST)

NAME: Alan Zavian

TITLE: CEO-Co Founder

DATE: Feb 25, 2022

By my signature above, I, hereby certify under penalty of perjury under the laws of the State of California, that I am an officer or employee of the organization with authority to bind and obligate the organization.

If your corporation has a seal, please affix below:

EXHIBIT A – SCOPE OF WORK

A-1. Purpose: The Authority is entering into this Agreement to obtain Services needed to a provide the Authority with a hosted e-Procurement solution software system designed to automate one or more of the Authority's procurement solicitation, evaluation, contract compliance and/or contract management processes.

A-2. Scope of Contractor's Responsibilities, Contractor- Provided Services, and Contractor-Provided Deliverables: At the direction of and in consultation with the Authority, Contractor shall configure, implement and provide the Authority with e-Procurement solutions that will enable the Authority and Authority Procurement stakeholders to perform various functions related to the Procurement process. Services shall include, but are not limited to the following:

A. Specified Services:

1. Software Services: Contractor shall provide the following hosted online software applications (herein "Software"):
 - a. Vendor Management Module;
 - b. Bid Management Module;
 - c. Advanced eBidding for Public Works;
 - d. Project Evaluation Management; and
 - e. All built-in reports
2. Optional Software Service(s): Upon Authority's request, Contactor shall supply, additional software modules, including, but not limited to, one or more of the following hosted online software applications:
 - a. Business Certification Management;
 - b. Contract Management with Compliance Module;
 - c. Emergency Operation Management;
 - d. Insurance Certificate Management; and
 - e. Read-only Agencywide
3. Set-up and Software Configuration: Contractor shall ensure set-up of the Software to include, at a minimum, the following: Departments, Users, Permission Levels, Business Categories, Groups, Special Notices, Agency Documents, Internal System configurations, Online Vendor Registration configurations, e-Bidding configurations, Advance e-Bidding for Public Works configurations, and Evaluation configurations. Contractor shall ensure Authority website and Contractor website shall integrate in a transparent manner.
4. Software Access: As directed by the Authority, Contractor shall provide the Authority, vendors and the public with twenty-four (24) hour access seven (7) days a week to the Software.
5. Security of Electronic Database: Contractor shall exercise best practices in conformance with industry standards to protect electronic database or databases that contain Authority and vendor information from unauthorized intrusion or disclosure. Contractor shall take all necessary action to back-up such databases on a continuous basis, and to ensure that full and complete access to the databases is available at least 99% of the time.
6. Training: At no additional cost to the Authority, Contractor shall, within 30 days of written notification by the Authority, facilitate end-user training to Authority personnel as identified by the Authority. The training program session(s) shall

ORIGINAL

include two and a half (2.5) hour refresher training for Vendor and Bid Management modules and shall include a forty-five (45) minutes refresher training on Evaluation Management with the schedule and location coordinated and agreed to by both Parties. The training session(s) will teach Authority personnel how to utilize the Software. All Authority personnel who complete the training sessions shall fully understand, have working knowledge of, and have the ability to successfully use the Software. Contractor shall also provide an up-to-date user reference manual to the Authority and access to monthly webinars offered by the Contractor.

Upon the Authority's request for additional modules, Contractor shall, at no additional cost to the Authority, within 30 days of written notification by the Authority, facilitate end-user training to Authority personnel as identified by the Authority. The training program session(s) shall include two (2) hours, with the schedule and location coordinated and agreed to by both Parties. The training session(s) will teach Authority personnel how to utilize the Software. All Authority personnel who complete the training sessions shall fully understand, have working knowledge of, and have the ability to successfully use the Software.

7. On-Call Technical Support: At no additional cost to the Authority and vendors, Contractor shall maintain a contact number and email for the Authority and vendors to access Contractor for assistance to resolve issues with Authority and vendor users and remedy any hardware or software problems Monday through Friday, excluding Federal Holidays, between the hours of 5:00 a.m. and 5:00 p.m., Pacific Standard Time.

B. Additional Services: If and when Authority requests Contractor to provide services in addition to those specified above, Contractor shall develop a work plan detailing the specific tasks to be completed and providing a detailed not-to-exceed budget for performing such tasks. Contractor shall not perform any Additional Services until Authority has issued a written notice-to-proceed with the execution of the work plan. Contractor shall provide up to three (3) additional reports related to the Contractors system modules during the life of the contract. Contractor will not be authorized to perform or invoice Authority for any work not specifically authorized in the Authority's notice-to-proceed.

A-3. Non-Financial Obligations of the Authority: Authority shall provide Contractor with:

- A. Authority logo artwork;
- B. Authority "user" names; and
- C. Authority Software configuration details to include but not limited to: permission levels to control and/or restrict Software access to designated Authority departments or individuals, Authority documents, vendor registration configurations and bidding configurations.

A-4. Additional Provisions:

A. Intellectual Property Ownership; License Grants:

1. Contractor's Intellectual Property: Notwithstanding Paragraph 11, Authority acknowledges and agrees that all rights, title and interest in and to all the Software (including any work product), the documentation made available from time to time, The Website, (including the Look and Feel of the Website) and the Domain Name (PlanetBids.com) including, without limitation, all patents, copyrights and other

Intellectual property rights in any ideas, concepts, designs, inventions, and expressions embodied in such materials, will be at all times vested in and remain the property of Contractor, save and except for any of Authority's Materials to the extent Authority's Materials have been reproduced on the Website. No title or ownership rights whatsoever are transferred to Authority in respect of the Software, documentation, Website (or its Look and Feel) or the Domain Name, except the limited right to use the Software, documentation, Website and Domain Name as part of the Services. Contractor hereby reserves all rights not expressly granted herein. Each Party agrees that it will not, directly or indirectly, reverse engineer, decompile, disassemble or otherwise attempt to derive source code or other trade secrets from the other party. At the end of the Term, Contractor agrees to cooperate and assist Authority to migrate Authority-specific information from Contractor's system to another format if requested and as directed by Authority.

2. License Grants: Contractor hereby grants to Authority users, as determined by Authority, four (4) types of nonexclusive, royalty-free licenses, during the Term of this Agreement, to use Contractor's existing software and new Software, to include:
 - a. Full-Access user license: Upon request by the Authority, Contractor shall provide Full-Access user license(s) that allow Authority user's full and complete access to Software features, as agreed to by both Parties.
 - b. Read-Only user license: Contractor shall provide the Authority with an unlimited number of Read-Only user licenses to allow Authority user's the ability to view/read specific areas of the Software, as agreed to by both Parties.
 - c. Limited Access Q&A user license: Upon request by the Authority, Contractor shall provide Limited Access Q&A user license(s) that allow Authority users the ability to view/read specific areas of the Software and to answer submitted questions online, as agreed to by both Parties.
 - d. Quick Quote user license: Upon request by the Authority, Contractor shall provide Quick Quote user license(s) that allow Authority users the ability to utilize the Quick Quote template in the Bid Management module for informal quotes, as agreed to by both Parties.

B. Public Agency Clause: Contractor agrees that other public agencies, including without limitation those defined by Cal. Gov. Code § 6500, shall have the option to piggy-back upon the terms of this Agreement for their own use for the Services defined in this Agreement. The Authority shall incur no financial responsibility or liability in connection with the piggybacking upon this Agreement by another public agency. Contractor agrees that any public agency piggybacking upon the terms of this Agreement shall be solely responsible for its own arrangement with and payments to the Contractor and that the Authority shall have no responsibility or liability whatsoever regarding the piggybacking arrangement. A one-time set-up fee is applicable to any other public agency to the amount as set forth in "EXHIBIT B" - COMPENSATION & PAYMENT SCHEDULE.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXHIBIT B – COMPENSATION & PAYMENT SCHEDULE**B-1. Compensation for Services:**

A. For Specified Services. Upon completion of Specified Services identified in “Exhibit A” to the satisfaction of the Authority, Contractor shall be compensated in accordance with the following fee schedules.

1. Software Services (Full-Access user licenses): For providing Software Services for eight (8) Authority Full-Access user licenses, Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2023	\$33,500.00
March 1, 2023 through February 29, 2024	\$34,500.00
March 1, 2024 through February 28, 2025	\$35,500.00

Option Years: In the event the Authority exercises the Option Years:

March 1, 2025 through February 28, 2026	\$36,500.00
March 1, 2026 through February 28, 2027	\$36,500.00

- a. For each additional Authority Full-Access user license, Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$2,675.00 per user

2. Software Services (Limited Access (Q&A) user licenses): For providing Authority Limited Access Q&A user licenses on Software Services, Contractor shall be paid a fixed annual fee as follows.

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$675.00 per user

3. Software Services (Quick Quote (QQ) user licenses): For providing Authority Quick Quote user licenses on Software Services, Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$575.00 per user

4. Software Services (Read-Only user licenses): For providing unlimited Authority Read-Only user licenses on Software Services, Contractor shall be paid a fixed annual fee as follows.

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$5,000.00

5. Optional software Service(s): Upon request by Authority, for providing optional software Service(s), Contractor shall be paid, per each application, per the following fee schedule.

- a. Business Certification Management: Diversity (Small and Local Business Enterprise, etc.), Prequalification Management (Standard, Advanced, etc.).

- 1) For providing Business Certification Management, Contractor shall be paid

ORIGINAL

a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2025	\$6,500.00 per year
March 1, 2025 through February 28, 2027	\$7,500.00 per year

- 2) For providing set-up and software configuration for Business Certification Management, Contractor shall be paid a one-time fixed fee in the amount of Six Thousand Five Hundred Dollars (\$6,500). Custom certifications may require additional services covered under section B depending on the complexity.

b. Contract Management:

- 1) For providing Contract Management: Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2025	\$4,875.00 per year
March 1, 2025 through February 28, 2027	\$5,150.00 per year

- 2) For providing set-up and software configuration for Contract Management, Contractor shall be paid a one-time fixed fee in the amount of One-Thousand Five Hundred Dollars (\$1,500).
- 3) For providing Contract Management with Compliance: Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2025	\$13,500.00 per year
March 1, 2025 through February 28, 2027	\$13,975.00 per year

- 4) For providing set-up and software configuration for Contract Management with Compliance, Contractor shall be paid a one-time fixed fee in the amount of Nine Thousand Five Hundred Dollars (\$9,500).

c. Emergency Operation Management:

- 1) For providing Emergency Operation Management, Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$4,500.00 per year

- 2) For providing set-up and software configuration for Emergency Operation Management, Contractor shall be paid a one-time fixed fee in the amount of One Thousand Five Hundred Dollars (\$1,500).

d. Insurance Certificate Management:

- 1) For providing Insurance Certificate Management, Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$4,500.00 per year

ORIGINAL

- 2) For providing Insurance Certificate Management with My Insurance (MI), Contractor shall be paid a fixed annual fee as follows:

<u>Time Period</u>	<u>Annual Fee</u>
March 1, 2022 through February 28, 2027	\$6,750.00 per year

- 3) For providing set-up and software configuration for Insurance Certificate Management, Contractor shall be paid a one-time fixed fee in the amount of One Thousand Five Hundred Dollars (\$1,500).

6. Set-Up Fee(s): Upon request by other public agencies, pursuant to the Public Agency Clause in "Exhibit A," for providing set-up of Software Services, Contractor shall be paid by other public agencies, per each application, per the following fee schedule:

Vendor and Bid Management Module:	\$4,500.00
Advanced eBidding for Public Works:	\$1,500.00
Project Evaluation Management Module:	\$2,500.00

- B. For Additional Services.** Contractor's compensation for Additional Services shall be as mutually agreed to by the Parties prior to Contractor providing Additional Services. During the entire term of this Agreement including optional year(s), Contractor's not-to-exceed budget for Additional Services shall be based on the hourly fees as set forth below:

<u>Description</u>	<u>Hourly Fee</u>
Project Manager/CTO/President	\$165.00 per hour
Custom Application Programmer	\$155.00 per hour
Database Designer/Integrator	\$155.00 per hour
Content Management	\$ 95.00 per hour
Graphic Designer	\$ 95.00 per hour
Data Conversion/Loading Services	\$ 95.00 per hour

- B-2. Reimbursable Expenses:** In accordance with Sections 4 and 5 of the Agreement, Contractor shall be reimbursed for the following expenses:

- A. Travel-Related Expenses:** All Travel Related Expenses must be pre-approved by Authority. Contractor may be reimbursed for the following travel-related expenses:

1. Air Transportation. Contractor may be reimbursed for the price of airline tickets if the expense is actual, reasonable, and directly related to the performance of Services required under this Agreement. Reimbursement shall be limited to the cost of the lowest coach fare available.
2. Lodging. Contractor may be reimbursed for lodging if the expense is actual, reasonable, and directly related to the performance of Services required by this Agreement.
3. Other Travel-Related Expenses. Meals shall not exceed the published GSA per diem rates. Contractor may be reimbursed for the cost of other actual, reasonable, and necessary travel expenses subject to the limitations of the prior authorization provided by Authority.

- B-3. Total Amount Payable:** The total amount payable under this Agreement shall not exceed Two Hundred Fifty Thousand Dollars (\$250,000.00).

EXHIBIT C – INSURANCE REQUIREMENTS FOR CONTRACTOR

Contractor shall at all times during the Term of this Agreement maintain, at its own cost and expense, the following minimum levels, and types of insurance:

- C-1. Commercial General Liability:** (including, without limitation, Contractual Liability, Personal and Advertising Injury, and Products/Completed Operations coverage's written on an "occurrence," not "claims made" basis): in the amount of one million dollars (\$1,000,000) each occurrence. If policy is subject to a policy aggregate, such aggregate shall not be less than twice the occurrence limit.
- A. The Commercial General Liability policy shall be endorsed to include the Authority, its agents, officers and employees as an additional insured.
 - B. The coverage provided to the Authority, as an additional insured, shall be primary and noncontributory.
 - C. Such coverage shall include a Waiver of Subrogation endorsement or blanket endorsement in favor of the Authority.
- C-2. Commercial Automobile Liability:** If Contractor drives on non-secured side of the Airport, then Contractor shall provide commercial auto liability insurance covering owned, non-owned, and hired Automobiles written on an "occurrence," not "claims made" basis in the amount of one million dollars (\$1,000,000) combined single limit for bodily injury and property damage. If Contractor drives on the secured airfield side of the Airport, then Contractor's coverage shall be written on an "occurrence," not "claims made" basis in the amount of ten million dollars (\$10,000,000) combined single limit for bodily injury and property damage.
- C-3. Worker's Compensation and Employer's Liability:** In the amounts required by California State law, but not less than one million dollars (\$1,000,000) Employer's Liability. Such coverage shall include a waiver of subrogation endorsement in favor of Authority.
- C-4. Professional Liability/Technology Errors and Omissions Insurance:** Contractor shall provide coverage in the amount of one million dollars (\$1,000,000) per claim. If the policy maintains a policy aggregate, such aggregate shall not be less than twice the per claim limit. Coverage shall include liability arising from errors, omissions, or negligent acts in rendering or failing to render computer or information technology services and technology products. Coverage for violation of software copyright should be included. Technology services should cover liabilities, and claim expenses arising from acts, errors and omissions, in rendering or failing to render all services in the provision of all products in the performance of the Services, including the failure of products to perform the intended function or serve the intended purpose. Services insured, at a minimum, include (1) systems analysis, (2) systems programming, (3) data processing, (4) systems integrations, (5) outsourcing including outsourcing development and design (6) system design, consulting, development and modification, (7) training services related to computer software or hardware, (8) management, repair maintenance of computer products, networks and systems, (9) marketing, selling, servicing, distributing, installing and maintaining computer hardware or software, (10) data entry, modification, verification, maintenance, storage, retrieval or preparing of data output, and any other services provided by the Contractor. If coverage is on a claims-made basis, coverage shall be maintained throughout the term of the agreement and continuously for three (3) years thereafter without lapse, or provide evidence of a three-year extended claims reporting period endorsement.

EXHIBIT D – Cybersecurity Requirements for Technology Services

Cybersecurity Requirements for Managed and Hosting Services

A. Cybersecurity Ownership and Liability

The cybersecurity requirements defined in this exhibit are to protect the Authority from financial or operational loss due to a cybersecurity breach. Contractor and/or subcontractors will be held liable for all damages associated with failure to adhere to the cybersecurity requirements defined in this exhibit.

The Authority's information technology systems are intended solely for the business purposes of its employees, authorized contractors, and other specifically designated users. Unauthorized use is prohibited. All information processed and contained in the Authority computer systems is the property of the Authority. Violation of these guidelines is grounds for contract termination.

B. Hosting

Any Contractor providing a hosted solution must be SSAE 18 SOC 2 complaint with unqualified opinions on all hosting facilities or FedRAMP compliant. Contractor will provide compliance audit reports annually.

C. Disaster Recovery

The Contractor will document the process or set of procedures to recover and protect the systems in the event of a disaster. The Authority's recovery objective after a disaster is no greater than twenty four (24) hours. Contractor will specify procedures to follow in the event of a disaster and actions to be taken before, during and after a disaster. The primary objective is to protect the Authority if all or part of its operations and/or computer services are rendered unusable. The plan shall minimize the disruption of operations and ensure that some level of organizational stability and an orderly recovery after a disaster will prevail.

D. Backups

The Contractor is responsible for backing up and restoring Authority data. All backups must be stored in a read only state offsite. Contractor shall perform restores upon request and provide a readily accessible secure environment to restore data. Below is the schedule for backups:

- Daily full backups maintained for 30 days.
- Weekly full backups maintained for 3 months.
- Monthly full backups maintained for 12 months.

E. Updates/Patching

The Contractor is responsible for maintaining updates and patches of operating systems, firmware and software. Contractor must remediate critical and high vulnerabilities within 10 days. Medium security vulnerabilities must be remediated within 30 days. If the remediation impacts the functionality of the system, the Authority may grant an exception depending on the risk level or use other security measures to mitigate the risk. Firmware and software updates/patches shall be tested and updated within 45 days of availability. The Contractor is responsible for ensuring the operating system version is current and supported.

F. Malware Detection and Protection

The Contractor shall provide a host-based malware detection and prevention service. The service shall automatically scan any removable media that is introduced to the product being acquired, quarantine (instead of automatically deleting) suspected infected files, and provide an updating

scheme for malware signatures. The Contractor shall test and confirm compatibility of malware detection system patches and upgrades.

G. Availability

The Contractor shall provide Authority with a service credit based upon the availability of the system in accordance with the chart below. Hours of operation applicable to the credit are twenty-four (24) hours, seven (7) days a week, Three Hundred sixty-five (365) days a year. Outages outside the hours of operation will not qualify for a service credit should an outage occur. Scheduled maintenance and planned downtime will not qualify for a service credit. Contractor will notify the Authority 5 days in advance and get Authority approval for all scheduled downtime. Scheduled maintenance must occur outside of operational hours as to not impact operations.

AVAILABILITY	CREDIT %
99.95% or above	0%
Less than 99.95% but greater than or equal to 98.99%	10%
Less than 98.99% but greater than or equal to 97.99%	15%
Less than 97.99%	25%

FOR INTERNAL USE ONLY

Company Name: PlanetBids, Inc. For: eProcurement Software System Services

Agreement #: 800732 OB

Reviewers	Sign and Advance in E-1
Procurement Analyst	<i>Mary M. Smith</i>
Procurement Coordinator	<i>Myai Mitchell</i>
Admin for Designated Signatory	<i>Tami C. Aban</i>

Agreement - PlanetBids, Inc.

Final Audit Report

2022-03-02

Created:	2022-02-25
By:	Missy McGrath (mmcgrath@san.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASEJt48N4pnPb4KEthHqWHjSUhUUjPjIjQ

"Agreement - PlanetBids, Inc." History

-  Document created by Missy McGrath (mmcgrath@san.org)
2022-02-25 - 4:09:06 PM GMT- IP address: 69.221.226.128
-  Document emailed to Alan Zavian (alan@planetbids.com) for signature
2022-02-25 - 4:14:32 PM GMT
-  Email viewed by Alan Zavian (alan@planetbids.com)
2022-02-25 - 8:43:17 PM GMT- IP address: 104.32.240.130
-  Alan Zavian (alan@planetbids.com) entered valid password.
2022-02-25 - 8:45:04 PM GMT
-  Document e-signed by Alan Zavian (alan@planetbids.com)
Signature Date: 2022-02-25 - 8:46:31 PM GMT - Time Source: server- IP address: 104.32.240.130
-  Document emailed to Lee Kaminetz (lkaminet@san.org) for signature
2022-02-25 - 8:46:34 PM GMT
-  Email viewed by Lee Kaminetz (lkaminet@san.org)
2022-02-25 - 8:46:51 PM GMT- IP address: 54.215.213.243
-  Document e-signed by Lee Kaminetz (lkaminet@san.org)
Signature Date: 2022-02-25 - 9:55:08 PM GMT - Time Source: server- IP address: 72.199.8.22
-  Document emailed to Missy McGrath (mmcgrath@san.org) for signature
2022-02-25 - 9:55:10 PM GMT
-  Email viewed by Missy McGrath (mmcgrath@san.org)
2022-02-25 - 11:25:43 PM GMT- IP address: 104.47.57.254
-  Document e-signed by Missy McGrath (mmcgrath@san.org)
Signature Date: 2022-02-25 - 11:25:55 PM GMT - Time Source: server- IP address: 69.221.226.128

-  Document emailed to Myai Mitchell (mmitchel@san.org) for signature
2022-02-25 - 11:25:57 PM GMT
-  Email viewed by Myai Mitchell (mmitchel@san.org)
2022-03-01 - 6:23:24 PM GMT- IP address: 104.47.58.254
-  Document e-signed by Myai Mitchell (mmitchel@san.org)
Signature Date: 2022-03-01 - 6:24:17 PM GMT - Time Source: server- IP address: 12.69.234.16
-  Document emailed to Terri Esteban (testeban@san.org) for signature
2022-03-01 - 6:24:22 PM GMT
-  Email viewed by Terri Esteban (testeban@san.org)
2022-03-01 - 6:43:27 PM GMT- IP address: 104.47.56.254
-  Document e-signed by Terri Esteban (testeban@san.org)
Signature Date: 2022-03-01 - 6:43:58 PM GMT - Time Source: server- IP address: 12.69.234.16
-  Document emailed to Scott Brickner (sbrickne@san.org) for signature
2022-03-01 - 6:44:00 PM GMT
-  Email viewed by Scott Brickner (sbrickne@san.org)
2022-03-02 - 0:02:14 AM GMT- IP address: 104.47.56.254
-  Document signing delegated to Angela Shafer-Payne (apayne@san.org) by Scott Brickner (sbrickne@san.org)
2022-03-02 - 0:04:18 AM GMT- IP address: 12.69.234.140
-  Document emailed to Angela Shafer-Payne (apayne@san.org) for signature
2022-03-02 - 0:04:18 AM GMT
-  Email viewed by Angela Shafer-Payne (apayne@san.org)
2022-03-02 - 0:18:03 AM GMT- IP address: 13.57.238.31
-  Document e-signed by Angela Shafer-Payne (apayne@san.org)
Signature Date: 2022-03-02 - 6:25:01 PM GMT - Time Source: server- IP address: 68.107.6.54
-  Agreement completed.
2022-03-02 - 6:25:01 PM GMT

City Council

City of
IRWINDALE
AGENDA REPORT

Date: November 8, 2023

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Adopt Resolution No. 2023-89-3467 entitled, **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS”**

City Manager's Recommendation:

Adopt Resolution No. 2023-89-3467 entitled, **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS”**

Administrative Action:

Submitted/Prepared by:

Elizabeth Rodriguez, Public Services Director

Electronically Approved

Reviewed by:

Adrian R. Guerra, City Attorney

Electronically Approved

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved

Approved by:

Julian A. Miranda, City Manager

Electronically Approved

Background and Analysis:

At a special city council meeting held on November 17, 2022, City Council approved the Fourth Amendment to the Exclusive Franchise Agreement for Waste Hauling Services between the City of Irwindale and Arakelian Enterprises, Inc., dba Athens Services (Fourth Amendment).

The Fourth Amendment was developed and approved to assist the City of Irwindale in meeting the SB 1383 regulatory requirements and additional services such as providing an Organic Waste & Other Recycling Program (source separated) for single-family homes. This service provides each single-family home with three barrels comprising of one black barrel for solid waste, one blue barrel for source-separated recyclable materials, and one green barrel for source-separated organic waste. The residential base services (3 carts only) will be at no cost to the residents or the City of Irwindale for the next 10 years.

On April 21, 2023, Athens Services and the City of Irwindale launched and implemented the Organic Waste & Other Recycling Program. As a result of the implementation, City Council and residents requested from City Staff the day of the launch and at various city council meetings that Athens Services provide a fourth bin at no cost to the city or residents. City Staff created a post card to send out to residents asking how the new service was working for them, whether they required a fourth barrel, and if so, what color barrel (blue, green, or black) was needed. The post cards were sent out on June 19, 2023, and second post card was sent out on July 20, 2023 to all single family residential homes. The results of that survey found that 55 residents requested a need for a fourth barrel. On August 15, 2023, City Staff meet with Athens Services to present its findings and request a fourth bin be provided to the 55 single family residential homes that requested the fourth bin. Furthermore, City staff requested Athens provide up to 100 barrels at no additional charge to the City or residents in the event additional residents contacted the City requesting a fourth barrel.

Athens Services responded, through a letter dated October 24, 2023, to the City's request to provide up to 100 barrels at no additional charge to residents or to the City as long as the City encourages those residents requesting the additional fourth barrel to receive a green or blue barrel versus a black barrel. It is important for both Athens Services and the City to ensure and encourage residents to actively recycle using their blue and green barrels while decreasing the amount of trash placed in the black barrel that is taken to a landfill. Additionally, beginning January 1, 2024, both Athens Services and the City of Irwindale will be required to monitor, inspect, enforce and fine any resident that has a contaminated barrel and not properly sorting their recyclables and organic waste material.

On October 27, 2023, City Staff inspected the use of the blue, black, and green barrels placed at the curb by residents in order to meet the requirements set forth by Athens Services in approving and providing the requested green and blue barrels as their fourth barrel and to encourage those residents that are properly using all three of their bins to choose a green or blue barrel as their fourth barrel.

By this report, City staff is requesting that the City Council authorize the City of Irwindale to enter into, and the City Manager to execute, a side letter agreement for the approval of up to 100 additional barrels at no cost to the City of Irwindale or its residents with the stipulation that the city encourages its residents to choose a green or blue barrel instead of a black barrel. The side letter agreement shall be approved as to form by the City Attorney prior to being executed.

Once City Council approves and authorizes the City Manager to execute the side letter, City Staff will work with Athens Services to secure a date to distribute the fourth barrel to the residents that requested one through the surveys, phone calls, and site visits.

Fiscal Impact:

There is no fiscal impact.

Attachments:

1. 11-8-2023 Athens Side Letter - RESOLUTION
2. October 24, 2023 Letter from Athens

RESOLUTION NO. 2023-89-3467

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE
AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH
ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN
ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE
CITY OR ITS RESIDENTS.**

WHEREAS, at a special city council meeting held on November 17, 2022, City Council approved the Fourth Amendment to the Exclusive Franchise Agreement for Waste Hauling Services between the City of Irwindale and Arakelian Enterprises, Inc., dba Athens Services (Fourth Amendment); and

WHEREAS, the Fourth Amendment was developed and approved to assist the City of Irwindale in meeting the SB 1383 regulatory requirements and additional services such as providing an Organic Waste & Other Recycling Program (source separating) for single-family homes; and

WHEREAS, the Organic Waste & Other Recycling Program was implemented on April 21, 2023, which provided each single family home with a base service comprising of one black barrel for solid waste, one green barrel for organic and yard waste, and one blue barrel for all recyclables; and

WHEREAS, as a result of the implementation of the new Organic Waste & Other Recycling Program, City Council and residents requested a fourth bin be provided to those residents who needed one at no cost to the City or the resident; and

WHEREAS, staff conducted research and sent out two surveys, one on June 19, 2023 and another on July 20, 2023, to residents asking how the new service was working for them, whether they required a fourth barrel, and if so, what color barrel (blue, green, or black) did they need; and

WHEREAS, the results of the survey found that 55 single family residential homes required a fourth barrel; and

WHEREAS, on August 15, 2023, City Staff met with Athens Services to request up to 100 barrels at no additional cost to the City or residents; and

WHEREAS, Athens Services responded to the City's request on October 24, 2023 with a stipulation to an approval that required the City encourage residents to receive a green or blue barrel as their fourth barrel rather than a black barrel due to the upcoming January 1, 2024 enforcement requirement that includes fines such as contamination and non-sorting fees; and

WHEREAS, City Staff completed an inspection of the use of the blue, black, and green barrels at the curb by residents on October 27, 2023 as requested by Athens

Services in order to begin the process of encouraging residents to utilize the green and blue barrel options as their fourth barrel; and

WHEREAS, the City Council now desires to authorize the City of Irwindale to enter into a side letter agreement for the acceptance of up to 100 additional barrels at no cost to the City of Irwindale or its residents with the stipulation that the City encourages its residents to choose a green or blue barrel instead of a black barrel and for the City Manager to execute and sign this side letter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Recitals above as true and correct and incorporates them herein by reference.

SECTION 2. The City Council hereby authorizes the City of Irwindale to enter into, and the City Manager to execute, a side letter agreement for the approval of up to 100 additional barrels at no cost to the City of Irwindale or its residents with the stipulation that the city encourages its residents to choose a green or blue barrel instead of a black barrel. The side letter agreement shall be approved as to form by the City Attorney. The City Clerk is further directed and authorized to transmit a copy of this Resolution and the signed Side Letter to Arakelian Enterprises, Inc. dba Athens Services.

SECTION 3. It is the intent of the City Council that the terms of the side letter agreement will be formally memorialized when existing and related agreement(s) between the parties are next amended.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 5. The Chief Deputy City Clerk shall certify the adoption of this Resolution which shall, in turn, have immediate effect.

PASSED, APPROVED and ADOPTED this 8th day of November 2023.

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2023-89-3467 duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 8th day of November 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

October 24, 2023

Julian Miranda
City Manager
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Re: Response to City's Request for Additional Residential Barrels

Mr. Miranda,

Athens Services has had the honor to serve the residents and businesses of Irwindale for more than 32 years. We truly value our ongoing partnership and we take great pride in the outstanding service we provide to the City.

On August 15, 2023, Athens Services and the City of Irwindale met to discuss the residential waste and recycling program. Staff shared with the Athens team that they received Council direction to monitor how many customers needed additional barrels, beyond the standard 3 barrels issued. Staff conducted their own outreach, to include a resident survey, site visits, and individual conversations with residents to gather this information. It was determined by staff that just over 50 customers need an additional barrel. As a result, the City is formally requesting Athens to provide up to 100 barrels at no additional charge to the residents or to the City.

In the spirit of partnership, we would like to inform you that Athens Services will oblige the City's request of providing up to 100 barrels at no charge to the City or residents. Under the requirements of SB 1383, the City of Irwindale and Athens Services are required to ensure that all customers are actively participating in the City's recycling program, and the proper equipment, outreach, and support is provided. We will encourage those requests for additional barrels to either be blue (recycle) or green (organics). As you know, if a customer is properly sorting their recyclables and organics, the need for recycle and organics containers would be in more demand, versus a black (trash) barrel.

As the regulations under SB 1383 continue to evolve, beginning in 2024, Athens is required to monitor containers for contamination and assess contamination fees, as outlined in the contract. We are willing to provide these additional barrels, provided that residents who utilize them will actively recycle. As you are aware, recurring contamination is not allowed under SB 1383, but it also has a huge impact on our collection operations. In general, habitual contamination is problematic and costly, as it requires additional staff time, and often times, additional go backs to collect the material to avoid contaminating the clean recycle load. Should those customers issued the courtesy extra barrels repeatedly contaminate, despite education and engagement efforts, Athens reserves the right to remove the extra barrel.

Based on our long standing relationship and deep understanding of your community, we remain committed to the City of Irwindale. We are proud to serve your community and look forward to our continued service.

Sincerely,



Steven Librenjak
Division Vice President

City Council

City of
IRWINDALE
AGENDA REPORT

Date: November 8, 2023

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Adopt Resolution No. 2023-86-3464 entitled, **“A Resolution of the City Council of the City of Irwindale Adopting the Attendance Policy for programs and/or classes due to lack of attendance at the Irwindale Aquatics Center, Dan Diaz Recreation Center, and Irwindale Senior Center.”**

City Manager's Recommendation:

Adopt Resolution No. 2023-86-3464 entitled, **“A Resolution of the City Council of the City of Irwindale Adopting the Attendance Policy for programs and/or classes due to lack of attendance at the Irwindale Aquatics Center, Dan Diaz Recreation Center, and Irwindale Senior Center.”**

Administrative Action:**Submitted/Prepared by:**

Elizabeth Rodriguez, Public Services Director

Electronically Approved

Reviewed by:

Adrian R. Guerra, City Attorney

Electronically Approved

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved

Approved by:

Julian A. Miranda, City Manager

Electronically Approved

Background and Analysis:

At the regularly scheduled Parks & Recreation Commission meeting held on September 7, 2022, staff introduced a draft Dismissal Policy, now renamed Attendance Policy, to address the challenges staff is facing with enrollment in the free programs and classes offered by public services. The Attendance Policy was first brought forth by Irwindale Recreation in an effort to ensure that everyone who is interested in the programs/classes offered by the City of Irwindale are able to participate. Due to requirements from the Los Angeles County Building Code and Fire Code, each room in a building receives an occupant load, the maximum number of people allowed in the room dependent on the use. To exceed an occupant load results in fines, serious safety hazards, and immediate evacuation of the building, especially during a fire. Due to occupant load and occupancy requirements, staff cannot accept every person that signs up for a program or class. Therefore, staff is seeking to implement an Attendance Policy, which would allow for those on a waiting list to have an opportunity to join the program/class should a registered participant not attend either at all or on a regular basis. At this meeting, the Parks & Recreation Commission requested the policy include Aquatics programs and classes, and that “personal reasons” be moved to the excused section. Additionally, the Commission requested that staff bring the policy back allow for more time to review and provide feedback.

The Attendance Policy was brought forth before the Parks & Recreation Commission once again for review and comments at the June 7, 2023 meeting. The Commission requested the policy add a section on appeals. Staff has added a section in the policy that allows for appeals. Additionally, the Commission requested that staff bring the policy back in order to provide additional time to review and provide comments at the next Parks & Recreation Commission meeting.

At the regularly scheduled Parks & Recreation Commission meeting on July 5, 2023, staff presented a third draft of the proposed Attendance Policy for approval. Additional changes were requested along with the inclusion of Aquatics classes/programs. The Commission also wanted to make sure the Swimming Lessons program was separated out with a different attendance requirement since it is a two-week consecutive class for a total of 10 days. Furthermore, staff did add language that states this policy would only go into effect if there was a waiting list.

Exemptions will be made for excused absences, which may include illness, custodial issues, family vacations, advanced notification to staff, and/or personal reasons (up to 3 times per class/program).

The Attendance Policy was presented to the Senior Citizen Commission at the August 28, 2023 meeting. The Senior Citizen Commission reviewed the Attendance Policy as it relates to the Irwindale Senior Center and its classes and programs. The Senior Citizen Commission did not agree with the section that requires its participants to provide documentation by a doctor for any illness or health appointments since Adults 50+ tend to have chronic health issues that don’t require them to go to the doctor such as muscle/joint pain, stomach issues, etc. Therefore, the commission requested language be included to the policy that did not require Senior Center participants to submit documentation from a doctor for illness, chronic illness, or health appointments. The Senior Citizen Commission recommended approval to the City Council with these changes.

At the September 6, 2023 Parks & Recreation Commission Meeting, the commission motioned to recommend approval to City Council with the following changes: remove the section that requires documentation for illnesses, or health appointments lasting more than 3 days; to add chronic illness to excused absences; add language specifying the policy would be subject to local emergencies, and that the policy be reviewed after one year.

The final draft policy is before the city council for review and staff recommends the city council approve the policy for use by the Public Services Department, which includes the Dan Diaz Recreation Center, Irwindale Aquatics, and Irwindale Senior Center.

The City Attorney has reviewed and approved the Attendance Policy.

Fiscal Impact:

There is no fiscal impact.

Attachments:

1. 11-8-2023 Attendance Policy - RESOLUTION
2. 11-8-2023 Attendance Policy - POLICY

RESOLUTION NO. 2023-86-3464

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AN ATTENDANCE POLICY FOR PROGRAMS AND/OR CLASSES AT THE IRWINDALE AQUATICS CENTER, DAN DIAZ RECREATION CENTER, AND THE IRWINDALE SENIOR CENTER.

WHEREAS, the Public Services Department is experiencing increased enrollment in popular free programs offered to Irwindale residents, including programs offered at the Dan Diaz Recreation Center, the Irwindale Aquatics Center, and the Irwindale Senior Center; and

WHEREAS, increased enrollment in these programs creates waiting lists and demands for increased program capacity, while occupant load and occupancy requirements imposed by the Los Angeles County Building and Fire Code limit the Department's ability to accept all program enrollees; and

WHEREAS, in order to provide residents on a program waitlist with increased opportunities to join the programs, staff has requested that the Irwindale City Council ("City Council") impose an Attendance Policy on the programs and classes offered by the City; and

WHEREAS, a Dismissal Policy, later renamed City of Irwindale Attendance Policy ("Attendance Policy"), was first introduced at the September 7, 2022 Parks & Recreation Commission Meeting as a result of the Commissions' stance on "No Child Left Behind" and the increase in enrollment for popular free programs offered to the Irwindale Residents ; and

WHEREAS, the Attendance Policy would allow those individuals who are placed on a waiting list to have an opportunity to join the program or class should a registered participant miss three (3) or more sessions, or 75% of the total sessions, of the program or class without notifying City staff; and

WHEREAS, the Attendance Policy would provide that every registered participant is allowed up to three "excused absences" per program, which would not impact the registered participant's ability to attend the class, which include but are not limited to illness, custodial issues, family vacations, absence upon advanced notice to City staff, local emergencies, chronic illness, and other personal conflicts affecting attendance; and

WHEREAS, the Attendance Policy would only go into effect when a program or class has a waiting list, such that the City cannot accommodate all interested enrollees; and

WHEREAS, the Attendance Policy provides that it shall be reviewed one year after its approval to receive feedback from the public and staff on how the Attendance Policy has impacted the community; and

WHEREAS, the Parks & Recreation Commission reviewed and provided comments on the Attendance Policy at the June 7, 2023, July 5, 2023, and September 6, 2023 commission meetings; and

WHEREAS, after its latest review of the proposed Attendance Policy at the September 6, 2023 commission meeting, the Parks & Recreation Commission recommended that the City Council approve and adopt the Policy; and

WHEREAS, at the August 28, 2023 Senior Citizen Commission meeting, the Senior Citizen Commission reviewed, provided comments, and recommended the City Council approve and adopt the Attendance Policy ; and

WHEREAS, based on the recommendations from the Parks & Recreation Commission and the Senior Citizen Commission, the City Council hereby desires to approve the City of Irwindale Attendance Policy.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Recitals above as true and correct and incorporates them herein by reference.

SECTION 2. The City Council hereby approves and adopts the City of Irwindale Attendance Policy for programs and/or classes at the Irwindale Aquatics Center, Dan Diaz Recreation Center, and Irwindale Senior Center. City staff is hereby authorized to utilize and implement the Attendance Policy, attached hereto as **Exhibit “A”**.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 4. The Chief Deputy City Clerk shall certify the adoption of this Resolution which shall, in turn, have immediate effect.

PASSED, APPROVED and ADOPTED this 8th day of November 2023.

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2023-86-3464 duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 8th day of November 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk



Attendance Policy

November 8, 2023

I. SCOPE

This policy will provide guidelines as it relates to attendance for the Dan Diaz Recreation Center, Irwindale Aquatics Center and Irwindale Senior Center programs and classes.

II. PURPOSE

The purpose of this policy is to establish guidelines that will govern the process by which staff can dismiss participants from the Dan Diaz Recreation Center, Irwindale Aquatics Center and Irwindale Senior Center programs and classes based on attendance.

III. PROCEDURES

In an effort to provide quality programs and classes for patrons of the Dan Diaz Recreation Center, Irwindale Aquatics Center and Irwindale Senior Center, an attendance policy will be implemented for any class or program that has a waiting list. Additionally, every effort will be made by staff to reach out to parents, whose children routinely miss classes, in order to assist and enable them to regularly attend class prior to implementing this policy.

The attendance policy will provide guidelines for participants as it relates to their attendance to any and all programs and/or classes they are registered for at the Dan Diaz Recreation Center, Irwindale Aquatics Center, and Irwindale Senior Center. These programs and/or classes include but are not limited to:

Dan Diaz Recreation Center

Kidzone Program	Teen Club	Youth Sports
Tots Programs	Adult Classes	Adult Sports
Cheer Program	Youth Classes	Day Camp

Irwindale Aquatics Center

Swimming Lessons	Aquafitness	Parent & Me
Aqua Stand Up (Paddle Board Yoga)	Waterpolo	Swim Team

Irwindale Senior Center

Fitness Classes	Arts and Crafts Classes
Band Resistance	Canvas Painting
Beginning Line Dancing	Computer Class
Chair Zumba	Sewing
Gentle Mat Yoga	Sewing II
Line Dancing	
Rock Out Drumming	
Silver Stretch	
Zumba Gold	

01005.0001/935128.2

Notifications

Participants*, parent(s), or a legal guardian must notify staff of the reason for an absence. There are 3 ways to notify staff of absence:

1. Participant*/Parent/Legal Guardian calls and leaves a message as follows:
Dan Diaz Recreation Center (626) 430-2224
Irwindale Aquatics Center (626) 430-2247
Irwindale Senior Center (626) 430-2283
2. Participant*/Parent/Legal Guardian emails staff as listed below:
Kidzone Program/Day Camp aquinones@irwindaleca.gov
Tots Programs dponce@irwindaleca.gov
All other Recreation programs/classes srosales@irwindaleca.gov
Irwindale Aquatics Center programs/classes dmgrijalva@irwindaleca.gov
Irwindale Senior Center Fitness classes rbardales@irwindaleca.gov
Irwindale Senior Center Arts & Crafts classes etorres@irwindaleca.gov
3. Written Note signed and dated by Participant*/Parent/Legal Guardian

*If participant is a minor, then only a parent or legal guardian may notify staff of an absence.

Excused Absences

Excused absences include illness, health appointments, funerals, school sponsored events, custodial issues (shared custody), vacation (with prior notification), chronic illnesses, and personal reasons (allowed no more than 3 times per class/program).

Unexcused Absences

Notifications not received within 72 hours of an absence. If the absence occurs around a holiday, then an additional 24 hours will be provided to the parent(s) or guardian to provide notification to staff.

For Irwindale Cheer, timely attendance is also required. This is a TEAM sport and regular on time attendance is necessary to ensure that the team is prepared for competition. Leaving early or arriving late can impact the team. We understand that some situations cannot be prevented; however, excessive tardies or early dismissals can result in an unexcused absence classification. "Excessive" means on more than two occurrences.

Swimming Lessons will also have a different attendance requirement as this class is scheduled for two consecutive weeks for a total of 10 days.

Dismissal

Participants must be in attendance for 75% of the class/program, excluding 3 excused absences, with the exception of Competition Cheer. Participants in Competition Cheer must attend with 90% of all sessions, excluding 3 excused absences. Failure to meet the attendance percentage will result in dismissal from the class/program.

A registered participant in Swimming Lessons who does not show up for the first three consecutive days of swimming lessons will be dismissed from the class.

The determination of whether an absence is excused or unexcused will be made by the Public Services Director. Dismissals may be appealed at the Administrative level to the Office of the City Manager. Appeals must be submitted in writing prior to consideration by the Office of the City Manager. Forms may be submitted to the Office of the City Clerk at cityclerk@irwindaleca.gov no later than 3 days after dismissal and are available at the Dan Díaz Recreation Center, Irwindale Aquatics Center, and Irwindale Senior Center.

This policy will be reviewed one year after its approval to receive feedback from the public and staff on how this policy is impacting the community.

This policy is subject to change due to a local emergency, county or state emergency.

ATTENDANCE POLICY

The City of Irwindale provides a variety of classes and programs to patrons of all ages. The zero to low cost of said programs and classes has made participation increase and often results in several individuals on the waiting list. In order to provide opportunities for all interested in participating, the City of Irwindale has adopted an Attendance Policy for all Irwindale Recreation, Irwindale Aquatics Center and Irwindale Senior Center classes and programs.

If you, or your child(ren), will be absent from _____, please contact the Department/Division as soon as possible, but no later than 72 hours of the absence date. If you have missed 3 or more sessions without notification, you may be dismissed from the class/program and your spot will be made available to the next person on the waiting list. Low-cost class/programs may not be subject to a refund.

Examples:

Excused Absences

Excused absences include illness, health appointments, funerals, school sponsored events, custodial issues (shared custody), vacation (with prior notification) and personal reasons (allowed no more than 3 times per class/program).

Unexcused Absences

Notifications not received within 72 hours of an absence..

For Irwindale Cheer, timely attendance is also required. This is a TEAM sport and regular on time attendance is necessary to ensure that the team is prepared for competition. Leaving early or arriving late can impact the team. We understand that some situations cannot be prevented; however, excessive tardies or early dismissals can result in an unexcused absence classification. "Excessive" means on more than two occurrences. _____ initial

Swimming Lessons are scheduled for two consecutive weeks for a total of 10 days; therefore, if the participant misses the first three consecutive days, then this will result in the dismissal from this class session. _____ initial

Dismissal

Participants must be in attendance for 75% of the class/program, excluding 3 excused absences, with the exception of Competition Cheer and Swimming Lessons.

Participants in Competition Cheer must attend with 90% of all sessions, excluding 3 excused absences. Failure to meet the attendance requirement will result in dismissal of the class/program.

01005.0001/935128.2

A registered participant in Swimming Lessons who does not show up for the first three consecutive days of swimming lessons will be dismissed from the class.

The determination of whether an absence is excused or unexcused will be made by the Public Services Director. Dismissals may be appealed at the Administrative level to the Office of the City Manager. Appeals must be submitted in writing prior to consideration by the Office of the City Manager. Forms may be submitted to the Office of the City Clerk at cityclerk@irwindaleca.gov no later than 3 days after dismissal and are available at the Dan Diaz Recreation Center, Irwindale Aquatics Center, and Irwindale Senior Center.

Participants/Parents/Legal Guardian are required to notify staff within 72 hours of absence.

I have received a copy of the Attendance Policy and understand that I am required to notify staff within 72 hours of my/my child(ren) absence to avoid dismissal from the class/program registered for.

Participant Name: _____

Date: _____ Parent/Legal Guardian (print): _____

Participant/Parent/Legal Guardian Signature: _____

Received by (print): _____ Initial: _____

City Council

City of
IRWINDALE
AGENDA REPORT

Date: November 8, 2023

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Introduction and First Reading of Ordinance No. 773 Pertaining to Adoption of Chapter 3.56 of Title 3 of the Irwindale Municipal Code Related to Affordable Housing Non-Residential Development Linkage Fee, and Ordinance No. 774 Pertaining to Adoption of Chapter 3.58 of Title 3 of the Irwindale Municipal Code Related to Affordable Housing Residential Development Linkage Fee

City Manager's Recommendation:

It is recommended that the Irwindale City Council introduce for first reading by title only, with further reading waived the following two Ordinances related to proposed Development Linkage Fees:

(1) Ordinance No. 773, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.56 ("AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE") TO TITLE 3 ("REVENUE AND FINANCE") OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)"; and

(2) Ordinance No. 774, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.58 ("AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE") TO TITLE 3 ("REVENUE AND FINANCE") OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)."

Administrative Action:

Submitted by:

Kambiz Borhani, Finance Director / City Treasurer

Marilyn Simpson, Community Development

Electronically Approved

Reviewed by:

Adrian R. Guerra, City Attorney

Electronically Approved

Kambiz Borhani, Finance Director / City Treasurer

Electronically Approved

Approved by:

Julian A. Miranda, City Manager

Electronically Approved

Background and Analysis:

The City of Irwindale (“City”) is facing increasing demands for affordable housing, including low-income and senior housing, as nonresidential commercial development within the City grows. To keep up with this increased demand, the City must facilitate the availability of housing products at different levels of affordability in order to address the housing needs of the entire community. City staff is proposing that the City Council approve and adopt an Affordable Housing Non-Residential Development Linkage Fee (“Non-Residential Linkage Fee”) and an Affordable Housing Residential Development Linkage Fee (“Residential Linkage Fee”) to help bridge the gap between existing City resources and the increased demand for affordable housing caused by commercial development in the City.

As part of developing this new fee, the City hired Willdan Financial Services to conduct an impact fee nexus study to determine to what extent non-residential and residential development projects increase the demand for affordable housing within the City. The nexus study, attached as Exhibit C, has been made publicly available at least 14 days prior to the regular, open and public City Council meeting to amend, adopt, or reject the ordinance, in accordance with Government Code section 66016.6.

The City of Irwindale is projected to generate approximately 6,900 net new jobs by 2040. Some of these jobs will be attributable to the demand for workers created by new non-residential developments, including but not limited to office, commercial, and industrial developments, and some will be attributable to increased spending by new residents that results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. Some of these jobs will fall under Extremely Low-, Very Low-, and Low-Income households in Irwindale, as defined by the 2023 HUD income limits, who cannot afford market rate housing in the City. The nexus study found that most jobs generated by New 100-Unit Multifamily Residential Developments and New 100-Unit Single Family For Sale Developments will fall under Extremely Low Income, Very Low Income, and Low-Income occupations. Further, most jobs generated by new 100,000 square foot Non-Residential Office, Commercial, and Industrial Developments will fall under Very Low Income and Low-Income occupations.

The nexus study found that historically, the City of Irwindale has not produced significant amounts of affordable housing. The last affordable housing projects in the City took place in 2018 and produced 11 new single-family units. Between 2013 and the end of FY 2022-23, 34 affordable homes have been constructed or rehabilitated and subsequently sold to qualifying households, including the 11 new

units built in 2018. Looking forward, the City must ensure there are enough appropriately zoned sites to accommodate 36 Very Low-Income, and 11 Low-Income units by October 2029 to comply with the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs (RHNA) Allocation Plan. The implementation of an affordable housing impact fee and commercial linkage fee could provide funding sources to facilitate the production of affordable housing to meet the City's RHNA allocation.

The nexus study found that the costs to develop new, modest, rental housing are significant in Irwindale, and exceed the development costs that can be supported by ongoing affordable rents. There is a housing affordability gap, meaning the cost to develop affordable housing units exceeds the amount of what Very Low-, Low-, and Moderate-Income households can afford to pay for housing. Additionally, the nexus study concluded that when low-wage households cannot reasonably afford to pay market rate housing in the City, households are required to commute far distances from more affordable areas, which puts a strain on workforce satisfaction, air quality, infrastructure, traffic and transit, and the health and safety of the City's residents and workforce. The nexus study found that a development impact fee can bridge the difference between what new low-wage households, generated by new development and job growth projected by the study, can afford to pay and the cost to provide housing units associated with this induced job growth.

The nexus study determined that a development impact fee of \$5.35 per square foot per commercial development, \$2.16 per square foot per industrial development, and \$5.50 per square foot per office development is proportionate to the impact that future non-residential development projects will have on the demand for affordable housing within the City and the City's financial need to maintain, obtain, and/or create additional affordable housing within the City to meet this demand. The nexus study determined that a development impact fee of \$170.00 per square foot for new rental unit residential development and \$166.00 per square foot for new-for-sale single family unit residential development is proportionate to the impact that future residential development projects will have on the demand for affordable housing within the City and the City's financial need to maintain, obtain, and/or create additional affordable housing within the City to meet this demand. If the Ordinances are adopted, the Non-Residential and Residential Development Impact Fees would be set at a later date by City Council resolution.

Any funds generated through the development linkage fees established by the Ordinances would be used to develop and/or preserve housing affordable to moderate- and lower-income households. These funds would be in addition to any City funds currently allocated toward the development and/or preservation of affordable housing, including any funds currently designated under the City's General Fund.

ANALYSIS

The proposed ordinances would add Chapter 3.56 "AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE" and Chapter 3.58 "AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE" to the Irwindale Municipal Code.

Chapter 3.56: “AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE”

Chapter 3.56 would require that before any non-residential development project is approved, obtains a building permit, is granted a certificate of occupancy, or is constructed, the project’s developer must pay an Affordable Housing Non-Residential Development Linkage Fee proportionate to the size of the project. The Non-Residential Linkage Fee, an amount to be set by the City Council by resolution, is intended to offset the impact that the non-residential development project will have on the City’s need for affordable and low-income housing as the project draws employees and their families to the City. The Non-Residential Linkage Fee will be calculated separately for each non-residential development project according to the project’s square footage. The square footage would exclude common areas such as parking garages and public bathrooms. Developers would be able to petition the City Council for an adjustment or waiver of the Linkage Fee if they can affirmatively show that an insufficient nexus exists between the project’s proposed use and the Non-Residential Linkage Fee.

The Linkage Fee would not be applied to the following developments:

- Applications that have been deemed complete by the Community Development Department prior to January 1, 2024;
- A Non-Residential Development Project with a square footage (excluding common areas) of 10,000 square feet or less in aggregate;
- Community Land Uses, as defined in this chapter (such as religious institutions, museums, educational facilities, hospitals, etc.);
- Reconstruction of any building that was destroyed by fire, flood, earthquake or other act of nature, so long as the square footage does not exceed the square footage prior to the loss; and
- The housing portion of a mixed-use project.

However, if a development exempt from the Non-Residential Linkage Fee later converts to a use subject to the Non-Residential Linkage Fee, the converted project would be subject to the Non-Residential Linkage Fee requirements.

The Ordinance would take effect 60 days after its adoption in accordance with Government Code section 66017 but would only apply to Non-Residential Development Projects whose applications have been deemed complete on or after January 1, 2024, in order to provide the City with the opportunity to educate prospective developers and existing landowners prior to implementation.

Chapter 3.58: “AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE”

Chapter 3.58 would require that before any residential development project is approved, obtains a building permit, is granted a certificate of occupancy, or is constructed, the project’s developer must pay an Affordable Housing Residential Development Linkage Fee proportionate to the size of the project. The Residential Linkage Fee, in an amount to be set by the City Council by resolution, is intended to offset the impact that the residential development project will have on the City’s need for affordable and low-income housing as the development draws new residents to the City. The Residential Linkage Fee will be calculated separately for each residential development project according to the project’s square footage. Developers would be able to petition the City Council for an

adjustment or waiver of the Residential Linkage Fee if they can affirmatively show that an insufficient nexus exists between the project's proposed use and the Residential Linkage Fee.

The Linkage Fee would not be applied to the following developments:

- Applications that have been deemed complete by the Community Development Department prior to January 1, 2024;
- Community Land Uses, as defined in this chapter (such as religious institutions, museums, educational facilities, hospitals, etc.);
- Developments with a certain number of affordable housing units. Developments that do not meet the minimum number of affordable housing units to be exempt, but which contain some affordable housing units, may have the Linkage Fee reduced proportionate to the number of affordable housing units.
- Reconstruction of any building that was destroyed by fire, flood, earthquake or other act of nature, so long as the square footage does not exceed the square footage prior to the loss;
- Additions to, new construction of, and/or replacement of a single-family detached home, 1,500 square feet or less;
- Accessory Dwelling Units; and
- The non-housing portion of a mixed-use project.

However, if a development exempt from the Residential Linkage Fee later converts to a use subject to the Residential Linkage Fee, the converted project would be subject to the Residential Linkage Fee requirements.

The Ordinance would take effect 60 days after its adoption in accordance with Government Code section 66017 but would only apply to Residential Development Projects whose applications have been deemed complete on or after January 1, 2024, in order to provide the City with the opportunity to educate prospective developers and existing landowners prior to implementation.

Fiscal Impact:

None.

Attachments:

1. Irwindale - Affordable Housing and Commercial Linkage Fee Report - Prepared by Willdan Financial Services
2. Ordinance No. 773 - Residential Linkage Fee
3. Ordinance No. 774 - Commercial Linkage Fee

CITY OF IRWINDALE

AFFORDABLE HOUSING AND COMMERCIAL LINKAGE IMPACT FEE STUDY

FINAL

OCTOBER 25, 2023



Oakland Office

66 Franklin Street
Suite 300
Oakland, CA 94607
Tel: (510) 832-0899

Corporate Office

27368 Via Industria
Suite 200
Temecula, CA 92590
Tel: (800) 755-6864
Fax: (888) 326-6864

Other Regional Offices

Aurora, CO
Orlando, FL
Phoenix, AZ
Plano, TX
Seattle, WA
Washington, DC

www.willdan.com

This page intentionally left blank.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
Background and Study Objectives	2
Nexus Study Conclusions	2
Affordable Housing Impact Fee Schedule	3
Commercial Linkage Fee Schedule	4
1. AFFORDABLE HOUSING FEE NEXUS ANALYSIS	5
Nexus Approach	5
Housing Affordability in Irwindale	5
Market Rate Rents	5
Market Rate Housing Affordability	6
Market Rate Prototypes and Gross Income	8
Market Rate Rental Prototype	8
Market Rate For Sale Prototype	9
Aggregate Income	9
Induced Employment Impacts	10
Affordable Housing Development Costs	13
Affordability Gap and Maximum Fee Calculation	13
2. COMMERCIAL LINKAGE FEE	15
Nexus Approach	15
Commercial Prototypes	16
Industries	18
Occupations and Wages	23
Worker Households by Income Category	53
Affordability Gap	54
Maximum Justified Commercial Linkage Fee Schedule	54

Executive Summary

This report documents an analysis of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development. It also documents a commercial linkage fee analysis which quantifies the connection between the development of commercial and industrial development projects and the demand for affordable housing units through an analysis of the housing needed for new employees and the ability of those employees to afford housing in the City.

Background and Study Objectives

The City of Irwindale is currently updating its General Plan Housing Element. As part of this effort to address the City's ongoing unmet housing needs, Irwindale is considering implementing an affordable housing fee on new development projects and inclusionary housing regulation. The purpose of the affordable housing fee is to mitigate the impact of new market rate development on the demand for affordable housing.

To adopt a development impact fee, a local jurisdiction must demonstrate the reasonable relationship (or "nexus") between the development projects paying the fee and the fee that is charged. This nexus study quantifies the connection between the development of market rate housing and the demand for (and pricing of) affordable housing units.

This residential nexus study examines the household income and spending generated by the new market rate households renting or buying new units in Irwindale. Using the IMPLAN economic model, the household spending associated with new development is translated into new induced job growth. These induced jobs will be at various wage rates; though many induced jobs will earn lower wages. Low-wage households cannot reasonably afford to pay for market rate housing in Irwindale, a housing impact fee can be justified to bridge the difference between what these new households can afford to pay and the cost to provide housing units to accommodate lower income households associated with this induced job growth.

The commercial linkage fee analysis examines the relationship between jobs created by new commercial development in the City and demand for new housing the City created by those new worker households. As with the residential fee, the analysis measures the extent to which these new worker households need assistance, or a subsidy, to afford housing in the City. Like the affordable housing impact fee, the commercial linkage fee would generate fee revenue to bridge the difference between what these new worker households can afford to pay and the cost to provide housing units to accommodate lower income households associated with the prototype development projects.

Nexus Study Conclusions

The analysis and data compiled in this report demonstrate the following:

1. Extremely Low-, Very Low-, and Low-Income households in Irwindale, as defined by the 2023 HUD income limits, cannot afford market rate housing in the City. Affordable housing is defined as housing that costs 30 percent or less of gross monthly household income.
2. The costs to develop new, modest, rental housing are significant in Irwindale, and exceed the development costs that can be supported by the ongoing affordable rents.
3. Household spending by new market rate rental and for sale households will induce the creation of Extremely Low-, Very Low-, and Low-Income job-holding households that cannot afford housing at the market rate. This requires households to commute long

- distances from more affordable areas which puts a strain on workforce satisfaction, air quality, infrastructure, traffic and transit, and the health and safety of the City's residents and workforce.
4. Residents who can afford to purchase or rent new housing within the City, and the City's day-time workforce spend a portion of their disposable income in the City. This increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development and increases demand for City services.
 5. Historically, the City of Irwindale has not produced significant amounts of housing compared to the SCAG region. However, most of the City's recent housing production has been affordable housing. The last affordable housing projects in the City took place in 2018 and produced 11 new single-family units. Between 2013 and the end of FY 2022-23, 34 affordable homes have been constructed or rehabilitated and subsequently sold to qualifying households, including the 11 new units built in 2018. Looking forward, the City must ensure that there are enough appropriately zoned sites to accommodate 36 Very Low-Income, and 11 Low-Income units by October 2029 to comply with the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs (RHNA) Allocation Plan. The implementation of an affordable housing impact fee and commercial linkage fee could provide funding sources to facilitate the production of affordable housing in the City of Irwindale.
 6. The City of Irwindale is projected to generate approximately 6,900 net new jobs by 2040. Some of those jobs will be Low-Income, and Very Low-Income Jobs that cannot afford housing at the market rate.

Consequently, the analysis in this report identifies the maximum justified affordable housing impact fee that can bridge the gap between the cost of developing affordable housing and what Extremely Low-, Very Low-, and Low-Income households can afford to pay. This report also identifies the maximum justified commercial linkage fee, which bridges the difference between what these new Very Low-, and Low-Income worker households living and working in Irwindale can afford to pay and the cost to provide affordable housing units.

Affordable Housing Impact Fee Schedule

The maximum justified affordable housing impact fee schedule is summarized in **Table E.1**. The fees shown here are the maximum supportable under state law. The City can adopt any amount up to the amounts shown here.

Table E.1: Maximum Justified Affordable Housing Impact Fee Schedule

	Fee per Square Foot
Maximum Impact Fee per Square Foot- New Rental Unit	\$ 170
Maximum Impact Fee per Square Foot - New For Sale Unit	166

Source: Table 1.11

Commercial Linkage Fee Schedule

The maximum justified commercial linkage fee schedule is summarized in **Table E.2**. The fees shown here are the maximum supportable under state law. The City can adopt any amount up to the amounts shown here.

**Table E.2: Maximum Justified
Commercial Linkage Impact Fee**

	Fee per Square Foot
Commercial	\$ 5.35
Office	5.50
Industrial	2.16

Source: Table 2.10

1. Affordable Housing Fee Nexus Analysis

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees that support growth within the City of Irwindale. It documents a reasonable relationship between new development and a fee to fund affordable housing.

Nexus Approach

New residential development generates population growth. Residents who can afford to purchase or rent this new housing then spend their disposable income in the city. Consequently, this increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. This analysis establishes the connection between the increase in household spending associated with new development and the number of new workers that will be hired by local businesses to meet that demand.

Employment growth provides occupations at various wage and salary levels. Low wage workers cannot afford market rate housing within the City of Irwindale, so an affordable housing impact fee can be calculated to bridge the gap between what low wage workers can afford to pay for and the cost of providing that housing.

The analysis presented here defines the upper limit for a housing impact fee to be charged on new rental and for-sale housing to mitigate impacts on affordable housing needs. The maximum fee is not necessarily the recommended fee.

Housing Affordability in Irwindale

This section of the chapter evaluates housing affordability in Irwindale, using Department of Housing and Community Development State Income Limits and current market rate rent data.

Table 1.1 displays the Los Angeles County Income limits, as identified by HUD.

Table 1.1: Los Angeles County Income Limits, 2023

Persons per HH:	1	2	3	4	5	6	7	8
Median Income	68,750	78,550	88,400	98,200	106,050	113,900	121,750	129,600
Extremely Low	26,500	30,300	34,100	37,850	40,900	43,950	46,950	50,560
Very Low Income	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250
Low Income	70,650	80,750	90,850	100,900	109,000	117,050	125,150	133,200
Median Income	68,750	78,550	88,400	98,200	106,050	113,900	121,750	129,600
Moderate Income	82,500	94,300	106,050	117,850	127,300	136,700	146,150	155,550

Source: Department of Housing and Community Development, State Income Limits 2023.

Market Rate Rents

Willdan gathered data regarding existing market rate rents in Irwindale. Because the City has a small supply of rental units, the data collected included the larger area generally bounded by the I-210, I-605, I-10 freeways and SR-39. This information will inform the assumption of the

household income necessary to rent a housing unit in Irwindale at the market rate. Willdan used data from CoStar.com to identify the effective rent per unit for various types of units in the City, which is summarized in **Table 1.2**.

Table 1.2 Average Effective Rent, Q4 2023

Unit Type	Average Effective Rent
Studio	\$ 1,398
1-Bedroom	1,588
2-Bedroom	1,855
3-Bedroom	1,887

Sources: CoStar.com; Willdan Financial Services.

Market Rate Housing Affordability

To evaluate housing affordability in Irwindale, the analysis compares the household income at the midpoint of each income category from Table 1.1 to the market rents by number of bedrooms from Table 1.2. This analysis uses household incomes at the mid-point of each income range when calculating affordable rents as a conservative measure to avoid overstating the affordability of rental housing. In addition to rents, the analysis also includes an estimate of utility costs based on the Los Angeles County Development Authority utility allowances. The maximum affordable monthly rent including utilities for each income category is calculated as 30 percent of gross monthly household income. If the difference between the maximum affordable rent and the total monthly housing costs is negative, then housing for that income category and housing product is considered unaffordable.

Table 1.3: Affordability of Market Rate Rental Housing in Irwindale

	Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Average Market-Rate Rent ¹	\$	1,398	\$ 1,588	\$ 1,855	\$ 1,887
Utility Costs ²		192	227	265	313
Total Monthly Housing Costs	\$	1,590	\$ 1,815	\$ 2,120	\$ 2,200
<u>Extremely Low Income (up to 30% AMI)</u>					
Household Income at Midpoint of Income Range ³	\$	13,250	\$ 15,150	\$ 17,050	\$ 18,925
Maximum Affordable Monthly Rent ⁴		139	152	161	160
Amount Above (Below) Market Rate Rent		(1,259)	(1,436)	(1,694)	(1,727)
<u>Very Low Income (31-50% AMI)</u>					
Household Income at Midpoint of Income Range ³	\$	35,325	\$ 40,375	\$ 45,425	\$ 50,450
Maximum Affordable Monthly Rent ⁴		691	782	871	948
Amount Above (Below) Market Rate Rent		(707)	(806)	(984)	(939)
<u>Low Income (51-80% AMI)</u>					
Household Income at Midpoint of Income Range ³	\$	57,400	\$ 65,600	\$ 73,800	\$ 81,975
Maximum Affordable Monthly Rent ⁴		1,243	1,413	1,580	1,736
Amount Above (Below) Market Rate Rent		(155)	(175)	(275)	(151)
<u>Moderate Income (81-120% AMI)</u>					
Household Income at Midpoint of Income Range ³	\$	76,575	\$ 87,525	\$ 98,450	\$ 109,375
Maximum Affordable Monthly Rent ⁴		1,722	1,961	2,196	2,421
Amount Above (Below) Market Rate Rent		324	373	341	534

¹ See Table 1.2² Utility Costs per Los Angeles County Development Authority (LACDA) Utility Allowance. Assumes electric heating, cooking costs.³ Household income limits published by the California Department of Housing and Community Development for Los Angeles County, 2023. Shows midpoint of income range. See Table 1.1⁴ Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: California Department of Housing and Community Development, 2023; Willdan Financial Services.

Table 1.4 identifies the income required to afford market rate rents in the City, by household size. The income required to afford market rate rents assumes that 30 percent of gross income spent on housing and utility costs is considered affordable. The annual affordable housing costs is then compared to the area median income (area median income) to estimate amount of gross income above AMI that is needed to afford each product type, by household size.

Table 1.4: Income Required to Afford Market-Rate Rents in Irwindale

	Household (Unit)	1 Person	2 Person	3 Person	4 Person
	Size:	(Studio)	(1 Bedroom)	(2 Bedrooms)	(3 Bedrooms)
Total Monthly Housing Costs		\$ 1,590	\$ 1,815	\$ 2,120	\$ 2,200
Annual Housing Costs		\$ 19,080	\$ 21,780	\$ 25,440	\$ 26,400
Household Income Required ¹		63,600	72,600	84,800	88,000
Area Median Income (AMI)		68,750	78,550	88,400	98,200
Income Required as Percent of AMI		93%	92%	96%	90%

¹ Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: Tables 1.1 and 1.3.

Market Rate Prototypes and Gross Income

This analysis identified two market rate residential prototypes based on a review of the housing market in Irwindale.

Market Rate Rental Prototype

The data collected to identify the current effective rent in Irwindale was also used to identify typical rental product characteristics. The typical rental unit in the City was a two bedroom, one bathroom unit sized at 883 square feet. Using the current effective rent data, and the housing cost as percent of gross income assumptions discussed above, the amount of gross income needed to afford rent in Irwindale is calculated in **Table 1.5**. It requires an annual gross household income of \$74,200 to rent a market rate rental unit in Irwindale.

Table 1.5: Rental Residential Prototype

	Multifamily
Bedrooms	2
Bathrooms	1
Square feet	883
Rent per Square Foot	\$ 2.10
Monthly Rent	\$ 1,855
Annual Rent	22,260
Housing Cost as Percent of Income ¹	30%
Gross Household Income	\$ 74,200

¹ Renter housing burden is estimated at 30-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: CoStar; Willdan Financial Services.

Market Rate For Sale Prototype

Recent housing sales data was collected from Zillow.com from May 2021 to October 2023. That data informed the typical for sale product prototypes displayed below in **Table 1.6**. The gross household income necessary to afford to purchase the prototype is then calculated using current interest rates and estimated housing ownership costs. An annual gross household income of nearly \$134,924 is required to purchase a home in Irwindale.

Table 1.6: For Sale Residential Prototype

	Single Family Detached	
<u>Prototype Assumptions</u> ¹		
Bedrooms		3
Bathrooms		2
Square feet		1,419
Sales Price per Square Foot	\$	356
Sales Price	\$	505,164
Down Payment (20%)	\$	101,033
Loan Amount	\$	404,131
Interest Rate ²		7.49%
Monthly Mortgage Payment	\$	2,823
Annual Property Tax ³		10,327
Homeowners Insurance		2,800
Annual Housing Costs	\$	47,003
Housing Cost as Percent of Income ⁴		35%
Gross Household Income	\$	134,294

¹ Based on an analysis of recent sales in Irwindale, as reported by Zillow .com from May 2021 through October 2023.

² Average 30-year fixed interest rate as of October 5, 2023 per http://www.freddiemac.com/pmms/pmms_archives.html

³ City of Irwindale California Annual Comprehensive Financial Report, For The Fiscal Year Ended June 30, 2022, p. 135.

⁴ Homeowner housing burden is estimated at 35-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: zillow .com; Freddie Mac; City of Irwindale; Willdan Financial Services.

Aggregate Income

Table 1.7 identifies the aggregate household income of 100 single family owner households and 100 single family renter households who can afford housing at the market rate. This aggregate income is used as the driver of induced economic effects using the IMPLAN model.

Table 1.7: Estimated Incomes by Income Categories of Prototype Buyers and Renters

	Single Family Detached (Buyer)	Multifamily (Renter)
Income Category	\$100,000 to \$150,000	\$70,000 to \$100,000
Gross Household Income	\$ 134,294	\$ 74,200
New Households	100	100
Aggregate Household Income	\$ 13,429,413	\$ 7,420,000

Sources: Tables 1.5 and 1.6.

Induced Employment Impacts

The aggregate household income identified above is used to estimate the number of new jobs that new households will support with their household expenditures using the IMPLAN model. IMPLAN is an input-output based economic impact model used for a variety of different analyses. In this case IMPLAN models the economy for a region.

For this analysis, IMPLAN used data specific to Los Angeles County to estimate the multipliers effects from new households. Essentially, IMPLAN used the increase in household spending associated with the new prototype households to identify the jobs (or fraction of jobs) that are supported by that spending.

The output of the IMPLAN model was then cross referenced with the assumed compensation associated with each occupation to estimate the aggregate number of jobs induced within each income category. The resulting net new jobs by income category are divided by the assumption of jobs per household to determine the number of net new worker households in Irwindale induced by the household spending from market rate housing development. In Los Angeles County there are approximately 1.09 jobs per household, as calculated from the latest 2021 American Community Survey data.

Table 1.8 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate multifamily rental households.

Table 1.9 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate single family for sale households.

Table 1.8: Employment and Household Generation from a New 100-Unit Multifamily Rental Development by Income Level

SOC Code	Major Group	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	-	1.54	1.54
13	Business and Financial Operations Occupations	-	-	-	0.91	0.46	1.37
15	Computer and Mathematical Occupations	-	-	-	-	0.56	0.56
17	Architecture and Engineering Occupations	-	-	0.03	0.01	0.08	0.12
19	Life, Physical, and Social Science Occupations	-	-	0.03	0.05	0.06	0.14
21	Community and Social Service Occupations	-	0.72	0.14	-	-	0.86
23	Legal Occupations	-	-	0.09	-	0.13	0.22
25	Educational Instruction and Library Occupations	-	0.34	0.38	-	-	0.72
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.10	0.04	0.24	0.38
29	Healthcare Practitioners and Technical Occupations	-	-	0.92	-	1.85	2.77
31	Healthcare Support Occupations	2.24	0.74	-	-	-	2.98
33	Protective Service Occupations	-	0.28	0.02	-	-	0.30
35	Food Preparation and Serving Related Occupations	3.53	0.42	-	-	-	3.95
37	Building and Grounds Cleaning and Maintenance Occupations	-	0.65	0.03	-	-	0.68
39	Personal Care and Service Occupations	0.61	0.17	0.07	-	-	0.85
41	Sales and Related Occupations	1.99	-	0.43	0.19	0.38	2.99
43	Office and Administrative Support Occupations	-	2.39	1.15	-	-	3.54
45	Farming, Fishing, and Forestry Occupations	-	0.02	-	-	-	0.02
47	Construction and Extraction Occupations	-	-	0.15	0.02	-	0.17
49	Installation, Maintenance, and Repair Occupations	-	-	0.88	0.09	-	0.97
51	Production Occupations	-	0.45	0.04	0.04	0.03	0.56
53	Transportation and Material Moving Occupations	-	2.06	0.11	-	0.06	2.23
Total Jobs		8.37	8.24	4.57	1.35	5.39	27.92
Total Households ¹		7.71	7.59	4.21	1.24	4.96	25.72

¹ Assumes 1.09 jobs per household in Los Angeles County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Table 1.9: Employment and Household Generation from a New 100-Unit Single Family For Sale Development by Income Level

SOC Code	Major Group	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	-	2.37	2.37
13	Business and Financial Operations Occupations	-	-	-	1.38	0.76	2.14
15	Computer and Mathematical Occupations	-	-	-	-	0.88	0.88
17	Architecture and Engineering Occupations	-	-	0.04	0.01	0.12	0.17
19	Life, Physical, and Social Science Occupations	-	-	0.04	0.06	0.07	0.17
21	Community and Social Service Occupations	-	0.77	0.17	-	-	0.94
23	Legal Occupations	-	-	0.11	-	0.17	0.28
25	Educational Instruction and Library Occupations	-	0.43	0.66	-	-	1.09
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.17	0.06	0.33	0.56
29	Healthcare Practitioners and Technical Occupations	-	-	1.34	-	2.63	3.97
31	Healthcare Support Occupations	2.49	1.02	-	-	-	3.51
33	Protective Service Occupations	-	0.43	0.03	-	-	0.46
35	Food Preparation and Serving Related Occupations	6.38	0.77	-	-	-	7.15
37	Building and Grounds Cleaning and Maintenance Occupations	-	1.00	0.05	-	-	1.05
39	Personal Care and Service Occupations	0.93	0.29	0.10	-	-	1.32
41	Sales and Related Occupations	3.62	-	0.75	0.32	0.64	5.33
43	Office and Administrative Support Occupations	-	3.62	1.82	-	-	5.44
45	Farming, Fishing, and Forestry Occupations	-	0.03	-	-	-	0.03
47	Construction and Extraction Occupations	-	0.01	0.25	0.03	-	0.29
49	Installation, Maintenance, and Repair Occupations	-	-	1.38	0.14	-	1.52
51	Production Occupations	-	0.73	0.06	0.06	0.06	0.91
53	Transportation and Material Moving Occupations	-	3.56	0.18	0.01	0.09	3.84
Total Jobs		13.42	12.66	7.15	2.07	8.12	43.42
Total Households ¹		12.36	11.66	6.59	1.91	7.48	39.99

¹ Assumes 1.09 jobs per household in Los Angeles County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Affordable Housing Development Costs

Table 1.10 estimates the cost to build a single market rate affordable rental unit. These cost assumptions were provided by the City of Irwindale based on the Housing Authority's most recent cost to develop 11 affordable units at the Baca and Mountain properties by Mayans Development in 2018. The 2018 costs have been adjusted for inflation using the Engineering News Record's Building Cost Index and rounded to the nearest hundred dollars.

Table 1.10: Affordable Housing Development Costs

	Single Family	
Total Development Costs per Unit	\$	831,300

Source: Irwindale Housing Authority; Engineering News Record; Willdan Financial Services.

Affordability Gap and Maximum Fee Calculation

The housing affordability gap is the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop affordable housing units. The affordable monthly rent associated with each income level is used to estimate the monthly supportable debt per unit, which is then used to estimate the loan proceeds associated with that level of income. The loan amount is compared to the affordable unit development costs, and the difference is the financing gap per unit.

The financing gap per unit is then multiplied by the number of units induced within each income category to determine the total financing gap associated with the 100 prototype units. This figure is then divided by 100 to determine the housing fee per unit, but prototype type. The fee per unit is finally divided by the assumed prototype square footage to determine the fee per square foot.

Table 1.11 displays the calculation of the affordability gap and maximum justified affordable housing impact fee for new multifamily rental units and for new single family units.

Table 1.11: Affordable Housing Impact Fee Calculation

	Extremely Low Income (up to 30% AMI)	Very Low Income (31- 50% AMI)	Low Income (51-80% AMI)
Household Income Limit	\$ 34,100	\$ 56,750	\$ 90,850
Affordable Monthly Rent per Unit	588	1,154	2,006
Monthly Operating Expenses	500	500	500
Vacancy	5%	5%	5%
Net Operating Income per Unit	58	596	1,406
Monthly Supportable Debt Service per Unit	45	459	1,081
Loan Amount	6,343	65,045	153,423
Affordable Unit Development Costs	831,300	831,300	831,300
Financing Gap per Affordable Unit	824,957	766,255	677,877
<u><i>Fee Calculation for New Rental Units</i></u>			
Units Demanded	7.71	7.59	4.21
Total Financing Gap	\$ 6,360,216	\$ 5,815,879	\$ 2,853,527
Maximum Impact Fee per 100-Unit Development	\$ 15,029,622		
Maximum Impact Fee per Unit	\$ 150,296		
Prototype Square Feet	883		
Maximum Impact Fee per Square Foot	\$ 170		
<u><i>Fee Calculation for New For Sale Single Family Units</i></u>			
Units Demanded	12.36	11.66	6.59
Total Financing Gap	\$ 10,197,622	\$ 8,935,561	\$ 4,464,490
Maximum Impact Fee per 100-Unit Development	\$ 23,597,674		
Maximum Impact Fee per Unit	\$ 235,977		
Prototype Square Feet	1,419		
Maximum Impact Fee per Square Foot	\$ 166		
<u><i>Financing Terms</i></u>			
Debt Coverage Ratio	1.3		
Interest Rate	7.49%		
Term of Loan	30		

Sources: Tables 1.1, 1.3, 1.5, 1.6, 1.8, 1.9 and 1.10.

2. Commercial Linkage Fee

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees associated with commercial development projects within the City of Irwindale. It documents a reasonable relationship between new commercial development and a commercial linkage fee to fund affordable housing for workers employed in the new business located in that development.

Nexus Approach

The City of Irwindale is projected to reach 21,500 jobs in 2040 per the Southern California Association of Governments' (SCAG) 2016-2040 RTP/SCS Final Growth Forecast. This represents an increase of approximately 6,900 jobs compared to the current count of primary jobs in the City using the US Census OnTheMap application (14,609 primary jobs in 2020). This increase in jobs will be accommodated in new and expanded nonresidential buildings. The analysis in this report seeks to estimate the workers associated with different types of nonresidential development across the income spectrum. These new workers will need a new home, and some of those new homes will be in the City. Some of those workers will not be able to afford market rate housing, so the commercial linkage fees calculated in this report can mitigate this impact by funding the gap between what the new workers can afford to pay for housing and the market rate cost of housing in the City of Irwindale. For each type of commercial development, the analysis starts with a prototype and uses state and federal employment data to estimate the number and types of jobs created there and the wages associated with those jobs. By comparing the wage data with housing costs the analysis can establish a gap in affordability and can attribute it to each type of commercial development. A more detailed description of the steps of the analysis follows.

This study calculates the maximum legal fee charged on new commercial development for affordable housing in the following steps:

1. **Establish commercial prototypes representing typical commercial development in Irwindale.** The prototypes used in this study are not intended to represent specific development projects. Instead, they represent the types of development projects that may be built in Irwindale.
2. **Estimate the number of workers that will work in the new commercial space.** The estimated number of workers are based on occupancy density assumptions for each type of commercial development project. The employment density assumptions density factors were multiplied by the building size (100,000 square feet) to calculate the total number of workers occupying each nonresidential prototype.
3. **Estimate worker household incomes.** To determine the proportion of households requiring affordable housing the analysis uses local wage data associated with the industries and occupations housed within each prototype.
 - a. National industry data is used to identify the types of businesses that could be housed in each of the nonresidential building prototypes. The occupations that work within each industry are identified based on national occupation and industry data.
 - b. Local wage data is used to identify the number of worker households within each income category that are generated by each nonresidential building prototype.
4. **Calculate the affordability gap.** Low wage worker households cannot afford market rate housing within the City of Irwindale, so a commercial linkage fee can be calculated to bridge the gap between what low wage worker households can afford to pay for and the

cost of providing that housing. The housing affordability gap is defined as the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop new, modest housing units.

5. **Calculate maximum commercial linkage fee for each prototype.** The maximum commercial linkage fee for each prototype is calculated by multiplying the total number of very low, low, and moderate-income new worker households for each prototype (calculated in Step 3), by the corresponding affordable housing gap figure (calculated in Step 4). The total affordability gap was then divided by 100,000 SF, the size of each commercial prototype, to generate a maximum fee per square foot.

Commercial Prototypes

This study calculates commercial linkage fees for three types of nonresidential development projects. These nonresidential land use classifications correspond with the nonresidential land uses in the City's development impact fee program. The prototypes are 100,000 square feet of commercial (service, retail), 100,000 square feet of office, and 100,000 square feet of industrial development.

Table 2.1 displays prototype building sizes, and an estimate of net new workers per household. This analysis establishes the number of worker households created in the City by each of the commercial development types. Data from the US Census was used to identify the share of workers for each prototype that would be housed within City limits. Since the City is primarily comprised of nonresidential land uses, the vast majority of workers in Irwindale do not live in the City. The resulting net new workers are divided by the assumption of jobs per household to determine the number of net new worker households in Irwindale associated with each prototype. In Los Angeles County there are approximately 1.09 jobs per household, as calculated from the latest 2021 American Community Survey data.

Based on the analysis below, a prototypical 100,000 commercial building would support the creation of 0.85 households in Irwindale. A prototypical 100,000 office building would support the creation of 1.30 households, and a prototypical 100,000 industrial building would support the creation of 0.46 households in Irwindale.

Table 2.1: Net New Workers per Prototype

	Commercial	Office	Industrial
Prototype Building Size (Sq. Ft.)	100,000	100,000	100,000
Employees per 100,000 Sq. Ft. ¹	212	326	116
Percent of Irwindale Employees with Jobs inside City limits ²	0.43%	0.43%	0.43%
Net New Workers Living in Irwindale	0.92	1.42	0.50
Jobs per Household ³	1.09	1.09	1.09
Households	0.85	1.30	0.46

¹ Consistent data from the ITE Trip Generation Manual, 11th Edition.

² OnTheMap Application. Percent employed and living in Irwindale

³ Assumes 1.09 jobs per household in Los Angeles County based on data from the 2021 American Community Survey.

Sources: <https://onthemap.ces.census.gov/>; 2021 American Community Survey; ITE Trip Generation Manual, 11th Ed.; Willdan Financial Services.

Industries

To understand what types of workers would be employed in each prototype, the next step of the analysis examines the types of industries in each prototype and what types of workers (occupations) each of those industries employs. This analysis uses the most recent available national industry data from the US Bureau of Labor Statistics to identify the potential industries associated with each prototype, by North American Industry Classification System (NAICS) code. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Table 2.2 through Table 2.4 identify the industries and NAICS codes associated with each prototype, respectively. Using the latest available data from the Bureau of Labor Statistics, (Quarterly Census of Employment and Wages, Fourth Quarter 2022), the analysis then identifies the share of workers within each prototype that are associated with each industry. For example, in the commercial (retail, services) prototype, approximately 37.8% of the jobs associated with that prototype are associated with the restaurant industry.

In the next step, the occupations associated with each industry will be used to estimate the wages of workers that may be employed within each prototype.

Table 2.2: Definition of Industries for Retail Commercial Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
7225	7225	Restaurants and other eating places	37.8%
4451	4451	Grocery stores	10.0%
4411	4411	Automobile dealers	4.5%
4441	4441	Building material and supplies dealers	4.4%
4561	4461	Health and personal care stores	4.0%
8111	8111	Automotive repair and maintenance	3.5%
4571	4471	Gasoline stations	3.4%
4581	4481	Clothing stores	3.2%
8121	8121	Personal care services	2.5%
4413	4413	Auto parts, accessories, and tire stores	2.1%
4591	4511	Sporting goods and musical instrument stores	1.8%
4599	4539	Other miscellaneous store retailers	1.7%
4491	4422	Home furnishings stores	1.6%
4492	4431	Electronics and appliance stores	1.6%
7224	7224	Drinking places, alcoholic beverages	1.5%
8129	8129	Other personal services	1.4%
4231	4231	Motor vehicle and parts merchant wholesalers	1.3%
4237	4237	Hardware and plumbing merchant wholesalers	1.1%
4233	4233	Lumber and const. supply merchant wholesalers	0.9%
8123	8123	Drycleaning and laundry services	0.9%
4452	4452	Specialty food stores	0.9%
8113	8113	Commercial machinery repair and maintenance	0.8%
4594	4532	Office supplies, stationery, and gift stores	0.8%
5321	5321	Automotive equipment rental and leasing	0.7%
4595	4533	Used merchandise stores	0.7%
4442	4442	Lawn and garden equipment and supplies stores	0.7%
5324	5324	Machinery and equipment rental and leasing	0.7%
5615	5615	Travel arrangement and reservation services	0.6%
4582	4482	Shoe stores	0.6%
4453	4453	Beer, wine, and liquor stores	0.6%
4412	4412	Other motor vehicle dealers	0.6%
8122	8122	Death care services	0.5%
5322	5322	Consumer goods rental	0.5%
4583	4483	Jewelry, luggage, and leather goods stores	0.4%
4232	4421	Furniture stores	0.4%
8112	8112	Electronic equipment repair and maintenance	0.4%
8114	8114	Household goods repair and maintenance	0.3%
4592	4512	Book stores and news dealers	0.3%
4593	4531	Florists	0.2%
5323	5323	General rental centers	0.1%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.3: Definition of Industries for Office Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
5613	5613	Employment services	9.3%
6211	6211	Offices of physicians	6.8%
5511	5511	Management of companies and enterprises	6.1%
5415	5415	Computer systems design and related services	6.0%
5617	5617	Services to buildings and dwellings	5.3%
5416	5416	Management and technical consulting services	4.5%
5221	5221	Depository credit intermediation	4.3%
5413	5413	Architectural and engineering services	3.9%
5242	5242	Insurance agencies and brokerages	3.2%
5241	5241	Insurance carriers	2.9%
5411	5411	Legal services	2.8%
5412	5412	Accounting and bookkeeping services	2.7%
6213	6213	Offices of other health practitioners	2.7%
6214	6214	Outpatient care centers	2.5%
6212	6212	Offices of dentists	2.4%
5616	5616	Investigation and security services	2.4%
5417	5417	Scientific research and development services	2.2%
5419	5419	Other professional and technical services	2.0%
5313	5313	Activities related to real estate	1.9%
5614	5614	Business support services	1.9%
7223	7223	Special food services	1.7%
5132	5112	Software publishers	1.5%
5311	5311	Lessors of real estate	1.5%
5611	5611	Office administrative services	1.5%
5171	517	Wired and wireless telecommunications (except satellite)	1.5%
5239	523	Other financial investment activities	1.4%
5222	5222	Non-depository credit intermediation	1.4%
5418	5418	Advertising, pr, and related services	1.2%
5182	5182	Data processing, hosting and related services	1.2%
5231	523	Securities, commodity contracts, investments	1.1%
3345	3345	Electronic instrument manufacturing	1.0%
5121	5121	Motion picture and video industries	1.0%
3344	3344	Semiconductor and electronic component mfg.	0.9%
5312	5312	Offices of real estate agents and brokers	0.9%
3391	3391	Medical equipment and supplies manufacturing	0.8%
5619	5619	Other support services	0.8%
6215	6215	Medical and diagnostic laboratories	0.8%
5223	5223	Activities related to credit intermediation	0.8%
5131	5111	Newspaper, periodical, book, and directory publishers	0.7%
5192	5191	Web search portals, libraries, archives, and other information services	0.4%
3341	3341	Computer and peripheral equipment mfg.	0.4%
5612	5612	Facilities support services	0.4%
5414	5414	Specialized design services	0.4%
3353	3353	Electrical equipment manufacturing	0.3%
5161	515	Broadcasting, except internet	0.3%
3342	3342	Communications equipment manufacturing	0.2%
5178	517	All other telecommunications	0.1%
5331	5331	Lessors of nonfinancial intangible assets	0.1%
5122	5122	Sound recording industries	0.1%
5259	5259	Other investment pools and funds	0.0%
5174	517	Satellite telecommunications	0.0%
5232	523	Securities and commodity exchanges	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.4: Definition of Industries for Industrial (Business Park, Light Industrial) Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
5613	5613	Employment services	7.1%
6211	6211	Offices of physicians	5.2%
5511	5511	Management of companies and enterprises	4.7%
5415	5415	Computer systems design and related services	4.6%
2382	2382	Building equipment contractors	4.4%
5617	5617	Services to buildings and dwellings	4.0%
5416	5416	Management and technical consulting services	3.4%
5221	5221	Depository credit intermediation	3.3%
5413	5413	Architectural and engineering services	3.0%
5242	5242	Insurance agencies and brokerages	2.4%
5241	5241	Insurance carriers	2.2%
5411	5411	Legal services	2.2%
5412	5412	Accounting and bookkeeping services	2.1%
6213	6213	Offices of other health practitioners	2.0%
6214	6214	Outpatient care centers	1.9%
6212	6212	Offices of dentists	1.9%
5616	5616	Investigation and security services	1.8%
2381	2381	Building foundation and exterior contractors	1.8%
2361	2361	Residential building construction	1.7%
5417	5417	Scientific research and development services	1.7%
5419	5419	Other professional and technical services	1.6%
2362	2362	Nonresidential building construction	1.6%
2383	2383	Building finishing contractors	1.5%
5313	5313	Activities related to real estate	1.5%
5614	5614	Business support services	1.4%
2389	2389	Other specialty trade contractors	1.4%
7223	7223	Special food services	1.3%
5132	5112	Software publishers	1.2%
5311	5311	Lessors of real estate	1.1%
5611	5611	Office administrative services	1.1%
5171	517	Telecommunications	1.1%
2371	2371	Utility system construction	1.0%
5222	5222	Nondepository credit intermediation	1.0%
3363	3363	Motor vehicle parts manufacturing	1.0%
3116	3116	Animal slaughtering and processing	1.0%
5418	5418	Advertising, pr, and related services	0.9%
5182	5182	Data processing, hosting and related services	0.9%
3345	3345	Electronic instrument manufacturing	0.8%
3323	3323	Architectural and structural metals mfg.	0.7%
3344	3344	Semiconductor and electronic component mfg.	0.7%
5312	5312	Offices of real estate agents and brokers	0.7%
3231	3231	Printing and related support activities	0.7%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.4: Definition of Industries for Industrial (Business Park, Light Industrial) Prototype Continued

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
2373	2373	Highway, street, and bridge construction	0.6%
3254	3254	Pharmaceutical and medicine manufacturing	0.6%
3327	3327	Machine shops and threaded product mfg.	0.6%
3391	3391	Medical equipment and supplies manufacturing	0.6%
3118	3118	Bakeries and tortilla manufacturing	0.6%
5619	5619	Other support services	0.6%
6215	6215	Medical and diagnostic laboratories	0.6%
3121	3121	Beverage manufacturing	0.6%
5223	5223	Activities related to credit intermediation	0.6%
5131	5111	Newspaper, book, and directory publishers	0.6%
3399	3399	Other miscellaneous manufacturing	0.5%
3339	3339	Other general purpose machinery manufacturing	0.5%
3329	3329	Other fabricated metal product manufacturing	0.5%
3119	3119	Other food manufacturing	0.5%
3219	3219	Other wood product manufacturing	0.5%
3371	3371	Household and institutional furniture mfg.	0.4%
5621	5621	Waste collection	0.4%
3273	3273	Cement and concrete product manufacturing	0.4%
5192	5191	Web search portals, libraries, archives, and other	0.3%
3114	3114	Fruit and vegetable preserving and specialty	0.3%
3335	3335	Metalworking machinery manufacturing	0.3%
3115	3115	Dairy product manufacturing	0.3%
3359	3359	Other electrical equipment and component mfg.	0.3%
5612	5612	Facilities support services	0.3%
5414	5414	Specialized design services	0.3%
3332	3332	Industrial machinery manufacturing	0.2%
2379	2379	Other heavy construction	0.2%
5161	515	Broadcasting, except internet	0.2%
3256	3256	Soap, cleaning compound, and toiletry mfg.	0.2%
3324	3324	Boiler, tank, and shipping container mfg.	0.2%
3211	3211	Sawmills and wood preservation	0.2%
3333	3333	Commercial and service industry machinery	0.2%
3212	3212	Plywood and engineered wood product mfg.	0.2%
3272	3272	Glass and glass product manufacturing	0.2%
3149	3149	Other textile product mills	0.1%
2213	2213	Water, sewage and other systems	0.1%
5178	517	All other telecommunications	0.1%
3141	3141	Textile furnishings mills	0.1%
3369	3369	Other transportation equipment manufacturing	0.1%
2372	2372	Land subdivision	0.1%
3322	3322	Cutlery and handtool manufacturing	0.1%
3271	3271	Clay product and refractory manufacturing	0.1%
3343	3343	Audio and video equipment manufacturing	0.0%
5174	517	Satellite telecommunications	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Occupations and Wages

Once the analysis has established the industries of the new workers, the next step is to estimate their occupations and wages. The US Bureau of Labor Statistics, Industry-occupation matrix identifies the occupations associated with the industries that may be housed by each prototype in the preceding tables. For each industry NAICS code, the industry occupation matrix identifies the occupations that are employed within that industry by Standard Occupational Classification (SOC) code. The SOC system is used by federal agencies to classify workers into occupational categories for the purpose of collecting, calculating, or disseminating data. All workers can be classified into one of 867 detailed occupations. To facilitate classification, detailed occupations are combined to form 459 broad occupations, 98 minor groups, and 23 major groups.

The analysis cross referenced local wage data for Los Angeles County provided by the California Employment Development Department (CA EDD) by SOC code with the identified occupations to estimate the average wages of each occupation associated with each prototype. **Tables 2.5, 2.6 and 2.7** identify several figures related to the occupations within each prototype:

1. Percent of total: The percentage of employees within each prototype by occupation.
2. Average annual wage: The average annual wage for a particular occupation. Based on local Los Angeles County data where available. State of California data is used when Los Angeles County data is unavailable.
3. Household income: Average annual wages are multiplied by 1.09 jobs per household to estimate the average household income associated with each occupation.
4. Net New Irwindale Households: Percent of total jobs within each prototype multiplied by net new Irwindale households from Table 2.1

Note that the occupations are listed because they are associated with an industry in the national data. This does not mean to imply that each occupation listed in these tables will be found in Irwindale.

Table 2.5: Occupation Mix and Averages for Commercial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
11-1011	Chief Executives	0.0309%	\$280,501	\$ 305,746	0.000261
11-1021	General and Operations Managers	2.4179%	151,214	164,823	0.020437
11-2021	Marketing Managers	0.0281%	180,776	197,046	0.000238
11-2022	Sales Managers	0.3207%	136,088	148,336	0.002711
11-3012	Administrative Services Managers	0.0253%	119,387	130,132	0.000214
11-3013	Facilities Managers	0.0111%	113,662	123,892	0.000094
11-3021	Computer and Information Systems Managers	0.0158%	188,483	205,446	0.000134
11-3031	Financial Managers	0.0752%	183,127	199,608	0.000636
11-3051	Industrial Production Managers	0.0376%	123,723	134,858	0.000318
11-3061	Purchasing Managers	0.0079%	150,490	164,034	0.000067
11-3071	Transportation, Storage, and Distribution Managers	0.0451%	112,254	122,357	0.000381
11-3121	Human Resources Managers	0.0107%	164,589	179,402	0.000090
11-9041	Architectural and Engineering Managers	0.0127%	180,021	196,223	0.000107
11-9051	Food Service Managers	0.6699%	67,185	73,232	0.005662
11-9171	Funeral Home Managers	0.0507%	91,713	99,967	0.000428
11-9179	Personal Service Managers, All Other	0.0178%	49,475	53,928	0.000151
11-9199	Managers, All Other	0.0491%	155,024	168,976	0.000415
13-1041	Compliance Officers	0.0115%	87,905	95,816	0.000097
13-1051	Cost Estimators	0.0990%	83,339	90,840	0.000837
13-1071	Human Resources Specialists	0.0899%	81,997	89,377	0.000760
13-1081	Logisticians	0.0162%	87,254	95,107	0.000137
13-1082	Project Management Specialists	0.0384%	105,556	115,056	0.000325
13-1111	Management Analysts	0.0107%	109,066	118,882	0.000090
13-1121	Meeting, Convention, and Event Planners	0.0352%	66,405	72,381	0.000298
13-1151	Training and Development Specialists	0.1208%	74,121	80,792	0.001021
13-1161	Market Research Analysts and Marketing Specialists	0.1386%	79,888	87,078	0.001171
13-1199	Business Operations Specialists, All Other	0.1128%	82,866	90,324	0.000954
13-2011	Accountants and Auditors	0.1722%	95,584	104,187	0.001456
13-2051	Financial and Investment Analysts	0.0036%	106,835	116,450	0.000030
13-2072	Loan Officers	0.0455%	88,358	96,310	0.000385
13-2099	Financial Specialists, All Other	0.0202%	94,903	103,444	0.000171
15-1211	Computer Systems Analysts	0.0095%	123,792	134,933	0.000080
15-1231	Computer Network Support Specialists	0.0103%	83,211	90,700	0.000087
15-1232	Computer User Support Specialists	0.0748%	73,708	80,342	0.000632
15-1241	Computer Network Architects	0.0024%	127,846	139,352	0.000020
15-1242	Database Administrators	0.0024%	114,037	124,300	0.000020
15-1244	Network and Computer Systems Administrators	0.0214%	100,233	109,254	0.000181
15-1251	Computer Programmers	0.0055%	114,328	124,618	0.000047
15-1252	Software Developers	0.0317%	157,736	171,932	0.000268
15-1253	Software Quality Assurance Analysts and Testers	0.0055%	118,021	128,643	0.000047
15-1254	Web Developers	0.0083%	99,395	108,341	0.000070
15-1255	Web and Digital Interface Designers	0.0087%	131,829	143,694	0.000074
15-1299	Computer Occupations, All Other	0.0154%	109,908	119,800	0.000131
15-2051	Data Scientists	0.0020%	121,720	132,675	0.000017
17-2071	Electrical Engineers	0.0115%	138,679	151,160	0.000097
17-2072	Electronics Engineers, Except Computer	0.0079%	137,415	149,782	0.000067
17-2112	Industrial Engineers	0.0424%	117,491	128,065	0.000358

Table 2.5: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average	Household Income	Net New
			Annual Wage		Irwindale Households
17-2141	Mechanical Engineers	0.0400%	\$120,914	\$ 131,796	0.000338
17-2199	Engineers, All Other	0.0067%	129,025	140,637	0.000057
17-3013	Mechanical Drafters	0.0079%	75,873	82,702	0.000067
17-3023	Electrical and Electronic Engineering Technologists and Techr	0.0059%	77,974	84,992	0.000050
17-3026	Industrial Engineering Technologists and Technicians	0.0079%	93,904	102,355	0.000067
17-3027	Mechanical Engineering Technologists and Technicians	0.0055%	76,629	83,526	0.000047
23-2093	Title Examiners, Abstractors, and Searchers	0.0063%	72,296	78,803	0.000054
25-3021	Self-Enrichment Teachers	0.0242%	60,361	65,793	0.000204
27-1011	Art Directors	0.0036%	161,531	176,069	0.000030
27-1022	Fashion Designers	0.0020%	95,475	104,068	0.000017
27-1023	Floral Designers	0.1295%	42,194	45,991	0.001094
27-1024	Graphic Designers	0.0281%	84,134	91,706	0.000238
27-1025	Interior Designers	0.0463%	78,571	85,642	0.000392
27-1026	Merchandise Displayers and Window Trimmers	0.2479%	43,984	47,943	0.002095
27-3031	Public Relations Specialists	0.0226%	83,571	91,092	0.000191
27-4021	Photographers	0.0075%	80,006	87,207	0.000064
29-1041	Optometrists	0.0182%	118,045	128,669	0.000154
29-1051	Pharmacists	0.6113%	154,715	168,639	0.005167
29-1126	Respiratory Therapists	0.0059%	95,504	104,099	0.000050
29-1141	Registered Nurses	0.0131%	130,337	142,067	0.000110
29-1181	Audiologists	0.0059%	103,940	113,295	0.000050
29-2052	Pharmacy Technicians	1.0536%	53,176	57,962	0.008905
29-2057	Ophthalmic Medical Technicians	0.0083%	51,664	56,314	0.000070
29-2081	Opticians, Dispensing	0.0717%	57,352	62,514	0.000606
29-2091	Orthotists and Prosthetists	0.0055%	93,323	101,722	0.000047
29-2092	Hearing Aid Specialists	0.0135%	59,325	64,664	0.000114
31-9011	Massage Therapists	0.1714%	70,376	76,710	0.001449
31-9095	Pharmacy Aides	0.1267%	49,679	54,150	0.001071
31-9099	Healthcare Support Workers, All Other	0.0067%	53,056	57,831	0.000057
33-9032	Security Guards	0.1540%	39,644	43,212	0.001302
33-9099	Protective Service Workers, All Other	0.0083%	46,863	51,081	0.000070
35-1011	Chefs and Head Cooks	0.3049%	72,644	79,182	0.002577
35-1012	First-Line Supervisors of Food Preparation and Serving Worker	3.5653%	47,337	51,597	0.030135
35-2011	Cooks, Fast Food	3.1025%	36,873	40,192	0.026223
35-2012	Cooks, Institution and Cafeteria	0.0253%	44,563	48,574	0.000214
35-2014	Cooks, Restaurant	4.4550%	41,251	44,964	0.037654
35-2015	Cooks, Short Order	0.4375%	37,783	41,183	0.003698
35-2019	Cooks, All Other	0.0313%	40,978	44,666	0.000264
35-2021	Food Preparation Workers	2.4096%	37,256	40,609	0.020367
35-3011	Bartenders	1.4835%	41,110	44,810	0.012539
35-3023	Fast Food and Counter Workers	11.1236%	35,937	39,171	0.094019
35-3031	Waiters and Waitresses	6.5653%	39,425	42,973	0.055491
35-3041	Food Servers, Nonrestaurant	0.0717%	40,472	44,114	0.000606
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.9166%	36,167	39,422	0.007747
35-9021	Dishwashers	1.2535%	36,028	39,271	0.010595
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	1.2282%	35,284	38,460	0.010381
35-9099	Food Preparation and Serving Related Workers, All Other	0.2245%	38,603	42,077	0.001897
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Gro	0.0107%	60,870	66,348	0.000090
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Clear	0.4438%	41,116	44,816	0.003751
37-2012	Maids and Housekeeping Cleaners	0.0166%	40,927	44,610	0.000141
37-3011	Landscaping and Groundskeeping Workers	0.1006%	43,716	47,650	0.000850

Table 2.5: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average	Household Income	Net New
			Annual Wage		Irwindale Households
39-1022	First-Line Supervisors of Personal Service Workers	0.1520%	\$ 56,923	\$ 62,046	0.001285
39-2011	Animal Trainers	0.0384%	51,694	56,346	0.000325
39-2021	Animal Caretakers	0.5939%	39,121	42,642	0.005020
39-3091	Amusement and Recreation Attendants	0.0103%	35,454	38,645	0.000087
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0075%	45,059	49,114	0.000064
39-4011	Embalmers	0.0158%	61,619	67,165	0.000134
39-4012	Crematory Operators	0.0075%	46,073	50,220	0.000064
39-4021	Funeral Attendants	0.1299%	42,076	45,863	0.001098
39-4031	Morticians, Undertakers, and Funeral Arrangers	0.0978%	54,397	59,293	0.000827
39-5011	Barbers	0.0503%	50,265	54,789	0.000425
39-5012	Hairdressers, Hairstylists, and Cosmetologists	1.0817%	49,233	53,664	0.009143
39-5092	Manicurists and Pedicurists	0.4866%	35,647	38,855	0.004113
39-5093	Shampooers	0.0392%	34,523	37,630	0.000331
39-5094	Skincare Specialists	0.1588%	56,502	61,587	0.001342
39-6012	Concierges	0.0218%	43,610	47,535	0.000184
39-9011	Childcare Workers	0.0055%	37,518	40,895	0.000047
39-9031	Exercise Trainers and Group Fitness Instructors	0.0269%	60,397	65,833	0.000228
39-9099	Personal Care and Service Workers, All Other	0.0578%	37,819	41,223	0.000489
41-1011	First-Line Supervisors of Retail Sales Workers	3.2719%	55,353	60,335	0.027655
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.1544%	96,262	104,926	0.001305
41-2011	Cashiers	10.2022%	35,448	38,638	0.086232
41-2021	Counter and Rental Clerks	0.7273%	43,537	47,455	0.006147
41-2022	Parts Salespersons	0.9011%	44,318	48,307	0.007617
41-2031	Retail Salespersons	10.6738%	40,773	44,443	0.090217
41-3021	Insurance Sales Agents	0.0150%	88,484	96,448	0.000127
41-3031	Securities, Commodities, and Financial Services Sales Agents	0.0190%	115,910	126,342	0.000161
41-3041	Travel Agents	0.1291%	53,031	57,804	0.001091
41-3091	Sales Representatives of Services, Except Advertising, Insurance, and Real Estate	0.6046%	82,502	89,927	0.005110
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Sales Support	0.0265%	112,034	122,117	0.000224
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Sales Support	0.3753%	81,968	89,345	0.003172
41-9011	Demonstrators and Product Promoters	0.0356%	42,310	46,118	0.000301
41-9031	Sales Engineers	0.0079%	145,837	158,962	0.000067
41-9041	Telemarketers	0.0115%	40,550	44,200	0.000097
41-9099	Sales and Related Workers, All Other	0.1809%	60,492	65,936	0.001529
43-1011	First-Line Supervisors of Office and Administrative Support Workers	0.4133%	74,833	81,568	0.003494
43-2011	Switchboard Operators, Including Answering Service	0.0095%	45,703	49,816	0.000080
43-3011	Bill and Account Collectors	0.0273%	55,134	60,096	0.000231
43-3021	Billing and Posting Clerks	0.0582%	51,038	55,631	0.000492
43-3031	Bookkeeping, Accounting, and Auditing Clerks	0.7281%	54,255	59,138	0.006154
43-3051	Payroll and Timekeeping Clerks	0.0301%	58,248	63,490	0.000254
43-3061	Procurement Clerks	0.0230%	52,809	57,562	0.000194
43-4041	Credit Authorizers, Checkers, and Clerks	0.0055%	52,426	57,144	0.000047
43-4051	Customer Service Representatives	1.4135%	47,006	51,237	0.011947
43-4071	File Clerks	0.0162%	44,880	48,919	0.000137
43-4151	Order Clerks	0.0443%	44,416	48,413	0.000375
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.0158%	53,381	58,185	0.000134
43-4171	Receptionists and Information Clerks	0.5096%	40,224	43,844	0.004307
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0519%	44,024	47,986	0.000438
43-4199	Information and Record Clerks, All Other	0.0150%	55,402	60,388	0.000127
43-5021	Couriers and Messengers	0.0063%	40,573	44,225	0.000054

Table 2.5: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average	Household Income	Net New
			Annual Wage		Irwindale Households
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.0396%	\$ 51,815	\$ 56,478	0.000335
43-5061	Production, Planning, and Expediting Clerks	0.0891%	59,533	64,891	0.000753
43-5071	Shipping, Receiving, and Inventory Clerks	0.6212%	43,724	47,659	0.005251
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeepir	0.0190%	41,208	44,917	0.000161
43-6011	Executive Secretaries and Executive Administrative Assistants	0.0483%	77,821	84,825	0.000408
43-6013	Medical Secretaries and Administrative Assistants	0.0063%	48,523	52,890	0.000054
43-6014	Secretaries and Administrative Assistants, Except Legal, Med	0.4011%	51,901	56,572	0.003390
43-9021	Data Entry Keyers	0.0202%	41,401	45,127	0.000171
43-9041	Insurance Claims and Policy Processing Clerks	0.0044%	51,017	55,609	0.000037
43-9061	Office Clerks, General	1.0595%	46,402	50,578	0.008955
43-9071	Office Machine Operators, Except Computer	0.0044%	45,575	49,677	0.000037
43-9199	Office and Administrative Support Workers, All Other	0.0206%	49,982	54,480	0.000174
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Work	0.0067%	76,175	83,031	0.000057
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0855%	39,238	42,769	0.000723
47-1011	First-Line Supervisors of Construction Trades and Extraction V	0.0123%	93,411	101,818	0.000104
47-2031	Carpenters	0.0269%	69,762	76,041	0.000228
47-2041	Carpet Installers	0.0301%	51,733	56,389	0.000254
47-2042	Floor Layers, Except Carpet, Wood, and Hard Tiles	0.0115%	58,169	63,404	0.000097
47-2061	Construction Laborers	0.0135%	56,752	61,860	0.000114
47-2111	Electricians	0.0115%	81,597	88,941	0.000097
47-2121	Glaziers	0.0297%	69,609	75,874	0.000251
47-2152	Plumbers, Pipefitters, and Steamfitters	0.0131%	74,116	80,786	0.000110
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.4925%	87,345	95,206	0.004163
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.1635%	51,222	55,832	0.001382
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0099%	78,849	85,945	0.000084
49-2022	Telecommunications Equipment Installers and Repairers, Exce	0.0210%	72,986	79,555	0.000177
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0150%	53,040	57,814	0.000127
49-2094	Electrical and Electronics Repairers, Commercial and Industri	0.0210%	77,614	84,599	0.000177
49-2096	Electronic Equipment Installers and Repairers, Motor Vehicles	0.0238%	40,915	44,597	0.000201
49-2097	Audiovisual Equipment Installers and Repairers	0.0309%	54,519	59,426	0.000261
49-3021	Automotive Body and Related Repairers	0.5365%	60,235	65,656	0.004534
49-3022	Automotive Glass Installers and Repairers	0.0566%	48,425	52,783	0.000479
49-3023	Automotive Service Technicians and Mechanics	2.2033%	58,808	64,101	0.018623
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.2890%	68,711	74,895	0.002443
49-3041	Farm Equipment Mechanics and Service Technicians	0.0119%	55,020	59,972	0.000100
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0321%	67,699	73,792	0.000271
49-3051	Motorboat Mechanics and Service Technicians	0.0626%	60,587	66,040	0.000529
49-3052	Motorcycle Mechanics	0.0578%	65,871	71,799	0.000489
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0645%	54,288	59,174	0.000545
49-3091	Bicycle Repairers	0.0531%	42,739	46,586	0.000448
49-3092	Recreational Vehicle Service Technicians	0.0606%	64,898	70,739	0.000512
49-3093	Tire Repairers and Changers	0.3167%	40,875	44,554	0.002677
49-9011	Mechanical Door Repairers	0.0166%	56,620	61,716	0.000141
49-9012	Control and Valve Installers and Repairers, Except Mechanical	0.0059%	83,644	91,172	0.000050
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Ins	0.0392%	69,048	75,262	0.000331
49-9031	Home Appliance Repairers	0.0879%	48,012	52,333	0.000743
49-9041	Industrial Machinery Mechanics	0.2063%	69,978	76,276	0.001744
49-9043	Maintenance Workers, Machinery	0.0146%	68,306	74,454	0.000124
49-9044	Millwrights	0.0127%	64,015	69,776	0.000107
49-9062	Medical Equipment Repairers	0.0527%	64,059	69,824	0.000445

Table 2.5: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
49-9063	Musical Instrument Repairers and Tuners	0.0182%	\$ 47,799	\$ 52,101	0.000154
49-9064	Watch and Clock Repairers	0.0075%	58,937	64,241	0.000064
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0162%	71,071	77,467	0.000137
49-9071	Maintenance and Repair Workers, General	0.3310%	53,841	58,687	0.002798
49-9081	Wind Turbine Service Technicians	0.0111%	71,736	78,192	0.000094
49-9091	Coin, Vending, and Amusement Machine Servicers and Repair	0.0048%	54,489	59,393	0.000040
49-9098	Helpers—Installation, Maintenance, and Repair Workers	0.0974%	42,808	46,661	0.000823
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.1231%	50,813	55,386	0.001041
51-1011	First-Line Supervisors of Production and Operating Workers	0.2597%	81,165	88,470	0.002195
51-2021	Coil Winders, Tapers, and Finishers	0.0055%	40,698	44,361	0.000047
51-2041	Structural Metal Fabricators and Fitters	0.0146%	53,554	58,374	0.000124
51-3011	Bakers	0.3825%	39,753	43,331	0.003233
51-3021	Butchers and Meat Cutters	0.4613%	40,875	44,554	0.003899
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.0697%	36,914	40,236	0.000589
51-3023	Slaughterers and Meat Packers	0.0091%	37,123	40,464	0.000077
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Oper	0.0107%	41,900	45,671	0.000090
51-3092	Food Batchmakers	0.0487%	40,028	43,631	0.000412
51-3093	Food Cooking Machine Operators and Tenders	0.0143%	41,519	45,256	0.000120
51-3099	Food Processing Workers, All Other	0.0123%	38,450	41,911	0.000104
51-4021	Extruding and Drawing Machine Setters, Operators, and Tende	0.0119%	43,729	47,665	0.000100
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and F	0.0139%	53,236	58,027	0.000117
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and P	0.0119%	50,456	54,997	0.000100
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and	0.1255%	46,604	50,798	0.001061
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters	0.0396%	44,451	48,452	0.000335
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tende	0.0087%	52,221	56,921	0.000074
51-4041	Machinists	0.1314%	55,640	60,648	0.001111
51-4072	Molding, Coremaking, and Casting Machine Setters, Operator	0.0115%	44,865	48,903	0.000097
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal	0.0511%	46,023	50,165	0.000432
51-4111	Tool and Die Makers	0.0352%	72,503	79,028	0.000298
51-4121	Welders, Cutters, Solderers, and Brazers	0.1734%	55,766	60,785	0.001466
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators,	0.0123%	53,445	58,255	0.000104
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Me	0.0063%	49,060	53,475	0.000054
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and F	0.0055%	46,420	50,598	0.000047
51-4194	Tool Grinders, Filers, and Sharpeners	0.0063%	43,337	47,237	0.000054
51-5112	Printing Press Operators	0.0044%	47,044	51,278	0.000037
51-6011	Laundry and Dry-Cleaning Workers	0.3231%	37,624	41,010	0.002731
51-6021	Pressers, Textile, Garment, and Related Materials	0.1006%	37,740	41,137	0.000850
51-6031	Sewing Machine Operators	0.0281%	37,049	40,383	0.000238
51-6041	Shoe and Leather Workers and Repairers	0.0051%	40,319	43,948	0.000044
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0467%	48,767	53,156	0.000395
51-6093	Upholsterers	0.0281%	43,323	47,222	0.000238
51-7011	Cabinetmakers and Bench Carpenters	0.0067%	47,625	51,911	0.000057
51-7021	Furniture Finishers	0.0131%	48,934	53,338	0.000110
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machin	0.0162%	60,674	66,135	0.000137
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.1318%	51,663	56,313	0.001114
51-9071	Jewelers and Precious Stone and Metal Workers	0.0562%	50,935	55,519	0.000475
51-9082	Medical Appliance Technicians	0.0063%	47,806	52,109	0.000054
51-9083	Ophthalmic Laboratory Technicians	0.0154%	54,671	59,591	0.000131
51-9111	Packaging and Filling Machine Operators and Tenders	0.0107%	42,747	46,594	0.000090
51-9123	Painting, Coating, and Decorating Workers	0.0059%	60,027	65,429	0.000050

Table 2.5: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	0.1378%	\$ 51,786	\$ 56,447	0.001165
51-9151	Photographic Process Workers and Processing Machine Operators	0.0055%	58,303	63,550	0.000047
51-9161	Computer Numerically Controlled Tool Operators	0.0610%	50,832	55,407	0.000515
51-9162	Computer Numerically Controlled Tool Programmers	0.0083%	77,583	84,565	0.000070
51-9194	Etchers and Engravers	0.0095%	41,793	45,554	0.000080
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0075%	49,373	53,817	0.000064
51-9198	Helpers--Production Workers	0.0574%	39,645	43,213	0.000485
51-9199	Production Workers, All Other	0.0277%	44,759	48,787	0.000234
53-3031	Driver/Sales Workers	1.2286%	43,859	47,806	0.010384
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.2407%	57,119	62,260	0.002035
53-3033	Light Truck Drivers	0.9277%	50,085	54,593	0.007841
53-3053	Shuttle Drivers and Chauffeurs	0.0994%	39,821	43,405	0.000840
53-6021	Parking Attendants	0.2688%	36,462	39,744	0.002272
53-6031	Automotive and Watercraft Service Attendants	0.3397%	39,444	42,994	0.002871
53-6051	Transportation Inspectors	0.0055%	74,510	81,216	0.000047
53-6099	Transportation Workers, All Other	0.0075%	47,685	51,977	0.000064
53-7051	Industrial Truck and Tractor Operators	0.0788%	46,880	51,099	0.000666
53-7061	Cleaners of Vehicles and Equipment	1.0571%	37,344	40,705	0.008935
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	0.8113%	40,772	44,441	0.006857
53-7063	Machine Feeders and Offbearers	0.0067%	42,594	46,427	0.000057
53-7064	Packers and Packagers, Hand	0.4490%	37,178	40,524	0.003795
53-7065	Stockers and Order Fillers	3.5816%	39,762	43,341	0.030272
53-7199	Material Moving Workers, All Other	0.0293%	38,707	42,191	0.000248

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Table 2.6: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
11-1011	Chief Executives	0.2556%	\$280,501	\$ 305,746	0.003322
11-1021	General and Operations Managers	2.8314%	151,214	164,823	0.036800
11-2011	Advertising and Promotions Managers	0.0495%	183,247	199,739	0.000644
11-2021	Marketing Managers	0.5210%	180,776	197,046	0.006771
11-2022	Sales Managers	0.5315%	136,088	148,336	0.006908
11-2032	Public Relations Managers	0.0764%	162,457	177,078	0.000993
11-2033	Fundraising Managers	0.0071%	129,385	141,030	0.000092
11-3012	Administrative Services Managers	0.2596%	119,387	130,132	0.003373
11-3013	Facilities Managers	0.0801%	113,662	123,892	0.001041
11-3021	Computer and Information Systems Managers	0.9955%	188,483	205,446	0.012939
11-3031	Financial Managers	1.2535%	183,127	199,608	0.016292
11-3051	Industrial Production Managers	0.0980%	123,723	134,858	0.001274
11-3061	Purchasing Managers	0.0754%	150,490	164,034	0.000980
11-3071	Transportation, Storage, and Distribution Managers	0.0619%	112,254	122,357	0.000805
11-3111	Compensation and Benefits Managers	0.0271%	147,230	160,481	0.000353
11-3121	Human Resources Managers	0.2445%	164,589	179,402	0.003178
11-3131	Training and Development Managers	0.0511%	158,257	172,500	0.000664
11-9013	Farmers, Ranchers, and Other Agricultural Managers	0.0013%	102,189	111,386	0.000017
11-9021	Construction Managers	0.0751%	127,553	139,033	0.000976
11-9031	Education and Childcare Administrators, Preschool and Daycare	0.0018%	69,752	76,030	0.000024
11-9032	Education Administrators, Kindergarten through Secondary	0.0016%	132,519	144,446	0.000021
11-9033	Education Administrators, Postsecondary	0.0003%	127,890	139,400	0.000003
11-9039	Education Administrators, All Other	0.0040%	133,828	145,873	0.000051
11-9041	Architectural and Engineering Managers	0.2941%	180,021	196,223	0.003822
11-9051	Food Service Managers	0.0596%	67,185	73,232	0.000774
11-9072	Entertainment and Recreation Managers, Except Gambling	0.0018%	80,522	87,769	0.000024
11-9081	Lodging Managers	0.0055%	81,757	89,115	0.000072
11-9111	Medical and Health Services Managers	0.4350%	139,586	152,149	0.005654
11-9121	Natural Sciences Managers	0.1136%	173,436	189,045	0.001476
11-9141	Property, Real Estate, and Community Association Managers	0.5663%	74,927	81,670	0.007360
11-9151	Social and Community Service Managers	0.0414%	89,270	97,304	0.000538
11-9161	Emergency Management Directors	0.0008%	128,759	140,347	0.000010
11-9179	Personal Service Managers, All Other	0.0005%	49,475	53,928	0.000007
11-9199	Managers, All Other	0.5823%	155,024	168,976	0.007569
13-1011	Agents and Business Managers of Artists, Performers, and Athletes	0.0013%	141,636	154,383	0.000017
13-1031	Claims Adjusters, Examiners, and Investigators	0.6266%	82,272	89,676	0.008144
13-1032	Insurance Appraisers, Auto Damage	0.0335%	80,925	88,208	0.000435
13-1041	Compliance Officers	0.3412%	87,905	95,816	0.004435
13-1051	Cost Estimators	0.0530%	83,339	90,840	0.000688
13-1071	Human Resources Specialists	1.0791%	81,997	89,377	0.014025
13-1075	Labor Relations Specialists	0.0132%	100,970	110,057	0.000171
13-1081	Logisticians	0.1842%	87,254	95,107	0.002394
13-1082	Project Management Specialists	1.1217%	105,556	115,056	0.014580
13-1111	Management Analysts	1.4453%	109,066	118,882	0.018785
13-1121	Meeting, Convention, and Event Planners	0.0875%	66,405	72,381	0.001137
13-1131	Fundraisers	0.0269%	75,358	82,140	0.000349
13-1141	Compensation, Benefits, and Job Analysis Specialists	0.1423%	82,832	90,287	0.001849
13-1151	Training and Development Specialists	0.3879%	74,121	80,792	0.005041
13-1161	Market Research Analysts and Marketing Specialists	1.3022%	79,888	87,078	0.016926

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
13-1199	Business Operations Specialists, All Other	1.0957%	\$ 82,866	\$ 90,324	0.014241
13-2011	Accountants and Auditors	2.2337%	95,584	104,187	0.029033
13-2031	Budget Analysts	0.0340%	106,736	116,342	0.000442
13-2041	Credit Analysts	0.1665%	94,245	102,727	0.002165
13-2051	Financial and Investment Analysts	0.6464%	106,835	116,450	0.008401
13-2052	Personal Financial Advisors	0.6962%	121,667	132,617	0.009049
13-2053	Insurance Underwriters	0.3146%	97,427	106,195	0.004089
13-2054	Financial Risk Specialists	0.1325%	120,096	130,905	0.001723
13-2061	Financial Examiners	0.1260%	99,666	108,636	0.001637
13-2071	Credit Counselors	0.0366%	62,820	68,474	0.000476
13-2072	Loan Officers	0.8435%	88,358	96,310	0.010963
13-2082	Tax Preparers	0.2266%	56,572	61,663	0.002945
13-2099	Financial Specialists, All Other	0.1742%	94,903	103,444	0.002264
15-1211	Computer Systems Analysts	1.0258%	123,792	134,933	0.013333
15-1212	Information Security Analysts	0.3689%	133,300	145,297	0.004795
15-1221	Computer and Information Research Scientists	0.0495%	223,790	243,931	0.000644
15-1231	Computer Network Support Specialists	0.3088%	83,211	90,700	0.004014
15-1232	Computer User Support Specialists	1.1410%	73,708	80,342	0.014830
15-1241	Computer Network Architects	0.3760%	127,846	139,352	0.004887
15-1242	Database Administrators	0.1491%	114,037	124,300	0.001938
15-1243	Database Architects	0.1133%	139,003	151,513	0.001473
15-1244	Network and Computer Systems Administrators	0.5478%	100,233	109,254	0.007120
15-1251	Computer Programmers	0.3162%	114,328	124,618	0.004110
15-1252	Software Developers	3.2287%	157,736	171,932	0.041965
15-1253	Software Quality Assurance Analysts and Testers	0.4590%	118,021	128,643	0.005966
15-1254	Web Developers	0.1573%	99,395	108,341	0.002045
15-1255	Web and Digital Interface Designers	0.1684%	131,829	143,694	0.002188
15-1299	Computer Occupations, All Other	0.5871%	109,908	119,800	0.007631
15-2011	Actuaries	0.0661%	131,466	143,298	0.000860
15-2021	Mathematicians	0.0005%	145,830	158,955	0.000007
15-2031	Operations Research Analysts	0.1979%	102,116	111,306	0.002572
15-2041	Statisticians	0.0435%	119,550	130,310	0.000565
15-2051	Data Scientists	0.2366%	121,720	132,675	0.003076
15-2099	Mathematical Science Occupations, All Other	0.0047%	87,972	95,889	0.000062
17-1011	Architects, Except Landscape and Naval	0.2456%	106,871	116,489	0.003192
17-1012	Landscape Architects	0.0390%	104,304	113,691	0.000507
17-1021	Cartographers and Photogrammetrists	0.0150%	96,313	104,981	0.000195
17-1022	Surveyors	0.0970%	101,104	110,203	0.001260
17-2011	Aerospace Engineers	0.0688%	159,598	173,962	0.000894
17-2021	Agricultural Engineers	0.0008%	156,119	170,170	0.000010
17-2031	Bioengineers and Biomedical Engineers	0.0287%	105,103	114,562	0.000373
17-2041	Chemical Engineers	0.0240%	127,933	139,447	0.000312
17-2051	Civil Engineers	0.4777%	118,247	128,889	0.006209
17-2061	Computer Hardware Engineers	0.1655%	160,090	174,498	0.002151
17-2071	Electrical Engineers	0.2901%	138,679	151,160	0.003771
17-2072	Electronics Engineers, Except Computer	0.1876%	137,415	149,782	0.002439
17-2081	Environmental Engineers	0.0632%	113,124	123,305	0.000822
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspect	0.0211%	130,268	141,992	0.000274
17-2112	Industrial Engineers	0.2888%	117,491	128,065	0.003754
17-2121	Marine Engineers and Naval Architects	0.0058%	183,394	199,899	0.000075

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
17-2131	Materials Engineers	0.0224%	\$114,266	\$ 124,550	0.000291
17-2141	Mechanical Engineers	0.3452%	120,914	131,796	0.004487
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	0.0092%	137,191	149,538	0.000120
17-2161	Nuclear Engineers	0.0087%	138,652	151,131	0.000113
17-2171	Petroleum Engineers	0.0211%	148,716	162,100	0.000274
17-2199	Engineers, All Other	0.1929%	129,025	140,637	0.002507
17-3011	Architectural and Civil Drafters	0.2053%	71,926	78,399	0.002668
17-3012	Electrical and Electronics Drafters	0.0335%	74,715	81,439	0.000435
17-3013	Mechanical Drafters	0.0509%	75,873	82,702	0.000661
17-3019	Drafters, All Other	0.0169%	66,346	72,317	0.000219
17-3021	Aerospace Engineering and Operations Technologists and Technicians	0.0132%	91,888	100,158	0.000171
17-3022	Civil Engineering Technologists and Technicians	0.0788%	86,675	94,476	0.001024
17-3023	Electrical and Electronic Engineering Technologists and Technicians	0.1497%	77,974	84,992	0.001945
17-3024	Electro-Mechanical and Mechatronics Technologists and Technicians	0.0140%	73,892	80,542	0.000182
17-3025	Environmental Engineering Technologists and Technicians	0.0192%	80,289	87,515	0.000250
17-3026	Industrial Engineering Technologists and Technicians	0.0669%	93,904	102,355	0.000870
17-3027	Mechanical Engineering Technologists and Technicians	0.0519%	76,629	83,526	0.000675
17-3028	Calibration Technologists and Technicians	0.0103%	64,323	70,112	0.000134
17-3029	Engineering Technologists and Technicians, Except Drafters, All Other	0.0941%	75,397	82,183	0.001223
19-1011	Animal Scientists	0.0021%	157,988	172,207	0.000027
19-1012	Food Scientists and Technologists	0.0113%	90,511	98,657	0.000147
19-1021	Biochemists and Biophysicists	0.0635%	114,123	124,394	0.000825
19-1022	Microbiologists	0.0271%	95,555	104,155	0.000353
19-1023	Zoologists and Wildlife Biologists	0.0058%	86,748	94,555	0.000075
19-1029	Biological Scientists, All Other	0.0540%	107,399	117,065	0.000702
19-1031	Conservation Scientists	0.0021%	77,280	84,235	0.000027
19-1032	Foresters	0.0008%	88,129	96,061	0.000010
19-1041	Epidemiologists	0.0021%	98,223	107,063	0.000027
19-1042	Medical Scientists, Except Epidemiologists	0.1560%	120,283	131,108	0.002028
19-1099	Life Scientists, All Other	0.0079%	160,423	174,861	0.000103
19-2011	Astronomers	0.0024%	150,957	164,543	0.000031
19-2012	Physicists	0.0298%	160,904	175,385	0.000387
19-2021	Atmospheric and Space Scientists	0.0074%	91,822	100,086	0.000096
19-2031	Chemists	0.0862%	91,347	99,568	0.001120
19-2032	Materials Scientists	0.0108%	89,418	97,466	0.000140
19-2041	Environmental Scientists and Specialists, Including Health	0.0862%	106,233	115,794	0.001120
19-2042	Geoscientists, Except Hydrologists and Geographers	0.0385%	102,943	112,208	0.000500
19-2043	Hydrologists	0.0061%	128,746	140,333	0.000079
19-2099	Physical Scientists, All Other	0.0121%	172,958	188,524	0.000158
19-3011	Economists	0.0150%	154,090	167,958	0.000195
19-3022	Survey Researchers	0.0163%	80,892	88,172	0.000212
19-3032	Industrial-Organizational Psychologists	0.0003%	136,427	148,705	0.000003
19-3033	Clinical and Counseling Psychologists	0.0949%	128,741	140,328	0.001233
19-3034	School Psychologists	0.0029%	97,500	106,275	0.000038
19-3039	Psychologists, All Other	0.0063%	107,944	117,659	0.000082
19-3041	Sociologists	0.0034%	112,110	122,200	0.000045
19-3051	Urban and Regional Planners	0.0145%	106,828	116,443	0.000188
19-3091	Anthropologists and Archeologists	0.0111%	71,953	78,429	0.000144
19-3092	Geographers	0.0003%	85,315	92,993	0.000003

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
19-3093	Historians	0.0018%	\$ 92,002	\$ 100,282	0.000024
19-3094	Political Scientists	0.0024%	129,638	141,305	0.000031
19-3099	Social Scientists and Related Workers, All Other	0.0145%	101,069	110,165	0.000188
19-4012	Agricultural Technicians	0.0129%	50,928	55,512	0.000168
19-4013	Food Science Technicians	0.0024%	55,410	60,397	0.000031
19-4021	Biological Technicians	0.0906%	65,671	71,581	0.001178
19-4031	Chemical Technicians	0.0617%	55,720	60,735	0.000801
19-4042	Environmental Science and Protection Technicians, Including Health	0.0516%	59,282	64,617	0.000671
19-4043	Geological Technicians, Except Hydrologic Technicians	0.0153%	73,029	79,602	0.000199
19-4044	Hydrologic Technicians	0.0005%	101,118	110,219	0.000007
19-4051	Nuclear Technicians	0.0013%	78,194	85,231	0.000017
19-4061	Social Science Research Assistants	0.0248%	62,276	67,881	0.000322
19-4071	Forest and Conservation Technicians	0.0021%	51,049	55,643	0.000027
19-4092	Forensic Science Technicians	0.0026%	108,677	118,458	0.000034
19-4099	Life, Physical, and Social Science Technicians, All Other	0.0756%	60,367	65,800	0.000983
19-5011	Occupational Health and Safety Specialists	0.0706%	77,849	84,855	0.000918
19-5012	Occupational Health and Safety Technicians	0.0184%	76,578	83,470	0.000240
21-1012	Educational, Guidance, and Career Counselors and Advisors	0.0116%	80,412	87,649	0.000151
21-1013	Marriage and Family Therapists	0.0638%	67,729	73,825	0.000829
21-1015	Rehabilitation Counselors	0.0177%	43,664	47,594	0.000229
21-1019	Counselors, All Other	0.0264%	44,071	48,037	0.000342
21-1021	Child, Family, and School Social Workers	0.0445%	72,598	79,132	0.000579
21-1022	Healthcare Social Workers	0.1038%	87,786	95,687	0.001349
21-1023	Mental Health and Substance Abuse Social Workers	0.1014%	86,593	94,386	0.001319
21-1029	Social Workers, All Other	0.0069%	68,440	74,600	0.000089
21-1091	Health Education Specialists	0.0377%	76,348	83,219	0.000490
21-1092	Probation Officers and Correctional Treatment Specialists	0.0024%	101,768	110,927	0.000031
21-1093	Social and Human Service Assistants	0.1220%	52,071	56,757	0.001586
21-1094	Community Health Workers	0.0506%	53,192	57,979	0.000658
21-1099	Community and Social Service Specialists, All Other	0.0211%	52,142	56,835	0.000274
21-2011	Clergy	0.0018%	85,104	92,763	0.000024
21-2099	Religious Workers, All Other	0.0003%	56,205	61,263	0.000003
23-1011	Lawyers	1.3660%	207,685	226,377	0.017755
23-2011	Paralegals and Legal Assistants	0.7763%	78,685	85,767	0.010090
23-2093	Title Examiners, Abstractors, and Searchers	0.1299%	72,296	78,803	0.001688
23-2099	Legal Support Workers, All Other	0.0474%	74,497	81,202	0.000616
25-1042	Biological Science Teachers, Postsecondary	0.0005%	112,781	122,931	0.000007
25-1052	Chemistry Teachers, Postsecondary	0.0003%	109,927	119,820	0.000003
25-1072	Nursing Instructors and Teachers, Postsecondary	0.0003%	104,170	113,545	0.000003
25-1194	Career/Technical Education Teachers, Postsecondary	0.0013%	88,354	96,306	0.000017
25-2011	Preschool Teachers, Except Special Education	0.0063%	51,821	56,485	0.000082
25-2012	Kindergarten Teachers, Except Special Education	0.0003%	97,225	105,975	0.000003
25-2021	Elementary School Teachers, Except Special Education	0.0011%	96,801	105,513	0.000014
25-2031	Secondary School Teachers, Except Special and Career/Technical Educat	0.0024%	93,354	101,756	0.000031
25-2051	Special Education Teachers, Preschool	0.0021%	78,516	85,582	0.000027
25-2059	Special Education Teachers, All Other	0.0026%	70,518	76,865	0.000034
25-3011	Adult Basic Education, Adult Secondary Education, and English as a Sec	0.0011%	93,587	102,010	0.000014
25-3021	Self-Enrichment Teachers	0.0034%	60,361	65,793	0.000045
25-3031	Substitute Teachers, Short-Term	0.0335%	55,293	60,269	0.000435

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of	Average	Household	Net New
		Total	Annual Wage	Income	Irwindale Households
25-3041	Tutors	0.0047%	\$ 42,968	\$ 46,835	0.000062
25-3099	Teachers and Instructors, All Other	0.0150%	89,178	97,204	0.000195
25-4011	Archivists	0.0026%	67,907	74,019	0.000034
25-4012	Curators	0.0005%	80,911	88,193	0.000007
25-4022	Librarians and Media Collections Specialists	0.0232%	85,753	93,471	0.000301
25-4031	Library Technicians	0.0137%	45,487	49,581	0.000178
25-9031	Instructional Coordinators	0.0216%	87,338	95,198	0.000281
25-9099	Educational Instruction and Library Workers, All Other	0.0013%	65,563	71,464	0.000017
27-1011	Art Directors	0.0906%	161,531	176,069	0.001178
27-1012	Craft Artists	0.0013%	113,056	123,231	0.000017
27-1013	Fine Artists, Including Painters, Sculptors, and Illustrators	0.0063%	77,052	83,987	0.000082
27-1014	Special Effects Artists and Animators	0.0472%	143,094	155,972	0.000613
27-1019	Artists and Related Workers, All Other	0.0008%	133,213	145,202	0.000010
27-1021	Commercial and Industrial Designers	0.0324%	89,348	97,389	0.000421
27-1022	Fashion Designers	0.0155%	95,475	104,068	0.000202
27-1023	Floral Designers	0.0016%	42,194	45,991	0.000021
27-1024	Graphic Designers	0.3096%	84,134	91,706	0.004024
27-1025	Interior Designers	0.1043%	78,571	85,642	0.001356
27-1026	Merchandise Displayers and Window Trimmers	0.0711%	43,984	47,943	0.000925
27-1027	Set and Exhibit Designers	0.0090%	84,348	91,939	0.000116
27-1029	Designers, All Other	0.0113%	99,401	108,347	0.000147
27-2012	Producers and Directors	0.2140%	143,535	156,453	0.002781
27-2022	Coaches and Scouts	0.0005%	70,049	76,353	0.000007
27-2041	Music Directors and Composers	0.0008%	107,512	117,188	0.000010
27-3031	Public Relations Specialists	0.2693%	83,571	91,092	0.003500
27-3041	Editors	0.1887%	124,791	136,022	0.002452
27-3042	Technical Writers	0.0943%	105,560	115,060	0.001226
27-3043	Writers and Authors	0.0754%	134,812	146,945	0.000980
27-3091	Interpreters and Translators	0.0709%	71,075	77,472	0.000921
27-3092	Court Reporters and Simultaneous Captioners	0.0092%	94,219	102,699	0.000120
27-3099	Media and Communication Workers, All Other	0.0198%	135,519	147,716	0.000257
27-4011	Audio and Video Technicians	0.0469%	88,571	96,542	0.000610
27-4014	Sound Engineering Technicians	0.0192%	90,663	98,823	0.000250
27-4015	Lighting Technicians	0.0013%	105,115	114,575	0.000017
27-4021	Photographers	0.0664%	80,006	87,207	0.000863
27-4031	Camera Operators, Television, Video, and Film	0.0316%	77,559	84,539	0.000411
27-4032	Film and Video Editors	0.0632%	87,961	95,877	0.000822
27-4099	Media and Communication Equipment Workers, All Other	0.0221%	77,037	83,970	0.000288
29-1011	Chiropractors	0.0951%	108,722	118,507	0.001236
29-1021	Dentists, General	0.2788%	114,382	124,676	0.003624
29-1022	Oral and Maxillofacial Surgeons	0.0132%	267,594	291,677	0.000171
29-1031	Dietitians and Nutritionists	0.0559%	73,224	79,814	0.000726
29-1041	Optometrists	0.0877%	118,045	128,669	0.001140
29-1051	Pharmacists	0.0672%	154,715	168,639	0.000873
29-1071	Physician Assistants	0.2308%	144,730	157,756	0.003000
29-1081	Podiatrists	0.0198%	167,475	182,548	0.000257
29-1122	Occupational Therapists	0.1146%	111,472	121,504	0.001490
29-1123	Physical Therapists	0.2906%	114,492	124,796	0.003778

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
29-1124	Radiation Therapists	0.0140%	\$131,971	\$ 143,848	0.000182
29-1125	Recreational Therapists	0.0029%	73,866	80,514	0.000038
29-1126	Respiratory Therapists	0.0224%	95,504	104,099	0.000291
29-1127	Speech-Language Pathologists	0.1125%	112,896	123,057	0.001462
29-1128	Exercise Physiologists	0.0034%	83,476	90,989	0.000045
29-1131	Veterinarians	0.1931%	139,955	152,551	0.002510
29-1141	Registered Nurses	1.4364%	130,337	142,067	0.018669
29-1151	Nurse Anesthetists	0.0756%	233,369	254,372	0.000983
29-1161	Nurse Midwives	0.0155%	185,494	202,188	0.000202
29-1171	Nurse Practitioners	0.3945%	166,401	181,377	0.005127
29-1181	Audiologists	0.0213%	103,940	113,295	0.000277
29-1212	Cardiologists	0.0395%	330,698	360,461	0.000514
29-1214	Emergency Medicine Physicians	0.0685%	222,264	242,268	0.000890
29-1215	Family Medicine Physicians	0.2113%	256,475	279,558	0.002747
29-1216	General Internal Medicine Physicians	0.1012%	229,360	250,002	0.001315
29-1217	Neurologists	0.0116%	264,646	288,464	0.000151
29-1221	Pediatricians, General	0.0682%	176,011	191,852	0.000887
29-1222	Physicians, Pathologists	0.0198%	210,462	229,404	0.000257
29-1223	Psychiatrists	0.0324%	332,645	362,583	0.000421
29-1224	Radiologists	0.0627%	400,450	436,491	0.000815
29-1249	Surgeons, All Other	0.0564%	334,858	364,995	0.000733
29-1291	Acupuncturists	0.0174%	107,800	117,502	0.000226
29-1292	Dental Hygienists	0.5494%	116,030	126,473	0.007141
29-1299	Healthcare Diagnosing or Treating Practitioners, All Other	0.0116%	81,052	88,347	0.000151
29-2031	Cardiovascular Technologists and Technicians	0.0253%	85,796	93,518	0.000329
29-2032	Diagnostic Medical Sonographers	0.0817%	111,896	121,967	0.001062
29-2033	Nuclear Medicine Technologists	0.0105%	131,313	143,131	0.000137
29-2034	Radiologic Technologists and Technicians	0.2098%	90,157	98,271	0.002726
29-2035	Magnetic Resonance Imaging Technologists	0.0387%	108,469	118,231	0.000503
29-2036	Medical Dosimetrists	0.0018%	174,573	190,285	0.000024
29-2042	Emergency Medical Technicians	0.0245%	48,225	52,565	0.000319
29-2043	Paramedics	0.0142%	78,421	85,479	0.000185
29-2051	Dietetic Technicians	0.0034%	45,247	49,319	0.000045
29-2052	Pharmacy Technicians	0.0704%	53,176	57,962	0.000914
29-2053	Psychiatric Technicians	0.0556%	57,229	62,380	0.000723
29-2055	Surgical Technologists	0.0754%	71,498	77,933	0.000980
29-2056	Veterinary Technologists and Technicians	0.2980%	51,177	55,783	0.003874
29-2057	Ophthalmic Medical Technicians	0.1613%	51,664	56,314	0.002096
29-2061	Licensed Practical and Licensed Vocational Nurses	0.4003%	71,199	77,607	0.005202
29-2072	Medical Records Specialists	0.2580%	70,867	77,245	0.003353
29-2081	Opticians, Dispensing	0.1086%	57,352	62,514	0.001411
29-2091	Orthotists and Prosthetists	0.0179%	93,323	101,722	0.000233
29-2092	Hearing Aid Specialists	0.0066%	59,325	64,664	0.000086
29-2099	Health Technologists and Technicians, All Other	0.1939%	57,978	63,196	0.002521
29-9021	Health Information Technologists and Medical Registrars	0.0377%	92,265	100,569	0.000490
29-9091	Athletic Trainers	0.0187%	68,569	74,740	0.000243
29-9092	Genetic Counselors	0.0024%	115,486	125,880	0.000031
29-9093	Surgical Assistants	0.0242%	55,961	60,997	0.000315

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
29-9099	Healthcare Practitioners and Technical Workers, All Other	0.0366%	\$ 83,585	\$ 91,108	0.000476
31-1131	Nursing Assistants	0.2000%	44,765	48,794	0.002599
31-1132	Orderlies	0.0087%	48,387	52,742	0.000113
31-1133	Psychiatric Aides	0.0071%	49,653	54,122	0.000092
31-2011	Occupational Therapy Assistants	0.0559%	81,875	89,244	0.000726
31-2012	Occupational Therapy Aides	0.0034%	66,775	72,785	0.000045
31-2021	Physical Therapist Assistants	0.1354%	79,787	86,968	0.001760
31-2022	Physical Therapist Aides	0.0859%	40,266	43,890	0.001117
31-9011	Massage Therapists	0.0809%	70,376	76,710	0.001051
31-9091	Dental Assistants	0.9051%	45,979	50,117	0.011764
31-9092	Medical Assistants	1.5394%	46,277	50,442	0.020008
31-9093	Medical Equipment Preparers	0.0345%	57,865	63,073	0.000449
31-9094	Medical Transcriptionists	0.1062%	41,000	44,690	0.001380
31-9095	Pharmacy Aides	0.0113%	49,679	54,150	0.000147
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	0.2493%	41,518	45,255	0.003240
31-9097	Phlebotomists	0.1708%	51,018	55,610	0.002219
31-9099	Healthcare Support Workers, All Other	0.0735%	53,056	57,831	0.000956
33-1011	First-Line Supervisors of Correctional Officers	0.0037%	110,822	120,796	0.000048
33-1021	First-Line Supervisors of Firefighting and Prevention Workers	0.0076%	152,353	166,065	0.000099
33-1091	First-Line Supervisors of Security Workers	0.0793%	59,332	64,672	0.001031
33-1099	First-Line Supervisors of Protective Service Workers, All Other	0.0116%	76,601	83,495	0.000151
33-2011	Firefighters	0.0493%	100,766	109,835	0.000640
33-2021	Fire Inspectors and Investigators	0.0011%	111,350	121,372	0.000014
33-3012	Correctional Officers and Jailers	0.0472%	78,462	85,524	0.000613
33-9021	Private Detectives and Investigators	0.0477%	64,469	70,271	0.000620
33-9032	Security Guards	1.9120%	39,644	43,212	0.024851
33-9091	Crossing Guards and Flaggers	0.0917%	51,413	56,040	0.001192
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	0.0040%	38,027	41,449	0.000051
33-9094	School Bus Monitors	0.0003%	37,418	40,786	0.000003
33-9099	Protective Service Workers, All Other	0.0337%	46,863	51,081	0.000438
35-1011	Chefs and Head Cooks	0.0495%	72,644	79,182	0.000644
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	0.1220%	47,337	51,597	0.001586
35-2011	Cooks, Fast Food	0.0047%	36,873	40,192	0.000062
35-2012	Cooks, Institution and Cafeteria	0.1689%	44,563	48,574	0.002195
35-2014	Cooks, Restaurant	0.0740%	41,251	44,964	0.000962
35-2015	Cooks, Short Order	0.0182%	37,783	41,183	0.000236
35-2019	Cooks, All Other	0.0111%	40,978	44,666	0.000144
35-2021	Food Preparation Workers	0.1368%	37,256	40,609	0.001778
35-3011	Bartenders	0.0374%	41,110	44,810	0.000486
35-3023	Fast Food and Counter Workers	0.3307%	35,937	39,171	0.004298
35-3031	Waiters and Waitresses	0.1212%	39,425	42,973	0.001575
35-3041	Food Servers, Nonrestaurant	0.0754%	40,472	44,114	0.000980
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.0527%	36,167	39,422	0.000685
35-9021	Dishwashers	0.0704%	36,028	39,271	0.000914
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	0.0140%	35,284	38,460	0.000182
35-9099	Food Preparation and Serving Related Workers, All Other	0.0192%	38,603	42,077	0.000250
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	0.1866%	57,043	62,177	0.002425
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping	0.2113%	60,870	66,348	0.002747
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2.7676%	41,116	44,816	0.035971
37-2012	Maids and Housekeeping Cleaners	0.4274%	40,927	44,610	0.005555

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average	Household Income	Net New Irwindale Households
			Annual Wage		
37-2019	Building Cleaning Workers, All Other	0.0311%	\$ 47,113	\$ 51,353	0.000404
37-2021	Pest Control Workers	0.2229%	49,767	54,246	0.002897
37-3011	Landscaping and Groundskeeping Workers	1.5652%	43,716	47,650	0.020344
37-3012	Pesticide Handlers, Sprayers, and Applicators, Vegetation	0.0324%	47,836	52,141	0.000421
37-3013	Tree Trimmers and Pruners	0.0951%	63,126	68,807	0.001236
37-3019	Grounds Maintenance Workers, All Other	0.0174%	47,673	51,964	0.000226
39-1014	First-Line Supervisors of Entertainment and Recreation Workers, Except C	0.0145%	52,663	57,403	0.000188
39-1022	First-Line Supervisors of Personal Service Workers	0.0140%	56,923	62,046	0.000182
39-2011	Animal Trainers	0.0011%	51,694	56,346	0.000014
39-2021	Animal Caretakers	0.0988%	39,121	42,642	0.001284
39-3021	Motion Picture Projectionists	0.0045%	69,702	75,975	0.000058
39-3031	Ushers, Lobby Attendants, and Ticket Takers	0.0859%	37,029	40,362	0.001117
39-3091	Amusement and Recreation Attendants	0.0082%	35,454	38,645	0.000106
39-3092	Costume Attendants	0.0040%	63,826	69,570	0.000051
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0003%	45,059	49,114	0.000003
39-5012	Hairdressers, Hairstylists, and Cosmetologists	0.0061%	49,233	53,664	0.000079
39-5092	Manicurists and Pedicurists	0.0003%	35,647	38,855	0.000003
39-5094	Skincare Specialists	0.0211%	56,502	61,587	0.000274
39-6011	Baggage Porters and Bellhops	0.0071%	37,709	41,103	0.000092
39-6012	Concierges	0.0340%	43,610	47,535	0.000442
39-9011	Childcare Workers	0.0213%	37,518	40,895	0.000277
39-9031	Exercise Trainers and Group Fitness Instructors	0.0174%	60,397	65,833	0.000226
39-9032	Recreation Workers	0.0158%	39,008	42,519	0.000205
39-9041	Residential Advisors	0.0113%	46,697	50,900	0.000147
39-9099	Personal Care and Service Workers, All Other	0.0034%	37,819	41,223	0.000045
41-1011	First-Line Supervisors of Retail Sales Workers	0.0791%	55,353	60,335	0.001027
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.2983%	96,262	104,926	0.003877
41-2011	Cashiers	0.1231%	35,448	38,638	0.001599
41-2021	Counter and Rental Clerks	0.3362%	43,537	47,455	0.004370
41-2022	Parts Salespersons	0.0045%	44,318	48,307	0.000058
41-2031	Retail Salespersons	0.2327%	40,773	44,443	0.003024
41-3011	Advertising Sales Agents	0.1881%	80,887	88,167	0.002445
41-3021	Insurance Sales Agents	1.1536%	88,484	96,448	0.014994
41-3031	Securities, Commodities, and Financial Services Sales Agents	1.1347%	115,910	126,342	0.014747
41-3041	Travel Agents	0.0018%	53,031	57,804	0.000024
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financi	1.5297%	82,502	89,927	0.019881
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scie	0.2374%	112,034	122,117	0.003086
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical a	0.2825%	81,968	89,345	0.003671
41-9011	Demonstrators and Product Promoters	0.0350%	42,310	46,118	0.000456
41-9022	Real Estate Sales Agents	0.4150%	74,125	80,796	0.005394
41-9031	Sales Engineers	0.0877%	145,837	158,962	0.001140
41-9041	Telemarketers	0.2617%	40,550	44,200	0.003401
41-9091	Door-to-Door Sales Workers, News and Street Vendors, and Related Work	0.0121%	45,026	49,078	0.000158
41-9099	Sales and Related Workers, All Other	0.1165%	60,492	65,936	0.001514
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1.7926%	74,833	81,568	0.023299
43-2011	Switchboard Operators, Including Answering Service	0.0572%	45,703	49,816	0.000743
43-2021	Telephone Operators	0.0032%	57,088	62,226	0.000041
43-3011	Bill and Account Collectors	0.4329%	55,134	60,096	0.005627
43-3021	Billing and Posting Clerks	0.7539%	51,038	55,631	0.009799

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1.7012%	\$ 54,255	\$ 59,138	0.022111
43-3051	Payroll and Timekeeping Clerks	0.1800%	58,248	63,490	0.002339
43-3061	Procurement Clerks	0.0285%	52,809	57,562	0.000370
43-3071	Tellers	0.9895%	42,858	46,715	0.012860
43-3099	Financial Clerks, All Other	0.0609%	55,900	60,931	0.000791
43-4011	Brokerage Clerks	0.1049%	64,470	70,272	0.001363
43-4021	Correspondence Clerks	0.0126%	49,577	54,039	0.000164
43-4031	Court, Municipal, and License Clerks	0.0053%	59,799	65,181	0.000068
43-4041	Credit Authorizers, Checkers, and Clerks	0.0306%	52,426	57,144	0.000397
43-4051	Customer Service Representatives	4.0936%	47,006	51,237	0.053205
43-4061	Eligibility Interviewers, Government Programs	0.0063%	59,829	65,214	0.000082
43-4071	File Clerks	0.1178%	44,880	48,919	0.001531
43-4081	Hotel, Motel, and Resort Desk Clerks	0.0256%	38,057	41,482	0.000332
43-4111	Interviewers, Except Eligibility and Loan	0.1565%	49,521	53,978	0.002034
43-4121	Library Assistants, Clerical	0.0200%	48,410	52,767	0.000260
43-4131	Loan Interviewers and Clerks	0.6353%	51,730	56,386	0.008257
43-4141	New Accounts Clerks	0.1059%	49,537	53,995	0.001377
43-4151	Order Clerks	0.0440%	44,416	48,413	0.000572
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.1070%	53,381	58,185	0.001390
43-4171	Receptionists and Information Clerks	1.6024%	40,224	43,844	0.020827
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0037%	44,024	47,986	0.000048
43-4199	Information and Record Clerks, All Other	0.0611%	55,402	60,388	0.000795
43-5011	Cargo and Freight Agents	0.0087%	54,615	59,530	0.000113
43-5021	Couriers and Messengers	0.0798%	40,573	44,225	0.001038
43-5031	Public Safety Telecommunicators	0.0024%	73,934	80,588	0.000031
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.0775%	51,815	56,478	0.001007
43-5041	Meter Readers, Utilities	0.0103%	69,296	75,533	0.000134
43-5061	Production, Planning, and Expediting Clerks	0.3004%	59,533	64,891	0.003904
43-5071	Shipping, Receiving, and Inventory Clerks	0.2920%	43,724	47,659	0.003795
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.0179%	41,208	44,917	0.000233
43-6011	Executive Secretaries and Executive Administrative Assistants	0.5626%	77,821	84,825	0.007312
43-6012	Legal Secretaries and Administrative Assistants	0.3578%	66,949	72,974	0.004651
43-6013	Medical Secretaries and Administrative Assistants	1.1850%	48,523	52,890	0.015402
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Ex	1.6730%	51,901	56,572	0.021744
43-9021	Data Entry Keyers	0.2474%	41,401	45,127	0.003216
43-9022	Word Processors and Typists	0.0134%	50,626	55,182	0.000175
43-9031	Desktop Publishers	0.0119%	57,577	62,759	0.000154
43-9041	Insurance Claims and Policy Processing Clerks	0.6266%	51,017	55,609	0.008144
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	0.1238%	42,596	46,430	0.001610
43-9061	Office Clerks, General	2.3189%	46,402	50,578	0.030139
43-9071	Office Machine Operators, Except Computer	0.0548%	45,575	49,677	0.000712
43-9081	Proofreaders and Copy Markers	0.0100%	59,680	65,051	0.000130
43-9111	Statistical Assistants	0.0071%	60,853	66,330	0.000092
43-9199	Office and Administrative Support Workers, All Other	0.1078%	49,982	54,480	0.001401
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.0034%	76,175	83,031	0.000045
45-2011	Agricultural Inspectors	0.0032%	63,265	68,959	0.000041
45-2041	Graders and Sorters, Agricultural Products	0.0029%	37,696	41,089	0.000038
45-2091	Agricultural Equipment Operators	0.0024%	40,439	44,079	0.000031
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0282%	39,238	42,769	0.000366
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	0.0032%	50,747	55,314	0.000041

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average	Household Income	Net New Irwindale Households
			Annual Wage		
45-2099	Agricultural Workers, All Other	0.0018%	\$ 48,776	\$ 53,166	0.000024
45-4011	Forest and Conservation Workers	0.0005%	34,539	37,648	0.000007
45-4021	Fallers	0.0026%	91,106	99,306	0.000034
45-4022	Logging Equipment Operators	0.0034%	61,350	66,872	0.000045
45-4023	Log Graders and Scalers	0.0008%	53,167	57,952	0.000010
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	0.0535%	93,411	101,818	0.000695
47-2011	Boilermakers	0.0016%	100,993	110,082	0.000021
47-2022	Stonemasons	0.0013%	63,468	69,180	0.000017
47-2031	Carpenters	0.0717%	69,762	76,041	0.000932
47-2041	Carpet Installers	0.0003%	51,733	56,389	0.000003
47-2043	Floor Sanders and Finishers	0.0003%	64,915	70,757	0.000003
47-2044	Tile and Stone Setters	0.0003%	60,408	65,845	0.000003
47-2051	Cement Masons and Concrete Finishers	0.0158%	65,437	71,326	0.000205
47-2061	Construction Laborers	0.1921%	56,752	61,860	0.002497
47-2071	Paving, Surfacing, and Tamping Equipment Operators	0.0016%	71,971	78,448	0.000021
47-2073	Operating Engineers and Other Construction Equipment Operators	0.0300%	85,327	93,006	0.000390
47-2081	Drywall and Ceiling Tile Installers	0.0026%	68,756	74,944	0.000034
47-2111	Electricians	0.0959%	81,597	88,941	0.001247
47-2121	Glaziers	0.0008%	69,609	75,874	0.000010
47-2132	Insulation Workers, Mechanical	0.0003%	88,665	96,645	0.000003
47-2141	Painters, Construction and Maintenance	0.0348%	56,934	62,058	0.000452
47-2142	Paperhangers	0.0029%	52,609	57,344	0.000038
47-2151	Pipelayers	0.0013%	59,450	64,801	0.000017
47-2152	Plumbers, Pipefitters, and Steamfitters	0.0374%	74,116	80,786	0.000486
47-2161	Plasterers and Stucco Masons	0.0003%	63,735	69,471	0.000003
47-2171	Reinforcing Iron and Rebar Workers	0.0008%	62,580	68,212	0.000010
47-2181	Roofers	0.0026%	69,158	75,382	0.000034
47-2211	Sheet Metal Workers	0.0090%	87,928	95,842	0.000116
47-2221	Structural Iron and Steel Workers	0.0058%	66,103	72,052	0.000075
47-2231	Solar Photovoltaic Installers	0.0058%	55,471	60,463	0.000075
47-3012	Helpers--Carpenters	0.0029%	52,449	57,169	0.000038
47-3013	Helpers--Electricians	0.0032%	47,212	51,461	0.000041
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	0.0008%	47,145	51,388	0.000010
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	0.0011%	40,600	44,254	0.000014
47-3019	Helpers, Construction Trades, All Other	0.0034%	45,628	49,735	0.000045
47-4011	Construction and Building Inspectors	0.1331%	94,651	103,170	0.001730
47-4021	Elevator and Escalator Installers and Repairers	0.0003%	118,577	129,249	0.000003
47-4031	Fence Erectors	0.0016%	50,655	55,214	0.000021
47-4041	Hazardous Materials Removal Workers	0.0026%	60,533	65,981	0.000034
47-4051	Highway Maintenance Workers	0.0011%	56,289	61,355	0.000014
47-4071	Septic Tank Servicers and Sewer Pipe Cleaners	0.0021%	49,769	54,248	0.000027
47-5012	Rotary Drill Operators, Oil and Gas	0.0005%	73,869	80,517	0.000007
47-5022	Excavating and Loading Machine and Dragline Operators, Surface Mining	0.0013%	75,753	82,571	0.000017
47-5023	Earth Drillers, Except Oil and Gas	0.0040%	65,006	70,857	0.000051
47-5032	Explosives Workers, Ordnance Handling Experts, and Blasters	0.0011%	69,688	75,960	0.000014
47-5071	Roustabouts, Oil and Gas	0.0008%	63,430	69,139	0.000010
47-5081	Helpers--Extraction Workers	0.0011%	55,730	60,746	0.000014
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.2564%	87,345	95,206	0.003332
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.0366%	51,222	55,832	0.000476
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0129%	78,849	85,945	0.000168

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Inst	0.3402%	\$ 72,986	\$ 79,555	0.004422
49-2091	Avionics Technicians	0.0055%	87,443	95,313	0.000072
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0021%	53,040	57,814	0.000027
49-2093	Electrical and Electronics Installers and Repairers, Transportation Equipm	0.0003%	58,206	63,445	0.000003
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	0.0285%	77,614	84,599	0.000370
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	0.0026%	108,496	118,261	0.000034
49-2097	Audiovisual Equipment Installers and Repairers	0.0053%	54,519	59,426	0.000068
49-2098	Security and Fire Alarm Systems Installers	0.1320%	63,359	69,061	0.001716
49-3011	Aircraft Mechanics and Service Technicians	0.0190%	80,860	88,137	0.000247
49-3021	Automotive Body and Related Repairers	0.0016%	60,235	65,656	0.000021
49-3022	Automotive Glass Installers and Repairers	0.0003%	48,425	52,783	0.000003
49-3023	Automotive Service Technicians and Mechanics	0.0206%	58,808	64,101	0.000267
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.0158%	68,711	74,895	0.000205
49-3041	Farm Equipment Mechanics and Service Technicians	0.0013%	55,020	59,972	0.000017
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0126%	67,699	73,792	0.000164
49-3051	Motorboat Mechanics and Service Technicians	0.0003%	60,587	66,040	0.000003
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0158%	54,288	59,174	0.000205
49-3092	Recreational Vehicle Service Technicians	0.0003%	64,898	70,739	0.000003
49-3093	Tire Repairers and Changers	0.0016%	40,875	44,554	0.000021
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	0.0055%	83,644	91,172	0.000072
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.0427%	69,048	75,262	0.000555
49-9031	Home Appliance Repairers	0.0011%	48,012	52,333	0.000014
49-9041	Industrial Machinery Mechanics	0.0656%	69,978	76,276	0.000853
49-9043	Maintenance Workers, Machinery	0.0137%	68,306	74,454	0.000178
49-9044	Millwrights	0.0058%	64,015	69,776	0.000075
49-9051	Electrical Power-Line Installers and Repairers	0.0045%	108,930	118,734	0.000058
49-9052	Telecommunications Line Installers and Repairers	0.1692%	73,444	80,054	0.002199
49-9061	Camera and Photographic Equipment Repairers	0.0005%	43,447	47,357	0.000007
49-9062	Medical Equipment Repairers	0.0148%	64,059	69,824	0.000192
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0026%	71,071	77,467	0.000034
49-9071	Maintenance and Repair Workers, General	1.2622%	53,841	58,687	0.016405
49-9081	Wind Turbine Service Technicians	0.0003%	71,736	78,192	0.000003
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.0003%	54,489	59,393	0.000003
49-9092	Commercial Divers	0.0040%	130,262	141,986	0.000051
49-9094	Locksmiths and Safe Repairers	0.0292%	58,496	63,761	0.000380
49-9096	Riggers	0.0032%	107,709	117,403	0.000041
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.0148%	42,808	46,661	0.000192
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.0833%	50,813	55,386	0.001082
51-1011	First-Line Supervisors of Production and Operating Workers	0.1768%	81,165	88,470	0.002298
51-2011	Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	0.0092%	61,155	66,659	0.000120
51-2021	Coil Winders, Tapers, and Finishers	0.0148%	40,698	44,361	0.000192
51-2031	Engine and Other Machine Assemblers	0.0100%	51,131	55,733	0.000130
51-2041	Structural Metal Fabricators and Fitters	0.0095%	53,554	58,374	0.000123
51-2051	Fiberglass Laminators and Fabricators	0.0005%	49,552	54,012	0.000007
51-3011	Bakers	0.0126%	39,753	43,331	0.000164
51-3021	Butchers and Meat Cutters	0.0003%	40,875	44,554	0.000003
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.0003%	36,914	40,236	0.000003
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators and T	0.0018%	41,900	45,671	0.000024
51-3092	Food Batchmakers	0.0261%	40,028	43,631	0.000339
51-3093	Food Cooking Machine Operators and Tenders	0.0032%	41,519	45,256	0.000041

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
51-3099	Food Processing Workers, All Other	0.0129%	\$ 38,450	\$ 41,911	0.000168
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	0.0105%	43,729	47,665	0.000137
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and Plastic	0.0013%	53,236	58,027	0.000017
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	0.0011%	50,456	54,997	0.000014
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	0.0264%	46,604	50,798	0.000342
51-4032	Drilling and Boring Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0018%	54,835	59,770	0.000024
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0116%	44,451	48,452	0.000151
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0032%	52,221	56,921	0.000041
51-4035	Milling and Planing Machine Setters, Operators, and Tenders, Metal and Plastic	0.0024%	52,545	57,274	0.000031
51-4041	Machinists	0.1181%	55,640	60,648	0.001534
51-4051	Metal-Refining Furnace Operators and Tenders	0.0003%	49,651	54,120	0.000003
51-4061	Model Makers, Metal and Plastic	0.0040%	84,122	91,693	0.000051
51-4071	Foundry Mold and Coremakers	0.0008%	40,755	44,423	0.000010
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	0.0503%	44,865	48,903	0.000654
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0659%	46,023	50,165	0.000856
51-4111	Tool and Die Makers	0.0119%	72,503	79,028	0.000154
51-4121	Welders, Cutters, Solderers, and Brazers	0.0767%	55,766	60,785	0.000997
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	0.0111%	53,445	58,255	0.000144
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Metal and Plastic	0.0029%	49,060	53,475	0.000038
51-4192	Layout Workers, Metal and Plastic	0.0008%	59,297	64,634	0.000010
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and Plastic	0.0095%	46,420	50,598	0.000123
51-4194	Tool Grinders, Filers, and Sharpeners	0.0003%	43,337	47,237	0.000003
51-4199	Metal Workers and Plastic Workers, All Other	0.0182%	45,467	49,559	0.000236
51-5111	Prepress Technicians and Workers	0.0079%	53,338	58,138	0.000103
51-5112	Printing Press Operators	0.0711%	47,044	51,278	0.000925
51-5113	Print Binding and Finishing Workers	0.0119%	43,076	46,953	0.000154
51-6011	Laundry and Dry-Cleaning Workers	0.0327%	37,624	41,010	0.000425
51-6021	Pressers, Textile, Garment, and Related Materials	0.0003%	37,740	41,137	0.000003
51-6031	Sewing Machine Operators	0.0213%	37,049	40,383	0.000277
51-6042	Shoe Machine Operators and Tenders	0.0003%	39,397	42,943	0.000003
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0008%	48,767	53,156	0.000010
51-6062	Textile Cutting Machine Setters, Operators, and Tenders	0.0021%	40,674	44,335	0.000027
51-6063	Textile Knitting and Weaving Machine Setters, Operators, and Tenders	0.0016%	37,576	40,958	0.000021
51-6064	Textile Winding, Twisting, and Drawing Out Machine Setters, Operators, and Tenders	0.0008%	35,919	39,152	0.000010
51-6092	Fabric and Apparel Patternmakers	0.0021%	64,090	69,858	0.000027
51-6093	Upholsterers	0.0026%	43,323	47,222	0.000034
51-6099	Textile, Apparel, and Furnishings Workers, All Other	0.0050%	36,484	39,768	0.000065
51-7011	Cabinetmakers and Bench Carpenters	0.0053%	47,625	51,911	0.000068
51-7021	Furniture Finishers	0.0021%	48,934	53,338	0.000027
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	0.0021%	45,489	49,583	0.000027
51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	0.0024%	43,200	47,088	0.000031
51-7099	Woodworkers, All Other	0.0016%	44,354	48,346	0.000021
51-8012	Power Distributors and Dispatchers	0.0029%	107,407	117,074	0.000038
51-8013	Power Plant Operators	0.0013%	110,130	120,042	0.000017
51-8021	Stationary Engineers and Boiler Operators	0.0079%	75,726	82,541	0.000103
51-8031	Water and Wastewater Treatment Plant and System Operators	0.0047%	80,261	87,484	0.000062
51-8091	Chemical Plant and System Operators	0.0008%	93,562	101,983	0.000010
51-8092	Gas Plant Operators	0.0008%	106,258	115,821	0.000010
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	0.0029%	101,658	110,807	0.000038
51-8099	Plant and System Operators, All Other	0.0008%	68,001	74,121	0.000010

Table 2.6: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
51-9011	Chemical Equipment Operators and Tenders	0.0050%	\$ 51,749	\$ 56,406	0.000065
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, O	0.0061%	60,674	66,135	0.000079
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tender	0.0040%	44,830	48,865	0.000051
51-9022	Grinding and Polishing Workers, Hand	0.0090%	39,704	43,277	0.000116
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	0.0187%	49,233	53,664	0.000243
51-9031	Cutters and Trimmers, Hand	0.0013%	36,852	40,169	0.000017
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	0.0090%	44,604	48,618	0.000116
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operator	0.0082%	46,025	50,167	0.000106
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	0.0013%	40,965	44,652	0.000017
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.4066%	51,663	56,313	0.005285
51-9071	Jewelers and Precious Stone and Metal Workers	0.0011%	50,935	55,519	0.000014
51-9081	Dental Laboratory Technicians	0.0896%	59,486	64,840	0.001164
51-9082	Medical Appliance Technicians	0.0264%	47,806	52,109	0.000342
51-9083	Ophthalmic Laboratory Technicians	0.0292%	54,671	59,591	0.000380
51-9111	Packaging and Filling Machine Operators and Tenders	0.1186%	42,747	46,594	0.001541
51-9123	Painting, Coating, and Decorating Workers	0.0026%	60,027	65,429	0.000034
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	0.0229%	51,786	56,447	0.000298
51-9141	Semiconductor Processing Technicians	0.0611%	55,871	60,899	0.000795
51-9151	Photographic Process Workers and Processing Machine Operators	0.0069%	58,303	63,550	0.000089
51-9161	Computer Numerically Controlled Tool Operators	0.0514%	50,832	55,407	0.000668
51-9162	Computer Numerically Controlled Tool Programmers	0.0071%	77,583	84,565	0.000092
51-9191	Adhesive Bonding Machine Operators and Tenders	0.0008%	47,625	51,911	0.000010
51-9192	Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	0.0032%	39,751	43,329	0.000041
51-9193	Cooling and Freezing Equipment Operators and Tenders	0.0003%	44,231	48,212	0.000003
51-9194	Etchers and Engravers	0.0016%	41,793	45,554	0.000021
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0063%	49,373	53,817	0.000082
51-9196	Paper Goods Machine Setters, Operators, and Tenders	0.0079%	48,177	52,513	0.000103
51-9197	Tire Builders	0.0011%	46,729	50,935	0.000014
51-9198	Helpers--Production Workers	0.1199%	39,645	43,213	0.001558
51-9199	Production Workers, All Other	0.2348%	44,759	48,787	0.003052
53-2011	Airline Pilots, Copilots, and Flight Engineers	0.0008%	265,534	289,432	0.000010
53-2012	Commercial Pilots	0.0132%	182,127	198,518	0.000171
53-3011	Ambulance Drivers and Attendants, Except Emergency Medical Technicia	0.0011%	42,464	46,286	0.000014
53-3031	Driver/Sales Workers	0.0348%	43,859	47,806	0.000452
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.1689%	57,119	62,260	0.002195
53-3033	Light Truck Drivers	0.1275%	50,085	54,593	0.001658
53-3051	Bus Drivers, School	0.0008%	52,308	57,016	0.000010
53-3052	Bus Drivers, Transit and Intercity	0.0011%	58,876	64,175	0.000014
53-3053	Shuttle Drivers and Chauffeurs	0.0308%	39,821	43,405	0.000401
53-3054	Taxi Drivers	0.0011%	37,617	41,003	0.000014
53-5021	Captains, Mates, and Pilots of Water Vessels	0.0003%	112,687	122,829	0.000003
53-6021	Parking Attendants	0.0190%	36,462	39,744	0.000247
53-6031	Automotive and Watercraft Service Attendants	0.0013%	39,444	42,994	0.000017
53-6041	Traffic Technicians	0.0021%	75,217	81,987	0.000027
53-6051	Transportation Inspectors	0.0042%	74,510	81,216	0.000055
53-6099	Transportation Workers, All Other	0.0040%	47,685	51,977	0.000051
53-7011	Conveyor Operators and Tenders	0.0024%	39,653	43,222	0.000031
53-7021	Crane and Tower Operators	0.0018%	60,796	66,268	0.000024
53-7051	Industrial Truck and Tractor Operators	0.2374%	46,880	51,099	0.003086
53-7061	Cleaners of Vehicles and Equipment	0.0495%	\$ 37,344	\$ 40,705	0.000644
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1.7557%	40,772	44,441	0.022820
53-7063	Machine Feeders and Offbearers	0.0171%	42,594	46,427	0.000223
53-7064	Packers and Packagers, Hand	0.3939%	37,178	40,524	0.005120
53-7065	Stockers and Order Fillers	0.3323%	39,762	43,341	0.004319
53-7081	Refuse and Recyclable Material Collectors	0.0008%	56,557	61,647	0.000010
53-7121	Tank Car, Truck, and Ship Loaders	0.0003%	58,391	63,646	0.000003
53-7199	Material Moving Workers, All Other	0.0024%	38,707	42,191	0.000031

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Table 2.7: Occupation Mix and Averages for Industrial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
11-1011	Chief Executives	0.2139%	\$ 280,501	\$ 305,746	0.000989
11-1021	General and Operations Managers	2.7728%	151,214	164,823	0.012824
11-2011	Advertising and Promotions Managers	0.0361%	183,247	199,739	0.000167
11-2021	Marketing Managers	0.3957%	180,776	197,046	0.001830
11-2022	Sales Managers	0.4401%	136,088	148,336	0.002036
11-2032	Public Relations Managers	0.0571%	162,457	177,078	0.000264
11-2033	Fundraising Managers	0.0062%	129,385	141,030	0.000029
11-3012	Administrative Services Managers	0.2145%	119,387	130,132	0.000992
11-3013	Facilities Managers	0.0718%	113,662	123,892	0.000332
11-3021	Computer and Information Systems Managers	0.7446%	188,483	205,446	0.003444
11-3031	Financial Managers	0.9248%	183,127	199,608	0.004277
11-3051	Industrial Production Managers	0.2281%	123,723	134,858	0.001055
11-3061	Purchasing Managers	0.0734%	150,490	164,034	0.000340
11-3071	Transportation, Storage, and Distribution Managers	0.0664%	112,254	122,357	0.000307
11-3111	Compensation and Benefits Managers	0.0204%	147,230	160,481	0.000094
11-3121	Human Resources Managers	0.2021%	164,589	179,402	0.000935
11-3131	Training and Development Managers	0.0389%	158,257	172,500	0.000180
11-9013	Farmers, Ranchers, and Other Agricultural Managers	0.0014%	102,189	111,386	0.000006
11-9021	Construction Managers	0.5236%	127,553	139,033	0.002421
11-9031	Education and Childcare Administrators, Preschool and Daycare	0.0014%	69,752	76,030	0.000006
11-9032	Education Administrators, Kindergarten through Secondary	0.0012%	132,519	144,446	0.000006
11-9033	Education Administrators, Postsecondary	0.0002%	127,890	139,400	0.000001
11-9039	Education Administrators, All Other	0.0030%	133,828	145,873	0.000014
11-9041	Architectural and Engineering Managers	0.2642%	180,021	196,223	0.001222
11-9051	Food Service Managers	0.0465%	67,185	73,232	0.000215
11-9072	Entertainment and Recreation Managers, Except Gambling	0.0004%	80,522	87,769	0.000002
11-9081	Lodging Managers	0.0042%	81,757	89,115	0.000019
11-9111	Medical and Health Services Managers	0.3304%	139,586	152,149	0.001528
11-9121	Natural Sciences Managers	0.0966%	173,436	189,045	0.000447
11-9141	Property, Real Estate, and Community Association Managers	0.4372%	74,927	81,670	0.002022
11-9151	Social and Community Service Managers	0.0313%	89,270	97,304	0.000145
11-9161	Emergency Management Directors	0.0006%	128,759	140,347	0.000003
11-9179	Personal Service Managers, All Other	0.0004%	49,475	53,928	0.000002
11-9199	Managers, All Other	0.4920%	155,024	168,976	0.002276
13-1031	Claims Adjusters, Examiners, and Investigators	0.4741%	82,272	89,676	0.002192
13-1032	Insurance Appraisers, Auto Damage	0.0253%	80,925	88,208	0.000117
13-1041	Compliance Officers	0.2716%	87,905	95,816	0.001256
13-1051	Cost Estimators	0.3198%	83,339	90,840	0.001479
13-1071	Human Resources Specialists	0.8847%	81,997	89,377	0.004092
13-1075	Labor Relations Specialists	0.0100%	100,970	110,057	0.000046
13-1081	Logisticians	0.1702%	87,254	95,107	0.000787
13-1082	Project Management Specialists	1.1760%	105,556	115,056	0.005439
13-1111	Management Analysts	1.0756%	109,066	118,882	0.004975
13-1121	Meeting, Convention, and Event Planners	0.0676%	66,405	72,381	0.000313
13-1131	Fundraisers	0.0219%	75,358	82,140	0.000102
13-1141	Compensation, Benefits, and Job Analysis Specialists	0.1085%	82,832	90,287	0.000502
13-1151	Training and Development Specialists	0.3160%	74,121	80,792	0.001462
13-1161	Market Research Analysts and Marketing Specialists	1.0196%	79,888	87,078	0.004715
13-1199	Business Operations Specialists, All Other	0.8703%	82,866	90,324	0.004025
13-2011	Accountants and Auditors	1.7903%	95,584	104,187	0.008280
13-2031	Budget Analysts	0.0267%	106,736	116,342	0.000124
13-2041	Credit Analysts	0.1185%	94,245	102,727	0.000548
13-2051	Financial and Investment Analysts	0.3454%	106,835	116,450	0.001597
13-2052	Personal Financial Advisors	0.1395%	121,667	132,617	0.000645
13-2053	Insurance Underwriters	0.2382%	97,427	106,195	0.001102
13-2054	Financial Risk Specialists	0.0820%	120,096	130,905	0.000379
13-2061	Financial Examiners	0.0774%	99,666	108,636	0.000358
13-2071	Credit Counselors	0.0271%	62,820	68,474	0.000125
13-2072	Loan Officers	0.6281%	88,358	96,310	0.002905
13-2082	Tax Preparers	0.1712%	56,572	61,663	0.000792
13-2099	Financial Specialists, All Other	0.1125%	94,903	103,444	0.000520
15-1211	Computer Systems Analysts	0.7726%	123,792	134,933	0.003573
15-1212	Information Security Analysts	0.2731%	133,300	145,297	0.001263
15-1221	Computer and Information Research Scientists	0.0373%	223,790	243,931	0.000173
15-1231	Computer Network Support Specialists	0.2404%	83,211	90,700	0.001112

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
15-1232	Computer User Support Specialists	0.8823%	\$ 73,708	\$ 80,342	0.004080
15-1241	Computer Network Architects	0.2785%	127,846	139,352	0.001288
15-1242	Database Administrators	0.1111%	114,037	124,300	0.000514
15-1243	Database Architects	0.0848%	139,003	151,513	0.000392
15-1244	Network and Computer Systems Administrators	0.4262%	100,233	109,254	0.001971
15-1251	Computer Programmers	0.2426%	114,328	124,618	0.001122
15-1252	Software Developers	2.3656%	157,736	171,932	0.010940
15-1253	Software Quality Assurance Analysts and Testers	0.3402%	118,021	128,643	0.001573
15-1254	Web Developers	0.1205%	99,395	108,341	0.000557
15-1255	Web and Digital Interface Designers	0.1269%	131,829	143,694	0.000587
15-1299	Computer Occupations, All Other	0.4427%	109,908	119,800	0.002048
15-2011	Actuaries	0.0501%	131,466	143,298	0.000232
15-2021	Mathematicians	0.0004%	145,830	158,955	0.000002
15-2031	Operations Research Analysts	0.1445%	102,116	111,306	0.000668
15-2041	Statisticians	0.0337%	119,550	130,310	0.000156
15-2051	Data Scientists	0.1752%	121,720	132,675	0.000810
15-2099	Mathematical Science Occupations, All Other	0.0036%	87,972	95,889	0.000017
17-1011	Architects, Except Landscape and Naval	0.1947%	106,871	116,489	0.000901
17-1012	Landscape Architects	0.0301%	104,304	113,691	0.000139
17-1021	Cartographers and Photogrammetrists	0.0114%	96,313	104,981	0.000053
17-1022	Surveyors	0.0798%	101,104	110,203	0.000369
17-2011	Aerospace Engineers	0.0517%	159,598	173,962	0.000239
17-2021	Agricultural Engineers	0.0006%	156,119	170,170	0.000003
17-2031	Bioengineers and Biomedical Engineers	0.0245%	105,103	114,562	0.000113
17-2041	Chemical Engineers	0.0235%	127,933	139,447	0.000109
17-2051	Civil Engineers	0.4386%	118,247	128,889	0.002028
17-2061	Computer Hardware Engineers	0.1127%	160,090	174,498	0.000521
17-2071	Electrical Engineers	0.2396%	138,679	151,160	0.001108
17-2072	Electronics Engineers, Except Computer	0.1453%	137,415	149,782	0.000672
17-2081	Environmental Engineers	0.0499%	113,124	123,305	0.000231
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspec	0.0255%	130,268	141,992	0.000118
17-2112	Industrial Engineers	0.3757%	117,491	128,065	0.001738
17-2121	Marine Engineers and Naval Architects	0.0044%	183,394	199,899	0.000020
17-2131	Materials Engineers	0.0219%	114,266	124,550	0.000102
17-2141	Mechanical Engineers	0.3973%	120,914	131,796	0.001837
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	0.0070%	137,191	149,538	0.000032
17-2161	Nuclear Engineers	0.0066%	138,652	151,131	0.000030
17-2171	Petroleum Engineers	0.0168%	148,716	162,100	0.000078
17-2199	Engineers, All Other	0.1664%	129,025	140,637	0.000770
17-3011	Architectural and Civil Drafters	0.1862%	71,926	78,399	0.000861
17-3012	Electrical and Electronics Drafters	0.0311%	74,715	81,439	0.000144
17-3013	Mechanical Drafters	0.0810%	75,873	82,702	0.000375
17-3019	Drafters, All Other	0.0237%	66,346	72,317	0.000110
17-3021	Aerospace Engineering and Operations Technologists and Technicians	0.0100%	91,888	100,158	0.000046
17-3022	Civil Engineering Technologists and Technicians	0.0634%	86,675	94,476	0.000293
17-3023	Electrical and Electronic Engineering Technologists and Technicians	0.1205%	77,974	84,992	0.000557
17-3024	Electro-Mechanical and Mechatronics Technologists and Technicians	0.0148%	73,892	80,542	0.000068
17-3025	Environmental Engineering Technologists and Technicians	0.0150%	80,289	87,515	0.000069
17-3026	Industrial Engineering Technologists and Technicians	0.0844%	93,904	102,355	0.000390
17-3027	Mechanical Engineering Technologists and Technicians	0.0541%	76,629	83,526	0.000250
17-3028	Calibration Technologists and Technicians	0.0092%	64,323	70,112	0.000042
17-3029	Engineering Technologists and Technicians, Except Drafters, All Other	0.0816%	75,397	82,183	0.000377
19-1011	Animal Scientists	0.0020%	157,988	172,207	0.000009
19-1012	Food Scientists and Technologists	0.0213%	90,511	98,657	0.000099
19-1021	Biochemists and Biophysicists	0.0597%	114,123	124,394	0.000276
19-1022	Microbiologists	0.0271%	95,555	104,155	0.000125
19-1023	Zoologists and Wildlife Biologists	0.0044%	86,748	94,555	0.000020
19-1029	Biological Scientists, All Other	0.0441%	107,399	117,065	0.000204
19-1031	Conservation Scientists	0.0016%	77,280	84,235	0.000007
19-1032	Foresters	0.0016%	88,129	96,061	0.000007
19-1041	Epidemiologists	0.0016%	98,223	107,063	0.000007
19-1042	Medical Scientists, Except Epidemiologists	0.1277%	120,283	131,108	0.000591
19-1099	Life Scientists, All Other	0.0064%	160,423	174,861	0.000030
19-2011	Astronomers	0.0018%	150,957	164,543	0.000008

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
19-2012	Physicists	0.0227%	\$ 160,904	\$ 175,385	0.000105
19-2021	Atmospheric and Space Scientists	0.0090%	91,822	100,086	0.000042
19-2031	Chemists	0.1075%	91,347	99,568	0.000497
19-2032	Materials Scientists	0.0096%	89,418	97,466	0.000044
19-2041	Environmental Scientists and Specialists, Including Health	0.0656%	106,233	115,794	0.000304
19-2042	Geoscientists, Except Hydrologists and Geographers	0.0291%	102,943	112,208	0.000135
19-2043	Hydrologists	0.0046%	128,746	140,333	0.000021
19-2099	Physical Scientists, All Other	0.0092%	172,958	188,524	0.000042
19-3011	Economists	0.0108%	154,090	167,958	0.000050
19-3022	Survey Researchers	0.0124%	80,892	88,172	0.000057
19-3032	Industrial-Organizational Psychologists	0.0002%	136,427	148,705	0.000001
19-3033	Clinical and Counseling Psychologists	0.0718%	128,741	140,328	0.000332
19-3034	School Psychologists	0.0022%	97,500	106,275	0.000010
19-3039	Psychologists, All Other	0.0048%	107,944	117,659	0.000022
19-3041	Sociologists	0.0026%	112,110	122,200	0.000012
19-3051	Urban and Regional Planners	0.0110%	106,828	116,443	0.000051
19-3091	Anthropologists and Archeologists	0.0084%	71,953	78,429	0.000039
19-3092	Geographers	0.0002%	85,315	92,993	0.000001
19-3093	Historians	0.0014%	92,002	100,282	0.000006
19-3094	Political Scientists	0.0018%	129,638	141,305	0.000008
19-3099	Social Scientists and Related Workers, All Other	0.0110%	101,069	110,165	0.000051
19-4012	Agricultural Technicians	0.0104%	50,928	55,512	0.000048
19-4013	Food Science Technicians	0.0172%	55,410	60,397	0.000079
19-4021	Biological Technicians	0.0812%	65,671	71,581	0.000376
19-4031	Chemical Technicians	0.0708%	55,720	60,735	0.000328
19-4042	Environmental Science and Protection Technicians, Including Health	0.0397%	59,282	64,617	0.000184
19-4043	Geological Technicians, Except Hydrologic Technicians	0.0118%	73,029	79,602	0.000054
19-4044	Hydrologic Technicians	0.0008%	101,118	110,219	0.000004
19-4051	Nuclear Technicians	0.0010%	78,194	85,231	0.000005
19-4061	Social Science Research Assistants	0.0188%	62,276	67,881	0.000087
19-4071	Forest and Conservation Technicians	0.0016%	51,049	55,643	0.000007
19-4092	Forensic Science Technicians	0.0020%	108,677	118,458	0.000009
19-4099	Life, Physical, and Social Science Technicians, All Other	0.0609%	60,367	65,800	0.000281
19-5011	Occupational Health and Safety Specialists	0.0980%	77,849	84,855	0.000453
19-5012	Occupational Health and Safety Technicians	0.0233%	76,578	83,470	0.000108
21-1012	Educational, Guidance, and Career Counselors and Advisors	0.0088%	80,412	87,649	0.000041
21-1013	Marriage and Family Therapists	0.0483%	67,729	73,825	0.000223
21-1015	Rehabilitation Counselors	0.0134%	43,664	47,594	0.000062
21-1019	Counselors, All Other	0.0200%	44,071	48,037	0.000092
21-1021	Child, Family, and School Social Workers	0.0337%	72,598	79,132	0.000156
21-1022	Healthcare Social Workers	0.0786%	87,786	95,687	0.000364
21-1023	Mental Health and Substance Abuse Social Workers	0.0768%	86,593	94,386	0.000355
21-1029	Social Workers, All Other	0.0052%	68,440	74,600	0.000024
21-1091	Health Education Specialists	0.0285%	76,348	83,219	0.000132
21-1092	Probation Officers and Correctional Treatment Specialists	0.0018%	101,768	110,927	0.000008
21-1093	Social and Human Service Assistants	0.0926%	52,071	56,757	0.000428
21-1094	Community Health Workers	0.0383%	53,192	57,979	0.000177
21-1099	Community and Social Service Specialists, All Other	0.0162%	52,142	56,835	0.000075
21-2011	Clergy	0.0016%	85,104	92,763	0.000007
21-2099	Religious Workers, All Other	0.0002%	56,205	61,263	0.000001
23-1011	Lawyers	1.0222%	207,685	226,377	0.004727
23-2011	Paralegals and Legal Assistants	0.5844%	78,685	85,767	0.002703
23-2093	Title Examiners, Abstractors, and Searchers	0.0980%	72,296	78,803	0.000453
23-2099	Legal Support Workers, All Other	0.0355%	74,497	81,202	0.000164
25-1042	Biological Science Teachers, Postsecondary	0.0004%	112,781	122,931	0.000002
25-1052	Chemistry Teachers, Postsecondary	0.0002%	109,927	119,820	0.000001
25-1072	Nursing Instructors and Teachers, Postsecondary	0.0002%	104,170	113,545	0.000001
25-1194	Career/Technical Education Teachers, Postsecondary	0.0010%	88,354	96,306	0.000005
25-2011	Preschool Teachers, Except Special Education	0.0048%	51,821	56,485	0.000022
25-2012	Kindergarten Teachers, Except Special Education	0.0002%	97,225	105,975	0.000001
25-2021	Elementary School Teachers, Except Special Education	0.0008%	96,801	105,513	0.000004
25-2031	Secondary School Teachers, Except Special and Career/Technical Educa	0.0018%	93,354	101,756	0.000008
25-2051	Special Education Teachers, Preschool	0.0016%	78,516	85,582	0.000007
25-2059	Special Education Teachers, All Other	0.0020%	70,518	76,865	0.000009
25-3011	Adult Basic Education, Adult Secondary Education, and English as a Sec	0.0008%	93,587	102,010	0.000004

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
25-3021	Self-Enrichment Teachers	0.0028%	\$ 60,361	\$ 65,793	0.000013
25-3031	Substitute Teachers, Short-Term	0.0253%	55,293	60,269	0.000117
25-3041	Tutors	0.0036%	42,968	46,835	0.000017
25-3099	Teachers and Instructors, All Other	0.0114%	89,178	97,204	0.000053
25-4011	Archivists	0.0022%	67,907	74,019	0.000010
25-4012	Curators	0.0004%	80,911	88,193	0.000002
25-4022	Librarians and Media Collections Specialists	0.0176%	85,753	93,471	0.000081
25-4031	Library Technicians	0.0104%	45,487	49,581	0.000048
25-9031	Instructional Coordinators	0.0162%	87,338	95,198	0.000075
25-9099	Educational Instruction and Library Workers, All Other	0.0010%	65,563	71,464	0.000005
27-1011	Art Directors	0.0621%	161,531	176,069	0.000287
27-1012	Craft Artists	0.0016%	113,056	123,231	0.000007
27-1013	Fine Artists, Including Painters, Sculptors, and Illustrators	0.0034%	77,052	83,987	0.000016
27-1014	Special Effects Artists and Animators	0.0229%	143,094	155,972	0.000106
27-1019	Artists and Related Workers, All Other	0.0008%	133,213	145,202	0.000004
27-1021	Commercial and Industrial Designers	0.0363%	89,348	97,389	0.000168
27-1022	Fashion Designers	0.0110%	95,475	104,068	0.000051
27-1023	Floral Designers	0.0012%	42,194	45,991	0.000006
27-1024	Graphic Designers	0.2620%	84,134	91,706	0.001212
27-1025	Interior Designers	0.0904%	78,571	85,642	0.000418
27-1026	Merchandise Displayers and Window Trimmers	0.0716%	43,984	47,943	0.000331
27-1027	Set and Exhibit Designers	0.0016%	84,348	91,939	0.000007
27-1029	Designers, All Other	0.0118%	99,401	108,347	0.000054
27-2012	Producers and Directors	0.1191%	143,535	156,453	0.000551
27-2022	Coaches and Scouts	0.0004%	70,049	76,353	0.000002
27-2041	Music Directors and Composers	0.0002%	107,512	117,188	0.000001
27-3031	Public Relations Specialists	0.2101%	83,571	91,092	0.000972
27-3041	Editors	0.1415%	124,791	136,022	0.000654
27-3042	Technical Writers	0.0738%	105,560	115,060	0.000341
27-3043	Writers and Authors	0.0583%	134,812	146,945	0.000269
27-3091	Interpreters and Translators	0.0541%	71,075	77,472	0.000250
27-3092	Court Reporters and Simultaneous Captioners	0.0070%	94,219	102,699	0.000032
27-3099	Media and Communication Workers, All Other	0.0086%	135,519	147,716	0.000040
27-4011	Audio and Video Technicians	0.0257%	88,571	96,542	0.000119
27-4014	Sound Engineering Technicians	0.0042%	90,663	98,823	0.000019
27-4015	Lighting Technicians	0.0004%	105,115	114,575	0.000002
27-4021	Photographers	0.0575%	80,006	87,207	0.000266
27-4031	Camera Operators, Television, Video, and Film	0.0156%	77,559	84,539	0.000072
27-4032	Film and Video Editors	0.0158%	87,961	95,877	0.000073
27-4099	Media and Communication Equipment Workers, All Other	0.0044%	77,037	83,970	0.000020
29-1011	Chiropractors	0.0720%	108,722	118,507	0.000333
29-1021	Dentists, General	0.2111%	114,382	124,676	0.000976
29-1022	Oral and Maxillofacial Surgeons	0.0100%	267,594	291,677	0.000046
29-1031	Dietitians and Nutritionists	0.0423%	73,224	79,814	0.000196
29-1041	Optometrists	0.0664%	118,045	128,669	0.000307
29-1051	Pharmacists	0.0523%	154,715	168,639	0.000242
29-1071	Physician Assistants	0.1748%	144,730	157,756	0.000808
29-1081	Podiatrists	0.0150%	167,475	182,548	0.000069
29-1122	Occupational Therapists	0.0868%	111,472	121,504	0.000401
29-1123	Physical Therapists	0.2201%	114,492	124,796	0.001018
29-1124	Radiation Therapists	0.0106%	131,971	143,848	0.000049
29-1125	Recreational Therapists	0.0022%	73,866	80,514	0.000010
29-1126	Respiratory Therapists	0.0170%	95,504	104,099	0.000078
29-1127	Speech-Language Pathologists	0.0852%	112,896	123,057	0.000394
29-1128	Exercise Physiologists	0.0026%	83,476	90,989	0.000012
29-1131	Veterinarians	0.1463%	139,955	152,551	0.000676
29-1141	Registered Nurses	1.0896%	130,337	142,067	0.005039
29-1151	Nurse Anesthetists	0.0573%	233,369	254,372	0.000265
29-1161	Nurse Midwives	0.0118%	185,494	202,188	0.000054
29-1171	Nurse Practitioners	0.2987%	166,401	181,377	0.001381
29-1181	Audiologists	0.0162%	103,940	113,295	0.000075
29-1212	Cardiologists	0.0299%	330,698	360,461	0.000138
29-1214	Emergency Medicine Physicians	0.0519%	222,264	242,268	0.000240
29-1215	Family Medicine Physicians	0.1600%	256,475	279,558	0.000740

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
29-1216	General Internal Medicine Physicians	0.0766%	\$ 229,360	\$ 250,002	0.000354
29-1217	Neurologists	0.0088%	264,646	288,464	0.000041
29-1221	Pediatricians, General	0.0517%	176,011	191,852	0.000239
29-1222	Physicians, Pathologists	0.0150%	210,462	229,404	0.000069
29-1223	Psychiatrists	0.0245%	332,645	362,583	0.000113
29-1224	Radiologists	0.0475%	400,450	436,491	0.000220
29-1249	Surgeons, All Other	0.0427%	334,858	364,995	0.000197
29-1291	Acupuncturists	0.0132%	107,800	117,502	0.000061
29-1292	Dental Hygienists	0.4160%	116,030	126,473	0.001924
29-1299	Healthcare Diagnosing or Treating Practitioners, All Other	0.0088%	81,052	88,347	0.000041
29-2031	Cardiovascular Technologists and Technicians	0.0192%	85,796	93,518	0.000089
29-2032	Diagnostic Medical Sonographers	0.0619%	111,896	121,967	0.000286
29-2033	Nuclear Medicine Technologists	0.0080%	131,313	143,131	0.000037
29-2034	Radiologic Technologists and Technicians	0.1588%	90,157	98,271	0.000735
29-2035	Magnetic Resonance Imaging Technologists	0.0293%	108,469	118,231	0.000136
29-2036	Medical Dosimetrists	0.0014%	174,573	190,285	0.000006
29-2042	Emergency Medical Technicians	0.0186%	48,225	52,565	0.000086
29-2043	Paramedics	0.0108%	78,421	85,479	0.000050
29-2051	Dietetic Technicians	0.0026%	45,247	49,319	0.000012
29-2052	Pharmacy Technicians	0.0549%	53,176	57,962	0.000254
29-2053	Psychiatric Technicians	0.0421%	57,229	62,380	0.000195
29-2055	Surgical Technologists	0.0571%	71,498	77,933	0.000264
29-2056	Veterinary Technologists and Technicians	0.2259%	51,177	55,783	0.001045
29-2057	Ophthalmic Medical Technicians	0.1221%	51,664	56,314	0.000565
29-2061	Licensed Practical and Licensed Vocational Nurses	0.3035%	71,199	77,607	0.001404
29-2072	Medical Records Specialists	0.1953%	70,867	77,245	0.000903
29-2081	Opticians, Dispensing	0.0822%	57,352	62,514	0.000380
29-2091	Orthotists and Prosthetists	0.0136%	93,323	101,722	0.000063
29-2092	Hearing Aid Specialists	0.0050%	59,325	64,664	0.000023
29-2099	Health Technologists and Technicians, All Other	0.1468%	57,978	63,196	0.000679
29-9021	Health Information Technologists and Medical Registrars	0.0285%	92,265	100,569	0.000132
29-9091	Athletic Trainers	0.0142%	68,569	74,740	0.000066
29-9092	Genetic Counselors	0.0018%	115,486	125,880	0.000008
29-9093	Surgical Assistants	0.0184%	55,961	60,997	0.000085
29-9099	Healthcare Practitioners and Technical Workers, All Other	0.0277%	83,585	91,108	0.000128
31-1131	Nursing Assistants	0.1514%	44,765	48,794	0.000700
31-1132	Orderlies	0.0066%	48,387	52,742	0.000030
31-1133	Psychiatric Aides	0.0054%	49,653	54,122	0.000025
31-2011	Occupational Therapy Assistants	0.0423%	81,875	89,244	0.000196
31-2012	Occupational Therapy Aides	0.0026%	66,775	72,785	0.000012
31-2021	Physical Therapist Assistants	0.1026%	79,787	86,968	0.000474
31-2022	Physical Therapist Aides	0.0650%	40,266	43,890	0.000301
31-9011	Massage Therapists	0.0613%	70,376	76,710	0.000283
31-9091	Dental Assistants	0.6854%	45,979	50,117	0.003170
31-9092	Medical Assistants	1.1656%	46,277	50,442	0.005391
31-9093	Medical Equipment Preparers	0.0263%	57,865	63,073	0.000122
31-9094	Medical Transcriptionists	0.0804%	41,000	44,690	0.000372
31-9095	Pharmacy Aides	0.0086%	49,679	54,150	0.000040
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	0.1893%	41,518	45,255	0.000876
31-9097	Phlebotomists	0.1293%	51,018	55,610	0.000598
31-9099	Healthcare Support Workers, All Other	0.0557%	53,056	57,831	0.000257
33-1011	First-Line Supervisors of Correctional Officers	0.0028%	110,822	120,796	0.000013
33-1021	First-Line Supervisors of Firefighting and Prevention Workers	0.0058%	152,353	166,065	0.000027
33-1091	First-Line Supervisors of Security Workers	0.0601%	59,332	64,672	0.000278
33-1099	First-Line Supervisors of Protective Service Workers, All Other	0.0092%	76,601	83,495	0.000042
33-2011	Firefighters	0.0373%	100,766	109,835	0.000173
33-2021	Fire Inspectors and Investigators	0.0010%	111,350	121,372	0.000005
33-3012	Correctional Officers and Jailers	0.0357%	78,462	85,524	0.000165
33-9021	Private Detectives and Investigators	0.0359%	64,469	70,271	0.000166
33-9032	Security Guards	1.4575%	39,644	43,212	0.006741
33-9091	Crossing Guards and Flaggers	0.0776%	51,413	56,040	0.000359
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	0.0030%	38,027	41,449	0.000014
33-9094	School Bus Monitors	0.0002%	37,418	40,786	0.000001
33-9099	Protective Service Workers, All Other	0.0257%	46,863	51,081	0.000119

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
35-1011	Chefs and Head Cooks	0.0405%	\$ 72,644	\$ 79,182	0.000187
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	0.1018%	47,337	51,597	0.000471
35-2011	Cooks, Fast Food	0.0036%	36,873	40,192	0.000017
35-2012	Cooks, Institution and Cafeteria	0.1283%	44,563	48,574	0.000593
35-2014	Cooks, Restaurant	0.0706%	41,251	44,964	0.000327
35-2015	Cooks, Short Order	0.0154%	37,783	41,183	0.000071
35-2019	Cooks, All Other	0.0094%	40,978	44,666	0.000043
35-2021	Food Preparation Workers	0.1299%	37,256	40,609	0.000601
35-3011	Bartenders	0.0802%	41,110	44,810	0.000371
35-3023	Fast Food and Counter Workers	0.2658%	35,937	39,171	0.001229
35-3031	Waiters and Waitresses	0.1189%	39,425	42,973	0.000550
35-3041	Food Servers, Nonrestaurant	0.0573%	40,472	44,114	0.000265
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.0427%	36,167	39,422	0.000197
35-9021	Dishwashers	0.0613%	36,028	39,271	0.000283
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	0.0140%	35,284	38,460	0.000065
35-9099	Food Preparation and Serving Related Workers, All Other	0.0148%	38,603	42,077	0.000068
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	0.1443%	57,043	62,177	0.000667
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping	0.1636%	60,870	66,348	0.000757
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2.2237%	41,116	44,816	0.010284
37-2012	Maids and Housekeeping Cleaners	0.3244%	40,927	44,610	0.001500
37-2019	Building Cleaning Workers, All Other	0.0249%	47,113	51,353	0.000115
37-2021	Pest Control Workers	0.1688%	49,767	54,246	0.000781
37-3011	Landscaping and Groundskeeping Workers	1.2211%	43,716	47,650	0.005647
37-3012	Pesticide Handlers, Sprayers, and Applicators, Vegetation	0.0245%	47,836	52,141	0.000113
37-3013	Tree Trimmers and Pruners	0.0738%	63,126	68,807	0.000341
37-3019	Grounds Maintenance Workers, All Other	0.0132%	47,673	51,964	0.000061
39-1014	First-Line Supervisors of Entertainment and Recreation Workers, Except C	0.0016%	52,663	57,403	0.000007
39-1022	First-Line Supervisors of Personal Service Workers	0.0058%	56,923	62,046	0.000027
39-2011	Animal Trainers	0.0008%	51,694	56,346	0.000004
39-2021	Animal Caretakers	0.0750%	39,121	42,642	0.000347
39-3031	Ushers, Lobby Attendants, and Ticket Takers	0.0126%	37,029	40,362	0.000058
39-3091	Amusement and Recreation Attendants	0.0064%	35,454	38,645	0.000030
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0002%	45,059	49,114	0.000001
39-5012	Hairdressers, Hairstylists, and Cosmetologists	0.0028%	49,233	53,664	0.000013
39-5091	Makeup Artists, Theatrical and Performance	0.0002%	123,018	134,090	0.000001
39-5092	Manicurists and Pedicurists	0.0002%	35,647	38,855	0.000001
39-5094	Skincare Specialists	0.0160%	56,502	61,587	0.000074
39-6011	Baggage Porters and Bellhops	0.0054%	37,709	41,103	0.000025
39-6012	Concierges	0.0257%	43,610	47,535	0.000119
39-9011	Childcare Workers	0.0162%	37,518	40,895	0.000075
39-9031	Exercise Trainers and Group Fitness Instructors	0.0132%	60,397	65,833	0.000061
39-9032	Recreation Workers	0.0120%	39,008	42,519	0.000055
39-9041	Residential Advisors	0.0086%	46,697	50,900	0.000040
39-9099	Personal Care and Service Workers, All Other	0.0024%	37,819	41,223	0.000011
41-1011	First-Line Supervisors of Retail Sales Workers	0.0686%	55,353	60,335	0.000317
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.2422%	96,262	104,926	0.001120
41-2011	Cashiers	0.1297%	35,448	38,638	0.000600
41-2021	Counter and Rental Clerks	0.2570%	43,537	47,455	0.001189
41-2022	Parts Salespersons	0.0064%	44,318	48,307	0.000030
41-2031	Retail Salespersons	0.2536%	40,773	44,443	0.001173
41-3011	Advertising Sales Agents	0.1810%	80,887	88,167	0.000837
41-3021	Insurance Sales Agents	0.8707%	88,484	96,448	0.004027
41-3031	Securities, Commodities, and Financial Services Sales Agents	0.5519%	115,910	126,342	0.002552
41-3041	Travel Agents	0.0014%	53,031	57,804	0.000006
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financi	1.3691%	82,502	89,927	0.006332
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scie	0.1820%	112,034	122,117	0.000842
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical a	0.5325%	81,968	89,345	0.002463
41-9011	Demonstrators and Product Promoters	0.0491%	42,310	46,118	0.000227
41-9022	Real Estate Sales Agents	0.3360%	74,125	80,796	0.001554
41-9031	Sales Engineers	0.0716%	145,837	158,962	0.000331
41-9041	Telemarketers	0.2011%	40,550	44,200	0.000930
41-9091	Door-to-Door Sales Workers, News and Street Vendors, and Related Worl	0.0114%	45,026	49,078	0.000053
41-9099	Sales and Related Workers, All Other	0.0936%	60,492	65,936	0.000433
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1.4831%	74,833	81,568	0.006859
43-2011	Switchboard Operators, Including Answering Service	0.0439%	45,703	49,816	0.000203

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
43-2021	Telephone Operators	0.0024%	\$ 57,088	\$ 62,226	0.000011
43-3011	Bill and Account Collectors	0.3328%	55,134	60,096	0.001539
43-3021	Billing and Posting Clerks	0.6018%	51,038	55,631	0.002783
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1.6187%	54,255	59,138	0.007486
43-3051	Payroll and Timekeeping Clerks	0.1698%	58,248	63,490	0.000785
43-3061	Procurement Clerks	0.0343%	52,809	57,562	0.000159
43-3071	Tellers	0.7414%	42,858	46,715	0.003429
43-3099	Financial Clerks, All Other	0.0437%	55,900	60,931	0.000202
43-4011	Brokerage Clerks	0.0249%	64,470	70,272	0.000115
43-4021	Correspondence Clerks	0.0094%	49,577	54,039	0.000043
43-4031	Court, Municipal, and License Clerks	0.0040%	59,799	65,181	0.000018
43-4041	Credit Authorizers, Checkers, and Clerks	0.0233%	52,426	57,144	0.000108
43-4051	Customer Service Representatives	3.2205%	47,006	51,237	0.014894
43-4061	Eligibility Interviewers, Government Programs	0.0048%	59,829	65,214	0.000022
43-4071	File Clerks	0.0938%	44,880	48,919	0.000434
43-4081	Hotel, Motel, and Resort Desk Clerks	0.0194%	38,057	41,482	0.000090
43-4111	Interviewers, Except Eligibility and Loan	0.1185%	49,521	53,978	0.000548
43-4121	Library Assistants, Clerical	0.0152%	48,410	52,767	0.000070
43-4131	Loan Interviewers and Clerks	0.4775%	51,730	56,386	0.002208
43-4141	New Accounts Clerks	0.0792%	49,537	53,995	0.000366
43-4151	Order Clerks	0.0513%	44,416	48,413	0.000237
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.0912%	53,381	58,185	0.000422
43-4171	Receptionists and Information Clerks	1.2590%	40,224	43,844	0.005823
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0028%	44,024	47,986	0.000013
43-4199	Information and Record Clerks, All Other	0.0483%	55,402	60,388	0.000223
43-5011	Cargo and Freight Agents	0.0066%	54,615	59,530	0.000030
43-5021	Couriers and Messengers	0.0617%	40,573	44,225	0.000285
43-5031	Public Safety Telecommunicators	0.0018%	73,934	80,588	0.000008
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.1059%	51,815	56,478	0.000490
43-5041	Meter Readers, Utilities	0.0110%	69,296	75,533	0.000051
43-5061	Production, Planning, and Expediting Clerks	0.3575%	59,533	64,891	0.001654
43-5071	Shipping, Receiving, and Inventory Clerks	0.4725%	43,724	47,659	0.002185
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.0301%	41,208	44,917	0.000139
43-6011	Executive Secretaries and Executive Administrative Assistants	0.4194%	77,821	84,825	0.001940
43-6012	Legal Secretaries and Administrative Assistants	0.2702%	66,949	72,974	0.001249
43-6013	Medical Secretaries and Administrative Assistants	0.8973%	48,523	52,890	0.004150
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Ex	1.5407%	51,901	56,572	0.007126
43-9021	Data Entry Keyers	0.1951%	41,401	45,127	0.000902
43-9022	Word Processors and Typists	0.0102%	50,626	55,182	0.000047
43-9031	Desktop Publishers	0.0090%	57,577	62,759	0.000042
43-9041	Insurance Claims and Policy Processing Clerks	0.4741%	51,017	55,609	0.002192
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	0.0934%	42,596	46,430	0.000432
43-9061	Office Clerks, General	2.3953%	46,402	50,578	0.011078
43-9071	Office Machine Operators, Except Computer	0.0415%	45,575	49,677	0.000192
43-9081	Proofreaders and Copy Markers	0.0076%	59,680	65,051	0.000035
43-9111	Statistical Assistants	0.0050%	60,853	66,330	0.000023
43-9199	Office and Administrative Support Workers, All Other	0.0864%	49,982	54,480	0.000400
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.0054%	76,175	83,031	0.000025
45-2011	Agricultural Inspectors	0.0046%	63,265	68,959	0.000021
45-2041	Graders and Sorters, Agricultural Products	0.0204%	37,696	41,089	0.000094
45-2091	Agricultural Equipment Operators	0.0022%	40,439	44,079	0.000010
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0375%	39,238	42,769	0.000173
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	0.0082%	50,747	55,314	0.000038
45-2099	Agricultural Workers, All Other	0.0018%	48,776	53,166	0.000008
45-4011	Forest and Conservation Workers	0.0004%	34,539	37,648	0.000002
45-4021	Fallers	0.0024%	91,106	99,306	0.000011
45-4022	Logging Equipment Operators	0.0110%	61,350	66,872	0.000051
45-4023	Log Graders and Scalers	0.0062%	53,167	57,952	0.000029
45-4029	Logging Workers, All Other	0.0002%	51,339	55,960	0.000001
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	1.0918%	93,411	101,818	0.005049
47-2011	Boilermakers	0.0208%	100,993	110,082	0.000096
47-2021	Brickmasons and Blockmasons	0.1044%	70,932	77,316	0.000483
47-2022	Stonemasons	0.0170%	63,468	69,180	0.000078
47-2031	Carpenters	1.2594%	69,762	76,041	0.005824
47-2041	Carpet Installers	0.0204%	51,733	56,389	0.000094
47-2042	Floor Layers, Except Carpet, Wood, and Hard Tiles	0.0293%	58,169	63,404	0.000136

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
47-2043	Floor Sanders and Finishers	0.0080%	\$ 64,915	\$ 70,757	0.000037
47-2044	Tile and Stone Setters	0.0720%	60,408	65,845	0.000333
47-2051	Cement Masons and Concrete Finishers	0.3607%	65,437	71,326	0.001668
47-2053	Terrazzo Workers and Finishers	0.0050%	62,972	68,639	0.000023
47-2061	Construction Laborers	1.8131%	56,752	61,860	0.008385
47-2071	Paving, Surfacing, and Tamping Equipment Operators	0.0700%	71,971	78,448	0.000324
47-2072	Pile Driver Operators	0.0070%	94,732	103,258	0.000032
47-2073	Operating Engineers and Other Construction Equipment Operators	0.5493%	85,327	93,006	0.002540
47-2081	Drywall and Ceiling Tile Installers	0.1953%	68,756	74,944	0.000903
47-2082	Tapers	0.0289%	63,613	69,338	0.000134
47-2111	Electricians	1.1301%	81,597	88,941	0.005227
47-2121	Glaziers	0.0868%	69,609	75,874	0.000401
47-2131	Insulation Workers, Floor, Ceiling, and Wall	0.0577%	63,499	69,214	0.000267
47-2132	Insulation Workers, Mechanical	0.0523%	88,665	96,645	0.000242
47-2141	Painters, Construction and Maintenance	0.3763%	56,934	62,058	0.001740
47-2142	Paperhangers	0.0040%	52,609	57,344	0.000018
47-2151	Pipelayers	0.0499%	59,450	64,801	0.000231
47-2152	Plumbers, Pipefitters, and Steamfitters	0.7448%	74,116	80,786	0.003445
47-2161	Plasterers and Stucco Masons	0.0491%	63,735	69,471	0.000227
47-2171	Reinforcing Iron and Rebar Workers	0.0299%	62,580	68,212	0.000138
47-2181	Roofers	0.2582%	69,158	75,382	0.001194
47-2211	Sheet Metal Workers	0.2127%	87,928	95,842	0.000984
47-2221	Structural Iron and Steel Workers	0.1295%	66,103	72,052	0.000599
47-2231	Solar Photovoltaic Installers	0.0273%	55,471	60,463	0.000126
47-3011	Helpers--Brickmasons, Blockmasons, Stonemasons, and Tile and Marble	0.0355%	47,970	52,287	0.000164
47-3012	Helpers--Carpenters	0.0539%	52,449	57,169	0.000249
47-3013	Helpers--Electricians	0.1365%	47,212	51,461	0.000631
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	0.0148%	47,145	51,388	0.000068
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	0.0894%	40,600	44,254	0.000413
47-3016	Helpers--Roofers	0.0130%	47,681	51,972	0.000060
47-3019	Helpers, Construction Trades, All Other	0.0483%	45,628	49,735	0.000223
47-4011	Construction and Building Inspectors	0.1167%	94,651	103,170	0.000540
47-4021	Elevator and Escalator Installers and Repairers	0.0411%	118,577	129,249	0.000190
47-4031	Fence Erectors	0.0457%	50,655	55,214	0.000211
47-4041	Hazardous Materials Removal Workers	0.0108%	60,533	65,981	0.000050
47-4051	Highway Maintenance Workers	0.0118%	56,289	61,355	0.000054
47-4061	Rail-Track Laying and Maintenance Equipment Operators	0.0048%	74,430	81,129	0.000022
47-4071	Septic Tank Servicers and Sewer Pipe Cleaners	0.0092%	49,769	54,248	0.000042
47-5012	Rotary Drill Operators, Oil and Gas	0.0006%	73,869	80,517	0.000003
47-5013	Service Unit Operators, Oil and Gas	0.0012%	64,190	69,967	0.000006
47-5022	Excavating and Loading Machine and Dragline Operators, Surface Mining	0.0293%	75,753	82,571	0.000136
47-5023	Earth Drillers, Except Oil and Gas	0.0217%	65,006	70,857	0.000101
47-5032	Explosives Workers, Ordnance Handling Experts, and Blasters	0.0024%	69,688	75,960	0.000011
47-5041	Continuous Mining Machine Operators	0.0004%	70,959	77,345	0.000002
47-5044	Loading and Moving Machine Operators, Underground Mining	0.0002%	55,192	60,159	0.000001
47-5051	Rock Splitters, Quarry	0.0028%	59,563	64,924	0.000013
47-5071	Roustabouts, Oil and Gas	0.0054%	63,430	69,139	0.000025
47-5081	Helpers--Extraction Workers	0.0048%	55,730	60,746	0.000022
47-5099	Extraction Workers, All Other	0.0012%	55,141	60,104	0.000006
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.3699%	87,345	95,206	0.001711
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.0289%	51,222	55,832	0.000134
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0136%	78,849	85,945	0.000063
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Inst	0.3125%	72,986	79,555	0.001445
49-2091	Avionics Technicians	0.0042%	87,443	95,313	0.000019
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0022%	53,040	57,814	0.000010
49-2093	Electrical and Electronics Installers and Repairers, Transportation Equipm	0.0008%	58,206	63,445	0.000004
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipmen	0.0321%	77,614	84,599	0.000149
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	0.0042%	108,496	118,261	0.000019
49-2097	Audiovisual Equipment Installers and Repairers	0.0182%	54,519	59,426	0.000084
49-2098	Security and Fire Alarm Systems Installers	0.1415%	63,359	69,061	0.000654
49-3011	Aircraft Mechanics and Service Technicians	0.0146%	80,860	88,137	0.000067
49-3021	Automotive Body and Related Repairers	0.0014%	60,235	65,656	0.000006
49-3022	Automotive Glass Installers and Repairers	0.0012%	48,425	52,783	0.000006
49-3023	Automotive Service Technicians and Mechanics	0.0265%	58,808	64,101	0.000123
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.0660%	68,711	74,895	0.000305
49-3041	Farm Equipment Mechanics and Service Technicians	0.0032%	55,020	59,972	0.000015

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0902%	\$ 67,699	\$ 73,792	0.000417
49-3051	Motorboat Mechanics and Service Technicians	0.0002%	60,587	66,040	0.000001
49-3052	Motorcycle Mechanics	0.0002%	65,871	71,799	0.000001
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0124%	54,288	59,174	0.000057
49-3092	Recreational Vehicle Service Technicians	0.0002%	64,898	70,739	0.000001
49-3093	Tire Repairers and Changers	0.0018%	40,875	44,554	0.000008
49-9011	Mechanical Door Repairers	0.0347%	56,620	61,716	0.000161
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	0.0128%	83,644	91,172	0.000059
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.5906%	69,048	75,262	0.002731
49-9031	Home Appliance Repairers	0.0044%	48,012	52,333	0.000020
49-9041	Industrial Machinery Mechanics	0.2825%	69,978	76,276	0.001307
49-9043	Maintenance Workers, Machinery	0.0525%	68,306	74,454	0.000243
49-9044	Millwrights	0.0553%	64,015	69,776	0.000256
49-9051	Electrical Power-Line Installers and Repairers	0.0914%	108,930	118,734	0.000423
49-9052	Telecommunications Line Installers and Repairers	0.1917%	73,444	80,054	0.000887
49-9061	Camera and Photographic Equipment Repairers	0.0004%	43,447	47,357	0.000002
49-9062	Medical Equipment Repairers	0.0112%	64,059	69,824	0.000052
49-9063	Musical Instrument Repairers and Tuners	0.0012%	47,799	52,101	0.000006
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0026%	71,071	77,467	0.000012
49-9071	Maintenance and Repair Workers, General	1.2434%	53,841	58,687	0.005751
49-9081	Wind Turbine Service Technicians	0.0050%	71,736	78,192	0.000023
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.0052%	54,489	59,393	0.000024
49-9092	Commercial Divers	0.0046%	130,262	141,986	0.000021
49-9094	Locksmiths and Safe Repairers	0.0223%	58,496	63,761	0.000103
49-9096	Riggers	0.0148%	107,709	117,403	0.000068
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.0808%	42,808	46,661	0.000374
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.1361%	50,813	55,386	0.000629
51-1011	First-Line Supervisors of Production and Operating Workers	0.6692%	81,165	88,470	0.003095
51-2011	Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	0.0070%	61,155	66,659	0.000032
51-2021	Coil Winders, Tapers, and Finishers	0.0100%	40,698	44,361	0.000046
51-2031	Engine and Other Machine Assemblers	0.0672%	51,131	55,733	0.000311
51-2041	Structural Metal Fabricators and Fitters	0.0922%	53,554	58,374	0.000426
51-2051	Fiberglass Laminators and Fabricators	0.0054%	49,552	54,012	0.000025
51-3011	Bakers	0.1419%	39,753	43,331	0.000656
51-3021	Butchers and Meat Cutters	0.0231%	40,875	44,554	0.000107
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.1943%	36,914	40,236	0.000899
51-3023	Slaughterers and Meat Packers	0.1590%	37,123	40,464	0.000735
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators and Tenders	0.0261%	41,900	45,671	0.000121
51-3092	Food Batchmakers	0.2326%	40,028	43,631	0.001076
51-3093	Food Cooking Machine Operators and Tenders	0.0395%	41,519	45,256	0.000183
51-3099	Food Processing Workers, All Other	0.0571%	38,450	41,911	0.000264
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	0.0295%	43,729	47,665	0.000137
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and Plastic	0.0154%	53,236	58,027	0.000071
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	0.0174%	50,456	54,997	0.000080
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	0.2512%	46,604	50,798	0.001162
51-4032	Drilling and Boring Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0096%	54,835	59,770	0.000044
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0798%	44,451	48,452	0.000369
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0299%	52,221	56,921	0.000138
51-4035	Milling and Planing Machine Setters, Operators, and Tenders, Metal and Plastic	0.0146%	52,545	57,274	0.000067
51-4041	Machinists	0.4852%	55,640	60,648	0.002244
51-4051	Metal-Refining Furnace Operators and Tenders	0.0038%	49,651	54,120	0.000018
51-4052	Pourers and Casters, Metal	0.0012%	41,333	45,053	0.000006
51-4061	Model Makers, Metal and Plastic	0.0054%	84,122	91,693	0.000025
51-4062	Patternmakers, Metal and Plastic	0.0012%	68,551	74,721	0.000006
51-4071	Foundry Mold and Coremakers	0.0050%	40,755	44,423	0.000023
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	0.1057%	44,865	48,903	0.000489
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.1752%	46,023	50,165	0.000810
51-4111	Tool and Die Makers	0.0936%	72,503	79,028	0.000433
51-4121	Welders, Cutters, Solderers, and Brazers	0.5487%	55,766	60,785	0.002538
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	0.0447%	53,445	58,255	0.000207
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Metal and Plastic	0.0108%	49,060	53,475	0.000050
51-4192	Layout Workers, Metal and Plastic	0.0028%	59,297	64,634	0.000013
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and Plastic	0.0186%	46,420	50,598	0.000086
51-4194	Tool Grinders, Filers, and Sharpeners	0.0068%	43,337	47,237	0.000031
51-4199	Metal Workers and Plastic Workers, All Other	0.0231%	45,467	49,559	0.000107
51-5111	Prepress Technicians and Workers	0.0058%	53,338	58,138	0.000027

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
51-5112	Printing Press Operators	0.0652%	\$ 47,044	\$ 51,278	0.000302
51-5113	Print Binding and Finishing Workers	0.0090%	43,076	46,953	0.000042
51-6011	Laundry and Dry-Cleaning Workers	0.0251%	37,624	41,010	0.000116
51-6021	Pressers, Textile, Garment, and Related Materials	0.0006%	37,740	41,137	0.000003
51-6031	Sewing Machine Operators	0.1040%	37,049	40,383	0.000481
51-6042	Shoe Machine Operators and Tenders	0.0002%	39,397	42,943	0.000001
51-6051	Sewers, Hand	0.0010%	33,927	36,980	0.000005
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0018%	48,767	53,156	0.000008
51-6061	Textile Bleaching and Dyeing Machine Operators and Tenders	0.0118%	37,059	40,394	0.000054
51-6062	Textile Cutting Machine Setters, Operators, and Tenders	0.0142%	40,674	44,335	0.000066
51-6063	Textile Knitting and Weaving Machine Setters, Operators, and Tenders	0.0289%	37,576	40,958	0.000134
51-6064	Textile Winding, Twisting, and Drawing Out Machine Setters, Operators, a	0.0429%	35,919	39,152	0.000198
51-6091	Extruding and Forming Machine Setters, Operators, and Tenders, Synthet	0.0164%	54,725	59,650	0.000076
51-6092	Fabric and Apparel Patternmakers	0.0020%	64,090	69,858	0.000009
51-6093	Upholsterers	0.0355%	43,323	47,222	0.000164
51-6099	Textile, Apparel, and Furnishings Workers, All Other	0.0138%	36,484	39,768	0.000064
51-7011	Cabinetmakers and Bench Carpenters	0.1730%	47,625	51,911	0.000800
51-7021	Furniture Finishers	0.0243%	48,934	53,338	0.000113
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	0.0798%	45,489	49,583	0.000369
51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	0.1263%	43,200	47,088	0.000584
51-7099	Woodworkers, All Other	0.0116%	44,354	48,346	0.000054
51-8012	Power Distributors and Dispatchers	0.0022%	107,407	117,074	0.000010
51-8013	Power Plant Operators	0.0012%	110,130	120,042	0.000006
51-8021	Stationary Engineers and Boiler Operators	0.0122%	75,726	82,541	0.000056
51-8031	Water and Wastewater Treatment Plant and System Operators	0.0385%	80,261	87,484	0.000178
51-8091	Chemical Plant and System Operators	0.0072%	93,562	101,983	0.000033
51-8092	Gas Plant Operators	0.0006%	106,258	115,821	0.000003
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	0.0022%	101,658	110,807	0.000010
51-8099	Plant and System Operators, All Other	0.0054%	68,001	74,121	0.000025
51-9011	Chemical Equipment Operators and Tenders	0.0874%	51,749	56,406	0.000404
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, C	0.0684%	60,674	66,135	0.000317
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tende	0.0275%	44,830	48,865	0.000127
51-9022	Grinding and Polishing Workers, Hand	0.0215%	39,704	43,277	0.000100
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	0.1213%	49,233	53,664	0.000561
51-9031	Cutters and Trimmers, Hand	0.0060%	36,852	40,169	0.000028
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	0.0577%	44,604	48,618	0.000267
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operator	0.0477%	46,025	50,167	0.000221
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	0.0190%	40,965	44,652	0.000088
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.6680%	51,663	56,313	0.003089
51-9071	Jewelers and Precious Stone and Metal Workers	0.0126%	50,935	55,519	0.000058
51-9081	Dental Laboratory Technicians	0.0678%	59,486	64,840	0.000314
51-9082	Medical Appliance Technicians	0.0200%	47,806	52,109	0.000092
51-9083	Ophthalmic Laboratory Technicians	0.0273%	54,671	59,591	0.000126
51-9111	Packaging and Filling Machine Operators and Tenders	0.5487%	42,747	46,594	0.002538
51-9123	Painting, Coating, and Decorating Workers	0.0130%	60,027	65,429	0.000060
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	0.1193%	51,786	56,447	0.000552
51-9141	Semiconductor Processing Technicians	0.0467%	55,871	60,899	0.000216
51-9151	Photographic Process Workers and Processing Machine Operators	0.0052%	58,303	63,550	0.000024
51-9161	Computer Numerically Controlled Tool Operators	0.2416%	50,832	55,407	0.001117
51-9162	Computer Numerically Controlled Tool Programmers	0.0387%	77,583	84,565	0.000179
51-9191	Adhesive Bonding Machine Operators and Tenders	0.0068%	47,625	51,911	0.000031
51-9192	Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	0.0168%	39,751	43,329	0.000078
51-9193	Cooling and Freezing Equipment Operators and Tenders	0.0122%	44,231	48,212	0.000056
51-9194	Etchers and Engravers	0.0046%	41,793	45,554	0.000021
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0621%	49,373	53,817	0.000287
51-9196	Paper Goods Machine Setters, Operators, and Tenders	0.0088%	48,177	52,513	0.000041
51-9197	Tire Builders	0.0008%	46,729	50,935	0.000004
51-9198	Helpers--Production Workers	0.2650%	39,645	43,213	0.001225
51-9199	Production Workers, All Other	0.2700%	44,759	48,787	0.001248
53-2011	Airline Pilots, Copilots, and Flight Engineers	0.0006%	265,534	289,432	0.000003
53-2012	Commercial Pilots	0.0104%	182,127	198,518	0.000048
53-3011	Ambulance Drivers and Attendants, Except Emergency Medical Technicia	0.0008%	42,464	46,286	0.000004
53-3031	Driver/Sales Workers	0.0595%	43,859	47,806	0.000275
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.6862%	57,119	62,260	0.003173
53-3033	Light Truck Drivers	0.1872%	50,085	54,593	0.000866
53-3051	Bus Drivers, School	0.0006%	52,308	57,016	0.000003

Table 2.7: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Irwindale Households
53-3052	Bus Drivers, Transit and Intercity	0.0008%	\$ 58,876	\$ 64,175	0.000004
53-3053	Shuttle Drivers and Chauffeurs	0.0225%	39,821	43,405	0.000104
53-3054	Taxi Drivers	0.0008%	37,617	41,003	0.000004
53-5011	Sailors and Marine Oilers	0.0022%	65,587	71,490	0.000010
53-5021	Captains, Mates, and Pilots of Water Vessels	0.0028%	112,687	122,829	0.000013
53-5022	Motorboat Operators	0.0010%	65,724	71,639	0.000005
53-5031	Ship Engineers	0.0004%	135,238	147,409	0.000002
53-6011	Bridge and Lock Tenders	0.0002%	62,092	67,680	0.000001
53-6021	Parking Attendants	0.0134%	36,462	39,744	0.000062
53-6031	Automotive and Watercraft Service Attendants	0.0012%	39,444	42,994	0.000006
53-6041	Traffic Technicians	0.0018%	75,217	81,987	0.000008
53-6051	Transportation Inspectors	0.0032%	74,510	81,216	0.000015
53-6099	Transportation Workers, All Other	0.0030%	47,685	51,977	0.000014
53-7011	Conveyor Operators and Tenders	0.0088%	39,653	43,222	0.000041
53-7021	Crane and Tower Operators	0.0439%	60,796	66,268	0.000203
53-7031	Dredge Operators	0.0018%	71,770	78,229	0.000008
53-7041	Hoist and Winch Operators	0.0006%	51,468	56,100	0.000003
53-7051	Industrial Truck and Tractor Operators	0.4206%	46,880	51,099	0.001945
53-7061	Cleaners of Vehicles and Equipment	0.0896%	37,344	40,705	0.000414
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1.9198%	40,772	44,441	0.008879
53-7063	Machine Feeders and Offbearers	0.0549%	42,594	46,427	0.000254
53-7064	Packers and Packagers, Hand	0.4733%	37,178	40,524	0.002189
53-7065	Stockers and Order Fillers	0.3575%	39,762	43,341	0.001654
53-7072	Pump Operators, Except Wellhead Pumps	0.0046%	69,546	75,805	0.000021
53-7081	Refuse and Recyclable Material Collectors	0.1279%	56,557	61,647	0.000591
53-7121	Tank Car, Truck, and Ship Loaders	0.0014%	58,391	63,646	0.000006
53-7199	Material Moving Workers, All Other	0.0080%	38,707	42,191	0.000037

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Worker Households by Income Category

Table 2.8 summarizes the number of new employee households living in Irwindale by income category. The “Net New Irwindale Household” column in Table 2.5 through Table 2.7 is sorted by income category to identify the number of worker households employed within each prototype whose household income falls within each income category (See Table 1.1). The worker households that fall into moderate or lower median income categories drive the calculation of the commercial linkage fee for each prototype.

Table 2.8: Number of Worker Households by Income Category

	3 Person Household Income Limits	Number of Employee Households		
		Commercial	Office	Industrial
Extremely Low	34,100	-	-	-
Very Low Income	56,750	0.590	0.438	0.154
Low Income	90,850	0.122	0.317	0.144
Moderate Income	106,050	0.009	0.100	0.037
Above Moderate		0.124	0.445	0.127

Sources: Tables 1.1, 2.5, 2.6, and 2.7.

Affordability Gap

The affordability gap analysis from Table 1.11 in Chapter 2 is also used in the calculation of the commercial linkage fee. The net new Irwindale units demanded for each prototype are multiplied by the financing gap per affordable unit and summarized across all income levels to determine the total financing gap per prototype.

Table 2.9: Financing Gap per Prototype

	Extremely Low Income (up to 30% AMI)	Very Low Income (31- 50% AMI)	Low Income (51-80% AMI)	Total
Financing Gap per Affordable Unit	\$ 824,957	\$ 766,255	\$ 677,877	
<i>Commercial Prototype</i>				
Units Demanded	-	0.590	0.122	0.712
Total Financing Gap	\$ -	\$ 452,466	\$ 82,432	\$ 534,899
<i>Office Prototype</i>				
Units Demanded	-	0.438	0.317	0.755
Total Financing Gap	\$ -	\$ 335,905	\$ 214,589	\$ 550,494
<i>Industrial Prototype</i>				
Units Demanded	-	0.154	0.144	0.299
Total Financing Gap	\$ -	\$ 118,163	\$ 97,849	\$ 216,012

Sources: Tables 1.11 and 2.8.

Maximum Justified Commercial Linkage Fee Schedule

The affordability gap from **Table 2.9** is divided by the square footage of each prototype to determine the maximum justified commercial linkage fee per square foot for each land use category. The fee schedule is shown below in **Table 2.10**.

Table 2.10: Maximum Justified Commercial Linkage Fee Schedule

Land Use	Affordability Gap for All New Worker Households	Size of Prototype (Sq. Ft.)	Maximum Fee per Sq. Ft.
Commercial	\$ 534,899	100,000	\$ 5.35
Office	550,494	100,000	5.50
Industrial	216,012	100,000	2.16

Source: Table 2.9.

ORDINANCE NO. 773

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.56 ("AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE") TO TITLE 3 ("REVENUE AND FINANCE") OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, the City Council of the City of Irwindale ("City Council") recognizes that the City of Irwindale ("City") is facing increasing demands for affordable housing, including low-income and senior housing, and further acknowledges the need to facilitate the availability of housing products at different levels of affordability in order to address the housing needs of the entire community; and

WHEREAS, the City Council desires to adopt a fee to help address the increased need for affordable housing connected with new nonresidential development and the development of new market rate residential units ("Affordable Housing Non-Residential Development Linkage Fee" or "Non-Residential Linkage Fee"); and

WHEREAS, the City has caused a study to be prepared that analyzes whether there is a reasonable relationship between the development of nonresidential projects and new market rate residential units and the need to increase the supply of new affordable housing; and

WHEREAS, that draft study, prepared by Willdan Financial Services, entitled "City of Irwindale – Affordable Housing and Commercial Linkage Impact Fee Study" dated October 2023 ("Nexus Study"), demonstrates that such a nexus exists, and that the use of an Affordable Housing Non-Residential Development Linkage Fee for the purpose of increasing the supply of affordable housing in the City is justified, based on the following findings:

- A. Extremely Low-, Very Low-, and Low-Income households in Irwindale, as defined by the 2023 HUD income limits, cannot afford market rate housing in the City. Affordable housing is defined as housing that costs 30 percent or less of gross monthly household income; and
- B. The costs to develop new, modest, rental housing are significant in Irwindale, and exceed the development costs that can be supported by ongoing affordable rents. There is a housing affordability gap, meaning the cost to develop affordable housing units exceeds the amount of what very low-, low-, and moderate-income households can afford to pay for housing; and
- C. The last affordable housing projects in the City took place in 2018 and produced 11 new single-family units. Between 2013 and the end of FY 2022-23, 34 affordable homes have been constructed or rehabilitated and subsequently sold to qualifying households, including the 11 new units built in 2018. Looking forward, the City must ensure there are enough appropriately zoned sites to accommodate 36 Very Low-Income, and 11 Low-Income units by October 2029 to comply with the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs (RHNA) Allocation Plan. The implementation of an affordable housing impact fee and commercial linkage fee could provide funding sources to facilitate the production of affordable housing to meet the City's RHNA allocation; and
- D. The City of Irwindale is projected to generate approximately 6,900 net new jobs by 2040, some of which will be attributable to the demand for workers created by new non-residential developments, including but not limited to office, commercial, and industrial developments; and
- E. New 100,000 square foot Non-Residential Office Developments within the City are projected to generate approximately one to four jobs per development; and
- F. New 100,000 square foot Non-Residential Commercial Developments within the City are projected to generate approximately one to three jobs per development; and
- G. New 100,000 square foot Non-Residential Industrial Developments within the City are projected to generate approximately one to four jobs per development; and
- H. Most jobs generated by new 100,000 square foot Non-Residential Office, Commercial, and Industrial Developments will fall under "Very Low Income" and "Low Income" occupations; and
- I. Low-wage households cannot reasonably afford to pay for market rate housing in the City. This requires households to commute far distances from more affordable areas which puts a strain on workforce satisfaction, air quality, infrastructure, traffic and transit, and the health and safety of the City's residents and workforce; and

- J. As low-wage households cannot reasonably afford to pay for market rate housing in the City, a housing impact fee can bridge the difference between what new low-wage households, generated by new development and job growth, can afford to pay and the cost to provide housing units associated with this induced job growth; and
- K. The current pace of development and maintenance of housing units within the City of Irwindale that are affordable for “Extremely Low Income,” “Very Low Income,” and “Low Income” wage-earners is outpaced by the demand caused by this projected job growth by 2040; and

WHEREAS, the lack of affordable housing production has a detrimental effect on the health, safety, and welfare of the City’s residents including its impacts on traffic, transit and related air quality impacts, and the demands placed on the regional transportation infrastructure, as City-based employees with “Extremely Low Income,” “Very Low Income,” and “Low Income” occupations are unable to afford to live in the City and must commute from more affordable areas; and

WHEREAS, the City Council has determined that the Non-Residential Linkage Fee is consistent with and implements the goals and objectives of the City’s General Plan, including the City’s Housing Element, and in particular Housing Element Policy 5 and Housing Element Policy 9; and

WHEREAS, the Non-Residential Linkage Fee is intended to create a funding mechanism to increase the supply of affordable housing in the City without reference to a specific development or property; and

WHEREAS, the City Council finds that this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Sections 15061 (b)(3) on the grounds that it can be seen with certainty that the Residential Linkage Fee will not have a significant effect on the environment; and

WHEREAS, the City Council has determined that the Non-Residential Linkage Fee should be established consistent with the requirements applicable to fees for public facilities in California Government Code Section 66000 *et seq.*, commonly referred to as the Mitigation Fee Act, without determining that it is required to do so; and

WHEREAS, the City has published advance notice of the public hearing concerning the Non-Residential Linkage Fee in a manner consistent with the Mitigation Fee Act, and during that period made available for public review and comment data indicating the estimated cost required to provide affordable housing and the potential revenue sources; and

WHEREAS, the Non-Residential Linkage Fee is authorized pursuant to Section 400 of the City Charter and Section 7, Article XI of the California Constitution as a police power measure to improve the public welfare of the City; and

WHEREAS, consistent with the Mitigation Fee Act and the City Charter, the Non-Residential Linkage Fee may be established by ordinance and resolution; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

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

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the Nexus Study, staff report, and all attachments thereto, which shall constitute the entire record of the matter, the City Council does hereby find and determine that a reasonable relationship (or “nexus”) exists between the development of non-residential projects and the need to increase the supply of new affordable housing.

SECTION 3. The City Council hereby adopts and adds a new Chapter 3.56, entitled “Affordable Housing Non-Residential Development Linkage Fee” to Title 3, entitled “Revenue and Finance”, of the Irwindale Municipal Code to read in its entirety as set forth below:

“CHAPTER 3.56 – AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE

3.56.010 - Purpose.

The purpose of this chapter is to facilitate the development and availability of housing affordable to a range of households with varying income levels within the City through creation and imposition of a fee on new non-residential development, including commercial, industrial, office, and other non-residential development, which will partially fund the need for affordable housing created by the workforce of this new development. The requirements of this chapter are based on a number of factors including, but not limited to, the City's commitment to increasing opportunities for affordable housing; the immediate need for affordable housing, as reflected in local, state, and federal housing regulations and policies; the demand for affordable housing created by commercial, industrial, and other non-residential development; and the impact that the lack of affordable housing production has on the health, safety, and welfare of the City's residents including its impacts on traffic, transit and related air quality impacts, and the demands placed on the regional transportation infrastructure. Imposing a fee that is reasonably related to the burdens created by new commercial, industrial, office, and other non-residential development on the City's need for affordable housing will enable the City to fund development of affordable housing units that will contribute to addressing these impacts. It is the intent of the City Council that the fee required by this chapter shall be supplementary to any conditions imposed upon a development project pursuant to other

provisions of this Code, the City Charter, the Subdivision Map Act, the California Environmental Quality Act, and other state and local laws, which may authorize the imposition of project specific conditions on development.

3.56.020 – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Applicant” shall mean person, firm, partnership, association, joint venture, corporation, developer, or any entity or combination of entities, which seeks or applies for City approvals, permits or entitlements for all or part of a Non-Residential Development Project.

“Building Permit” shall mean and include full structural building permits as well as partial permits such as foundation-only permits.

“Non-Residential Development Project” shall mean the construction or the addition of new non-residential Gross Leasable Floor Area (as defined in this Section), or the conversion from a use exempt from the Affordable Housing Non-Residential Development Linkage Fee, per Section 3.56.030.B, to a use subject to the Affordable Housing Non-Residential Development Linkage Fee (as set forth in Section 3.56.030). Non-Residential Development Projects include, but are not limited to, development projects for commercial use, industrial use, and office use.

“Community Land Uses” shall mean land uses that serve the public, which include but are not limited to: hospitals, churches or other places of worship, museums, educational facilities (public and private K-12, community colleges, and colleges and universities), youth and recreational facilities, emergency shelters, and other such institutional uses which serve the public, as determined by the Director.

“Director” shall mean the Community Development Director of the City of Irwindale, or his or her designee.

“Gross Leasable Floor Area” means the square footage in a non-residential property designed for a tenant’s exclusive use, which typically includes mezzanines, basements, or upper floors, but does not include shared areas, such as parking garages, public bathrooms or maintenance areas. Gross Leasable Floor Area is measured from the center of the wall separating tenant spaces. Internal walls are incorporated in the Gross Leasable Floor Area.

“City Manager” shall mean the City Manager of the City of Irwindale, or his or her designee.

“Mixed-Use Project” shall mean, for the purposes of this Chapter, any development that contains a combination of residential and non-residential uses within one building, or an integrated group of buildings on one development site.

3.56.030 – Affordable Housing Non-Residential Development Linkage Fee.

- A. An Affordable Housing Non-Residential Development Linkage Fee, in an amount established by resolution of the City Council, is hereby imposed on all Non-Residential Development Projects. The Fee imposed shall be based on the impacts to affordable housing attributable to the Non-Residential Development Project and shall be determined at the time of submittal into building plan check for the project. No Non-Residential Development Project shall be approved, nor shall any such Non-Residential Development Project be constructed, without compliance with this Chapter. The amount of the charge due under this chapter shall be determined at the time of submittal into building plan check for the project. Following project submittal the city shall provide the applicant with a notice in writing, a statement of the amount of the Fee and notification of the ninety (90) day appeal period in which the applicant may protest the imposition of the fee. The full Fee amount shall be due and payable to the City prior to or at the issuance of building permits. No certificate of occupancy or building permit shall be issued for a Non-Residential Development Project that has not paid the Fee required under this chapter.
- B. Notwithstanding subsection A above, this chapter shall not apply to the following:
 - 1. A Non-Residential Development Project with a Gross Leasable Floor Area of 10,000 square feet or less in aggregate;
 - 2. A Non-Residential Development Project with an application that has been submitted and deemed complete by the Community Development Department prior to January 1, 2024;
 - 3. Community Land Uses, as defined in this chapter (such as religious institutions, museums, educational facilities, hospitals, etc.);
 - 4. Reconstruction of any building that was destroyed by fire, flood, earthquake or other act of nature, so long as the square footage does not exceed the square footage prior to the loss; and
 - 5. The housing portion of a Mixed-Use Project.
- C. The Affordable Housing Non-Residential Development Linkage Fee shall be charged on new Gross Leasable Floor Area, subject to Section 3.56.050 (Conversion).

3.56.040 – Adjustments or Waivers.

An applicant for any project subject to the Fee described in this Chapter may apply to the City Manager for an adjustment, reduction, or waiver of the development impact fee based upon the absence of any sufficient nexus between the proposed use and either the amount of Fee charged or purpose of the Fee. Such requests shall be subject to the process outlined below:

- A. Any application for an adjustment, reduction, or waiver of the Fee shall be made in writing and filed with the City Clerk's Office within ninety (90) days of the date of the notice.
- B. The application shall state in detail the factual basis and legal theory for the claim of waiver, reduction or adjustment. The applicant shall bear the burden of proof of presenting substantial evidence to support the request for an adjustment or waiver.
- C. The City Manager shall render a written decision to the request within sixty (60) days after the written appeal is filed. The applicant may seek review of the City Manager's decision by filing a written appeal to the city council within ten (10) days of the City Manager's decision. The written appeal must be in writing and filed with the City Clerk.
- D. The city council shall consider the application at a public hearing held within sixty (60) days after the filing of the written appeal. The decision of the city council shall be final.
- E. If an adjustment or waiver is granted, any increase to the new Gross Leasable Floor Area of the approved Non-Residential Development Project shall invalidate the adjustment or waiver.

3.56.050 – Conversion.

If the original or proposed use, or original or proposed development of a property is exempt from the Affordable Housing Non-Residential Development Linkage Fee, but the property is later converted to a use subject to the Fee, the Gross Leasable Floor Area of the converted square footage shall be subject to the Fee pursuant to Section 3.56.030(A).

3.56.060 – Use of Funds.

All funds generated by the Affordable Housing Non-Residential Development Linkage Fee shall be used to facilitate the development and/or preservation of housing affordable to moderate- and lower-income households.

3.57.070 – Fee Schedule Set by Resolution.

The amount of the Affordable Housing Non-Residential Development Linkage Fee and any adjustments thereto may be reviewed and revised periodically and adopted by resolution of the City Council.”

SECTION 4. The City Council hereby finds and determines the adoption of this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15061(b)(3) because the Ordinance will not allow for or encourage any more development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. All new development projects required to pay the Affordable Housing Non-Residential Development Linkage Fee imposed by this Ordinance and will be subject to appropriate environmental review as part of the entitlement process. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

SECTION 5. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect **60** days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to it taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 8th day of November 2023.

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF IRWINDALE)

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 773 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on November 8, 2023, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on December 13, 2023, and was carried by the following-roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 773 adopted by the City Council of the City of Irwindale at its regular meeting held December 13, 2023, to be posted at the City Hall, Library, and Post Office on October 25, 2023.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated: _____

ORDINANCE NO. 774

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.58 (“AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE”) TO TITLE 3 (“REVENUE AND FINANCE”) OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, the City Council of the City of Irwindale (“City Council”) recognizes that the City of Irwindale (“City”) is facing increasing demands for affordable housing, including low-income and senior housing, and further acknowledges the need to facilitate the availability of housing products at different levels of affordability in order to address the housing needs of the entire community; and

WHEREAS, the City Council desires to adopt a fee to help address the increased need for affordable housing connected with new residential development and the development of new market rate residential units (“Affordable Housing Residential Development Linkage Fee” or “Residential Linkage Fee”); and

WHEREAS, the City has caused a study to be prepared that analyzes whether there is a reasonable relationship between the development of residential projects and new market rate residential units and the need to increase the supply of new affordable housing; and

WHEREAS, that draft study, prepared by Willdan Financial Services, entitled “City of Irwindale – Affordable Housing and Commercial Linkage Impact Fee Study” dated October 2023 (“Nexus Study”), demonstrates that such a nexus exists, and that the use of an Affordable Housing Residential Development Linkage Fee for the purpose of increasing the supply of affordable housing in the City is justified, based on the following findings:

- A. Extremely Low-, Very Low-, and Low-Income households in Irwindale, as defined by the 2023 HUD income limits, cannot afford market rate housing in the City.

Affordable housing is defined as housing that costs 30 percent or less of gross monthly household income; and

- B. The costs to develop new, modest, rental housing are significant in Irwindale, and exceed the development costs that can be supported by ongoing affordable rents. There is a housing affordability gap, meaning the cost to develop affordable housing units exceeds the amount of what very low-, low-, and moderate-income households can afford to pay for housing; and
- C. The last affordable housing projects in the City took place in 2018 and produced 11 new single-family units. Between 2013 and the end of FY 2022-23, 34 affordable homes have been constructed or rehabilitated and subsequently sold to qualifying households, including the 11 new units built in 2018. Looking forward, the City must ensure there are enough appropriately zoned sites to accommodate 36 Very Low-Income, and 11 Low-Income units by October 2029 to comply with the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs (RHNA) Allocation Plan. The implementation of an affordable housing impact fee and commercial linkage fee could provide funding sources to facilitate the production of affordable housing to meet the City's RHNA allocation; and
- D. Household spending by new market rate rental and for sale households will induce the creation of Extremely Low-, Very Low-, and Low-Income job-holding households that cannot afford housing at the market rate. This requires households to commute far distances from more affordable areas which puts a strain on workforce satisfaction, air quality, infrastructure, traffic and transit, and the health and safety of the City's residents and workforce; and
- E. Residents who can afford to purchase or rent new housing within the city then spend their disposable income in the city, along with the day-time workforce. Consequently, this increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development, and an increased demand on City Services; and
- F. The City of Irwindale is projected to generate approximately 6,900 net new jobs by 2040, some of which will be attributable to household spending created by new residential developments within the City; and
- G. New 100-Unit Multifamily Residential Developments within/ the City are projected to generate approximately 26 households and 28 jobs per development; and
- H. New 100-Unit Single Family For Sale Developments within the City are projected to generate approximately 40 households and 44 jobs per development; and

- I. Most jobs generated by New 100-Unit Multifamily Residential Developments and New 100-Unit Single Family For Sale Developments will fall under “Extremely Low Income,” “Very Low Income,” and “Low Income” occupations; and
- J. As low-wage households cannot reasonably afford to pay for market rate housing in the City, a housing impact fee can bridge the difference between what new low-wage households, generated by new development and job growth, can afford to pay and the cost to provide housing units associated with this induced job growth; and
- K. The current pace of development and maintenance of housing units within the City of Irwindale that are affordable for “Extremely Low Income,” “Very Low Income,” and “Low Income” wage-earners is outpaced by the demand caused by this projected job growth by 2040; and

WHEREAS, the lack of affordable housing production has a detrimental effect on the health, safety, and welfare of the City's residents including its impacts on traffic, transit and related air quality impacts, and the demands placed on the regional transportation infrastructure, as City-based employees with “Extremely Low Income,” “Very Low Income,” and “Low Income” occupations are unable to afford to live in the City and must commute from more affordable areas; and

WHEREAS, the City Council has determined that the Residential Linkage Fee is consistent with and implements the goals and objectives of the City's General Plan, including the City's Housing Element, and in particular Housing Element Policy 5 and Housing Element Policy 9; and

WHEREAS, the Residential Linkage Fee is intended to create a funding mechanism to increase the supply of affordable housing in the City without reference to a specific development or property; and

WHEREAS, the City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15061 (b)(3) on the grounds that it can be seen with certainty that the Residential Linkage Fee will not have a significant effect on the environment; and

WHEREAS, the City Council has determined that the Residential Linkage Fee should be established consistent with the requirements applicable to fees for public facilities in California Government Code Section 66000 *et seq.*, commonly referred to as the Mitigation Fee Act, without determining that it is required to do so; and

WHEREAS, the City has published advance notice of the public hearing concerning the Residential Linkage Fee in a manner consistent with the Mitigation Fee Act, and during that period made available for public review and comment data indicating the estimated cost required to provide affordable housing and the potential revenue sources; and

WHEREAS, the Residential Linkage Fee is authorized pursuant to Section 400 of the City Charter and Section 7, Article XI of the California Constitution as a police powers measure to improve the public welfare of the City; and

WHEREAS, consistent with the Mitigation Fee Act and the City Charter, the Residential Linkage Fee may be established by ordinance and resolution; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

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

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the Nexus Study, staff report, and all attachments thereto, which shall constitute the entire record of the matter, the City Council does hereby find and determine that a reasonable relationship (or “nexus”) exists between the development of residential projects and new market rate residential units and the need to increase the supply of new affordable housing.

SECTION 3. The City Council hereby adopts and adds a new Chapter 3.58, entitled “Affordable Housing Residential Development Linkage Fee” to Title 3, entitled “Revenue and Finance”, of the Irwindale Municipal Code to read in its entirety as set forth below:

“CHAPTER 3.58 – AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE

3.58.010 - Purpose.

The purpose of this chapter is to facilitate the development and availability of housing affordable to a range of households with varying income levels within the City through creation and imposition of a fee on new residential development which will partially fund the need for affordable housing created by this new development. The requirements of this chapter are based on a number of factors including, but not limited to, the City's commitment to increasing opportunities for affordable housing; the immediate need for affordable housing, as reflected in local, state, and federal housing regulations and policies; the demand for affordable housing created by residential development; and the impact that the lack of affordable housing production has on the health, safety, and welfare of the City's residents including its impacts on traffic, transit and related air quality impacts, and the demands placed on the regional transportation infrastructure. Imposing a fee that is reasonably related to the burdens created by new residential development on the City's need for affordable housing will enable the City to fund development of affordable housing units that will contribute to addressing these impacts. It is the intent of the City Council that the fee required by this chapter shall be

supplementary to any conditions imposed upon a development project pursuant to other provisions of this Code, the City Charter, the Subdivision Map Act, the California Environmental Quality Act, and other state and local laws, which may authorize the imposition of project specific conditions on development.

3.58.020 – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Additional Housing Units” means a net increase in the number of dwelling units or guest rooms to be added on a parcel or parcels of land by issuance of a building permit, after subtracting the number of dwelling units or guest rooms legally removed from the same parcel of real property during the year preceding the issuance of the building permit.

“Applicant” shall mean person, firm, partnership, association, joint venture, corporation, developer, or any entity or combination of entities, which seeks or applies for City approvals, permits or entitlements for all or part of a Residential Development Project.

“Building Permit” shall mean and include full structural building permits as well as partial permits such as foundation-only permits.

“Community Land Uses” shall mean land uses that serve the public, which include but are not limited to: hospitals, churches or other places of worship, museums, educational facilities (public and private K-12, community colleges, and colleges and universities), youth and recreational facilities, emergency shelters, and other such institutional uses which serve the public, as determined by the Director.

“Residential Development Project” shall mean the construction or the addition of Additional Housing Units, additional Gross Leasable Floor Area (as defined in this Section), or the conversion from a use exempt from the Affordable Housing Residential Development Linkage Fee, per Section 3.58.030.B, to a use subject to the Affordable Housing Residential Development Linkage Fee (as set forth in Section 3.58.030). Non-Residential Development Projects include, but are not limited to, development projects for commercial use, industrial use, and office use.

“Director” shall mean the Community Development Director of the City of Irwindale, or his or her designee.

“Gross Leasable Floor Area” means the square footage in a residential property designed for a tenant’s exclusive use, which typically includes mezzanines, basements, or upper floors, but does not include shared areas, such as parking garages, public bathrooms or maintenance areas. Gross Leasable Floor Area is measured from the center of the wall separating tenant spaces. Internal walls are incorporated in the Gross Leasable Floor Area.

“City Manager” shall mean the City Manager of the City of Irwindale, or his or her designee.

“Mixed-Use Project” shall mean, for the purposes of this Chapter, any development that contains a combination of residential and non-residential uses within one building, or an integrated group of buildings on one development site.

3.58.030 – Affordable Housing Residential Development Linkage Fee.

- A. An Affordable Housing Residential Development Linkage Fee, in an amount established by resolution of the City Council, is hereby imposed on all Residential Development Projects. The Fee imposed shall be based on the impacts to affordable housing attributable to the Residential Development Project and shall be determined at the time of submittal into building plan check for the project. No Residential Development Project shall be approved, nor shall any such Residential Development Project be constructed, without compliance with this Chapter. The amount of the charge due under this chapter shall be determined at the time of submittal into building plan check for the project. Following project submittal the city shall provide the applicant with a notice in writing, a statement of the amount of the Fee and notification of the ninety (90) day appeal period in which the applicant may protest the imposition of the fee. The full Fee amount shall be due and payable to the City prior to or at the issuance of building permits. No certificate of occupancy or building permit shall be issued for a Non-Residential Development Project that has not paid the Fee required under this chapter.
- B. Notwithstanding subsection A above, this chapter shall not apply to the following:
 - 1. A Residential Development Project with an application that has been submitted and deemed complete by the City prior to January 1, 2024;
 - 2. Community Land Uses, as defined in this chapter (such as religious institutions, museums, educational facilities, hospitals, etc.);
 - 3. Any for-sale or rental housing development containing restricted affordable units where at least 40% of the total units or guest rooms are dedicated for moderate income households, or at least 20% of the total units or guest rooms are dedicated for low-income households, or at least 11% of the total units or guest rooms are dedicated for very low-income households, or at least 8% of the total units or guest rooms are dedicated for extremely low-income households, for at least 55 years. For the purposes of this section, total units include any units added by a density bonus or other land use incentive, consistent with the affordability levels defined in Government Code section 65915, as that section may be amended from time to time.

4. A Residential Development Project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the Affordable Housing Residential Development Linkage Fee requirements of this Chapter in either fee amount or on-site affordable housing percentages provided in subsection B(3).
 5. Reconstruction of any building that was destroyed by fire, flood, earthquake or other act of nature, so long as the square footage does not exceed the square footage prior to the loss;
 6. A single-family detached home meeting one or more of the following conditions:
 - (a) Any addition of 1,500 square feet or less of Gross Leasable Floor Area to an existing single-family detached home located in a single-family or multiple-family zone.
 - (b) New construction of any single-family detached home located in a single-family zone that is 1,500 square feet or less of Gross Leasable Floor Area.
 - (c) Any replacement of a single-family detached home resulting in a net increase of 1,500 square feet or less of Floor Area.
 7. An Accessory Dwelling Unit as defined by California Government Code section 65852.2.
 8. The non-housing portion of a Mixed-Use Project.
- C. A Residential Development Project that does not meet the exemption provided in subsection B(3) may have any restricted affordable housing units dedicated to moderate income households, low income households, or extremely low income households subtracted from the total number of dwelling units or guest rooms in a building in determining the required Affordable Housing Residential Development Linkage Fee, subject to an application for an adjustment or reduction of the Fee as outlined in section 3.58.040.
- D. The Affordable Housing Residential Development Linkage Fee shall be charged on new Gross Leasable Floor Area, subject to Section 3.58.050 (Conversion).

3.58.040 – Adjustments or Waivers.

An applicant for any project subject to the Fee described in this Chapter may apply to the City Manager for an adjustment, reduction, or waiver of the development impact fee based upon the absence of any sufficient nexus between the proposed use and either the amount of Fee charged or purpose of the Fee. Such requests shall be subject to the process outlined below:

- A. Any application for an adjustment, reduction, or waiver of the Fee shall be made in writing and filed with the City Clerk's Office within ninety (90) days of the date of the notice.
- B. The application shall state in detail the factual basis and legal theory for the claim of waiver, reduction or adjustment. The applicant shall bear the burden of proof of presenting substantial evidence to support the request for an adjustment or waiver.
- C. The City Manager shall render a written decision to the request within sixty (60) days after the written appeal is filed. The applicant may seek review of the City Manager's decision by filing a written appeal to the city council within ten (10) City Hall business days of the City Manager's decision. The written appeal must be filed with the City Clerk.
- D. The city council shall consider the application at a public hearing held within sixty (60) days after the filing of the written appeal. The decision of the city council shall be final.
- E. If an adjustment or waiver is granted, any increase to the approved Non-Residential Development Project shall invalidate the adjustment or waiver.

3.58.050 – Conversion.

If the original or proposed use, or original or proposed development of a property is exempt from the Affordable Housing Residential Development Linkage Fee, but the property is later converted to a use subject to the Fee, the Gross Leasable Floor Area of the converted square footage shall be subject to the Fee pursuant to Section 3.58.030(A).

3.58.060 – Use of Funds.

All funds generated by the Affordable Housing Residential Development Linkage Fee shall be used to facilitate the development and/or preservation of housing affordable to moderate- and lower-income households.

3.57.070 – Fee Schedule Set by Resolution.

The amount of the Affordable Housing Residential Development Linkage Fee and any adjustments thereto may be reviewed and revised periodically and adopted by resolution of the City Council.”

SECTION 4. The City Council hereby finds and determines the adoption of this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15061(b)(3) because the Ordinance will not allow for or encourage any more development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. Moreover, the Ordinance is not intended to, nor does it, provide CEQA clearance for future or pending development projects by the mere establishment of a Affordable Housing Residential Development Linkage Fee. All new development projects required to pay the Affordable Housing Residential Development Linkage Fee imposed by this Ordinance and will be subject to appropriate environmental review as part of the entitlement process. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

SECTION 5. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect **60** days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to it taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 8th day of November 2023.

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF IRWINDALE)

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 774 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on November 8, 2023, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on December 13, 2023, and was carried by the following-roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 774 adopted by the City Council of the City of Irwindale at its regular meeting held December 13, 2023, to be posted at the City Hall, Library, and Post Office on October 25, 2023.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated: _____

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

OCTOBER 25, 2023
WEDNESDAY
7:36 P.M.

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Larry G. Burrola;
 Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz

Absent: Councilmember Manuel R. Garcia

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Councilmember Breceda, seconded by Councilmember Burrola, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Garcia absent.

ITEM NO. 29A
MINUTES

MINUTES

The following minutes were approved:

A) Regular meeting held October 11, 2023

ITEM NO. 29B
INVESTMENT
QUARTERLY REPORT-
SEPT. 30, 2023

INVESTMENT QUARTERLY REPORT – SEPTEMBER 30, 2023
 (Joint Item for all agencies)

The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending September 30, 2023.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS

DENA ZEPEDA

Dena Zepeda thanked the Councilmembers for their composure when responding to the hateful comments made during the City Council portion of the meeting.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:38 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Accounts Payable

Checks by Date - Summary by Check Number

**City of Irwindale as Successor Agency to the
Irwindale Community Redevelopment Agency**



Check No	Vendor No	Vendor Name	Check Date	Check Amount
100069	ROSENO	RSG Inc.	10/19/2023	4,447.50
Report Total (1 checks):				4,447.50

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

OCTOBER 25, 2023
WEDNESDAY
7:38 P.M.

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL:

Present: Board Members Mark A. Breceda, Larry G. Burrola;
 Vice Chair Albert F. Ambriz; Chair H. Manuel Ortiz

Absent: Board Member Manuel R. Garcia

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan, Director of Engineering / Building Official; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Board Member Burrola, seconded by Board Member Breceda, to approve the Consent Calendar. The motion was unanimously approved; Board Member Garcia absent.

ITEM NO. 35A
MINUTES

MINUTES

The following minutes were approved:

1) Regular meeting held October 11, 2023

ITEM NO. 35B
INVESTMENT
QUARTERLY REPORT -
SEPTEMBER 30, 2023

INVESTMENT QUARTERLY REPORT – SEPTEMBER 30, 2023
 (Joint Item for all Agencies)

The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending September 30, 2023.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS

DENA ZEPEDA

Dena Zepeda requested an update on the Five Points site.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:39 p.m.

Laura M. Nieto, MMC
Chief Assistant Authority Secretary