Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA

07/22/2025
4:30 PM – CLOSED SESSION
5:30 PM – PUBLIC MEETING

205 S. WILLOWBROOK AVE
COMPTON, CA 90220

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION - Pursuant to Government Code Section 54956.9
   Maria Dominguez vs Los Angeles, et al.
   Case No. 23CMCV00999

REPORT OUT OF CLOSED SESSION

PRESENTATIONS

2. CERTIFICATE PRESENTATION - MRS. DELORES ZURITA - Councilman Andre Spicer

3. POWERPOINT PRESENTATION - 2022-2023 AUDIT REPORT - City Controller Sharon Rahban

4. POWERPOINT PRESENTATION - LEVYING THE MUNICIPAL TAX RATE - City Controller Sharon Rahban

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

5. APRIL 15, 2025

CITY CLERK

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, CALIFORNIA, APPROVING THE IMPLEMENTATION OF AN ACTION AGENDA FORMAT FOR CITY COUNCIL MEETINGS TO PROMOTE TRANSPARENCY, EFFICIENCY, AND ACCOUNTABILITY

CITY FIRE DEPARTMENT

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER WITH JANKOVICH COMPANY FOR THE PURCHASE OF DIESEL FUEL, MOTOR COOLANT AND MOTOR LUBRICANTS FOR THE COMPTON FIRE DEPARTMENT ($120,000.00)

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER FOR LIFE ASSIST MEDICAL SUPPLIES, INC. FOR THE PURCHASE OF MEDICAL SUPPLIES AND RELATED EQUIPMENT FOR THE CITY OF COMPTON FIRE DEPARTMENT ($125,000.00)

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO ONE OR MORE VENDORS (BIT PROS FIRE SERVICES, WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS AND RENEWELL FLEET SERVICE) FOR MAINTENANCE AND REPAIRS OF EMERGENCY FIRE APPARATUS FOR THE CITY OF COMPTON FIRE DEPARTMENT ($150,000.00)

HUMAN RESOURCES

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER TO ROBERT HALF NOT TO EXCEED $17,178.52 FOR THE PURPOSE OF PAYING OUTSTANDING INVOICES FOR STAFFING SERVICES FOR THE HUMAN RESOURCES DEPARTMENT

PUBLIC WORKS DEPARTMENT

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO GATEWAY CITIES COUNCIL OF GOVERNMENTS (GCCOG) FOR PARTICIPATION IN THE I-710 CORRIDOR ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT (EIR/EIS) AND THE 91/605/405 MAJOR CORRIDOR STUDY FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED FORTY-FIVE THOUSAND DOLLARS ($45,000)

REGULAR AGENDA

CITY MANAGER'S REPORT

12. REQUEST TO AUTHORIZE TRAVEL FOR ELECTED OFFICIALS - 54TH CONGRESSIONAL BLACK CAUCUS ANNUAL LEGISLATIVE CONFERENCE - WASHINGTON, D.C. - SEPTEMBER 24, 2025 - SEPTEMBER 28, 2025

UNFINISHED BUSINESS

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE SANITARY SEWER MANAGEMENT PLAN IN COMPLIANCE WITH STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2022-0103-DWQ

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE 2025 SEWER MASTER PLAN AND DIRECTING STAFF TO IMPLEMENT ITS RECOMMENDATIONS

NEW BUSINESS

15. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2025-2026

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,181 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A NEW AGREEMENT WITH PRICE PAIGE & COMPANY LLP, AND TO OPEN A NEW PURCHASE ORDER TO PRICE PAIGE & COMPANY LLP FOR CONTINUED CERTIFIED PUBLIC ACCOUNTANT SERVICES ($36,478).

17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER TO THE CITY OF DOWNEY FOR FIRE AND EMERGENCY MEDICAL DISPATCHING SERVICES ($800,000.00)

18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET AND POSITION CLASSIFICATION PLAN BY ADOPTING NEW AND AMENDED CLASSIFICATION SPECIFICATIONS FOR THE POSITIONS OF ASSISTANT CITY ENGINEER, ASSISTANT CIVIL ENGINEER, ASSISTANT WATER DEPARTMENT GENERAL MANAGER, ASSOCIATE CIVIL ENGINEER, CITY CLERK TECHNICIAN, ENVIRONMENTAL SERVICES COORDINATOR, FISCAL COORDINATOR, HOUSING DIRECTOR, HOUSING ELIGIBILITY SPECIALIST, MUNICIPAL LAW DIVISION CHIEF, PARATRANSIT DRIVER, PAYROLL SPECIALIST, PUBLIC INFORMATION SPECIALIST, PURCHASING MANAGER, SENIOR CIVIL ENGINEER, AND WATER DEPARTMENT GENERAL MANAGER

19. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (ACTING IN ITS CAPACITY AS THE CITY AND AS SUCCESSOR TO THE HOUSING ASSETS OF THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON) MAKING CERTAIN FINDINGS, AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER A HOUSING AGREEMENT (DENSITY BONUS AGREEMENT) BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP AND THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP FOR THE CONVEYANCE OF PROPERTY BY THE CITY LOCATED AT 1434 W. COMPTON BOULEVARD IN THE CITY AND THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT THEREON, FINDING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 9/2/2025 5:30 PM

Visit our website at http://www.comptoncity.org

Councilwoman Delores Zurita (Emeritus)

A Legacy of Leadership, Compassion, and Lifelong Service to the City of Compton

Councilwoman Delores Zurita, a proud Compton resident since 1949, has devoted her life to uplifting the people and neighborhoods of Compton through fearless leadership, unrelenting compassion, and unwavering dedication. Her decades of service—both inside and outside of City Hall—have left an indelible mark on the city she calls home.

Delores' desire to serve others was born from a deeply personal promise. As a child, she watched her beloved mother—bedridden with debilitating arthritis—long to attend school events and community activities, but unable to do so due to her condition. Delores vowed that when she became a mother, she would attend every one of her children's events in her mother's honor. That commitment to being present for others became the foundation of a life dedicated to service, compassion, and advocacy.

Honoring that promise, Delores began her public service journey as the Charter PTA President at her children's school, Clarence A. Dickison Elementary. It was in this role that she first discovered her voice as a leader and advocate. Her dedication to improving opportunities for youth and families laid the groundwork for what would become a lifetime of transformative service to the City of Compton.

Educated in Compton public schools, Delores went on to attend Compton Community College and the University of La Verne. She later became the First District's representative on the Compton City Council, where she served two terms over eight transformative years. During her tenure, she made history as the first Compton Councilmember appointed to a state board—joining the California Continuing Care Advisory Committee in 2003 at the request of then-Assembly Speaker Herb Wesson.

But long before public office, Delores began her service as a young mother driven by a desire to create opportunities for her children and their peers. In 1968, she co-founded Dickison Community Lighted Schools, Inc., Compton's first after-school program. Thousands of children benefited from access to dance, art, games, mentorship from professional athletes and business leaders, and a safe, enriching space to thrive. When federal funding ended, Delores reimagined the program to serve seniors—ultimately delivering over 3.5 million meals through Meals on Wheels and congregate dining services.

Delores brought that same spirit of care and action to City Hall. Her vision and leadership were instrumental in a period of phenomenal progress for Compton:

- Gonzales Park Aquatic Center, a long-awaited pool and water park for West Compton youth, became a reality through her tireless advocacy. In 2018, the City of Compton fittingly renamed it the Delores Zurita Aquatic Center in her honor.

- She spearheaded the creation of the Compton Renaissance Bus System, which continues to serve residents to this day.

- She led efforts to repave streets, enact a youth curfew to deter crime, and implement bans on Saturday Night Specials and harmful advertising.

- Under her guidance, the city welcomed key economic and community assets: two Rite Aids, a new McDonald's, a state-of-the-art boxing gym, a community garden, and housing revitalization and beautification initiatives such as First Time Homebuyers, Commercial Façade, and Project Redirection.

- She secured nearly half a million dollars in federal grant funding for a national study on senior nutrition and hydration, which remains a national model.

Known affectionately as the "Humanitarian on the Council," Delores founded and sponsored beloved community events including the Grandparents' Christmas Luncheon, Easter Eggstravaganza, 100 Women in Hats Luncheon, Black & Brown Bone Marrow Drive, Cinco de Mayo Celebration, and the Black & White Ball. She was also a vocal advocate and financial supporter of the "Gift of Sight" program, which provided free eye exams and glasses to underprivileged children and seniors.

She hosted the local cable show "Compton's Best Kept Secrets," spotlighting neighborhood heroes, local businesses, and community events that inspired pride and unity. She supported countless school programs, youth sports teams, field trips, and the Compton Council of PTA Luncheons.

Delores served on the Compton College Citizens' Bond Oversight Committee and currently serves as Chair of the E. Boyd Esters Rosecrans Manor Board of Directors, continuing her mission to care for the most vulnerable.

Her legacy lives on through her two daughters:

- Satra Zurita, Compton City Clerk and President Emeritus of the Compton Unified School District Board of Trustees

- Janna Zurita, former two-term Compton Councilmember for the First District

She is also the proud grandmother of Armani and Chanel, who carry forward her spirit of strength and service.

In reflecting on her mother's legacy, City Clerk Satra Zurita shared:

“My mother exemplifies the extraordinary in public service. A Greek proverb says, ‘A society grows great when old men [or women] plant trees whose shade they will never enjoy.’ My mother planted many trees. She made sacrifices that others wouldn't—and from her, I’ve learned the true cost of service and the power of legacy. I am proud to carry it forward.”

Honors & Recognition

Delores Zurita’s contributions have earned her countless honors, including:

- Woman of Distinction – Senator Rod Wright

- Woman of the Year – 52nd Assembly District (Assemblymembers Hall & Murray)

- Business Woman of the Year – Compton Chamber of Commerce

- Outstanding Achievement Award – Top Ladies of Distinction

- PTA Lifetime Achievement Award – Clarence A. Dickison PTA

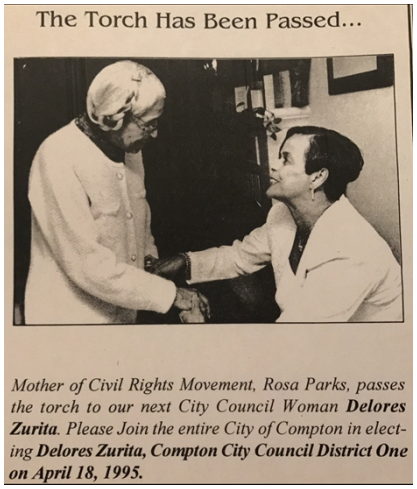
- Humanitarian Award – City of Compton

- Breast Cancer Survivor Activist of the Year – Women of Color Organization

(Full list available upon request)

Councilwoman Delores Zurita is a beacon of what it means to lead with heart, act with purpose, and serve with love. Her name—etched into the Delores Zurita Aquatic Center—is not only a tribute to her tireless fight to bring a pool to West Compton, but a symbol of the generations she inspired, fed, mentored, and protected.

She is, and will always be, one of Compton’s greatest public servants—a matriarch of progress, a champion for equity, and a guardian of the community’s future.



Mother of Civil Rights Movement, Rosa Parks, passes the torch to our next City Council Woman ***Delores Zurita****. Please Join the entire City of Compton in electing* ***Delores Zurita, Compton City Council District One on April 18, 1995.***

Assemblyman Carl Washington administers oath to Councilwoman Delores Zurita for service on the Committee on Continuing Care Contracts of the State Department of Social Services. Nominated for service by Assemblyman Washington, Councilwoman Zurita is the first official from Compton to be appointed to a State Committee. Standing with her are: daughter Jana, granddaughter Armani, and daughter Satra.

COMPTON

ktla
abc

DR. MARTIN LUTHER KING, JR.
CESAR ESTRADA CHAVEZ

CONTROLLER PRESENTATION

Fund Balance

- General Fund
- Self Insurance Funds

- FY 2022-2023 Audited Financial Statement Footnote Disclosure:
- Link To file on City Website:
  - https://www.comptoncity.org/home/showpublisheddocument/12446/638864344551700000
    - See Page 13 of 93 for General Fund, Fund Balance
    - See Page 58 of 93 for funds with Deficit net position/fund balances as of 6/30/23

CITY OF COMPTON, CALIFORNIA

BALANCE SHEET – GOVERNMENTAL FUNDS

JUNE 30, 2023

	General	Special Revenue: Federal Grants	Special Revenue: Retirement	Capital Projects: Compton Housing Successor	Debt Service: Public Finance Authority	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS							
Cash and investments	$ 30,264,044	$ 31,840,410	$ 98,074,316	$ 19,065,794	$ 4,697	$ 39,808,277	$ 219,057,538
Receivables, net	676,943	66,469	281,618	134,259	-	700,998	1,860,287
Due from other funds	1,834,969	-	-	198,465	29,914	277,553	2,340,901
Due from other governments	6,533,982	904,983	1,026,877	-	-	1,022,936	9,488,778
Other assets	8,643	-	463,821	-	-	1,035,149	1,507,613
Advances to other funds	15,685,040	-	-	5,380,878	811,045	49,480	21,926,443
Restricted investments	-	-	-	-	32,524,723	-	32,524,723
Lease receivable	76,371	-	-	-	-	-	76,371
Loans receivable, net	-	240,005	-	-	-	-	240,005
Land held for resale	-	-	-	8,722,500	-	-	8,722,500
Total Assets	$ 55,079,992	$ 33,051,867	$ 99,846,632	$ 33,501,896	$ 33,370,379	$ 42,894,393	$ 297,745,159
LIABILITIES							
Accounts payable and accrued liabilities	$ 8,020,858	$ 93,369	$ -	$ 6,062	694,721	$ 1,179,556	$ 9,994,566
Other liabilities	119,905	-	-	5,000	-	-	124,905
Due to other funds	1,023,593	584,476	-	-	180,275	997,970	2,786,314
Due to fiduciary fund	-	-	-	-		-	-
Unearned revenue	-	28,185,100	-	-	-	2,658,144	30,843,244
Advances from other funds	23,902,368	-	-	-	-	-	23,902,368
Total Liabilities	33,066,724	28,862,945	-	11,062	874,996	4,835,670	67,651,397
DEFERRED INFLOW ON RESOURCES							
Deferred revenue	848,519	904,983	8,725,612	-	-	890,425	11,369,539
Deferred inflow on leases	73,124	-	-	-	-	-	73,124
Total Deferred Inflows of Resources	921,643	904,983	8,725,612	-	-	890,425	11,442,663
FUND BALANCES							
Nonspendable:							
Prepaid expenses	8,643	-	463,821	-	-	1,035,149	1,507,613
Loans receivable, net	-	240,005	-	-	-	-	240,005
Restricted for:							
Debt service	-	-	-	-	32,495,383	-	32,495,383
Capital projects	-	-	-	8,722,500	-	-	8,722,500
Retirement	-	-	90,657,199	-	-	-	90,657,199
Housing	-	-	-	24,768,334	-	-	24,768,334
Grants	-	3,043,934	-	-	-	35,581,384	38,625,318
Committed to:							
Development	-	-	-	-	-	551,765	551,765
Assigned	141,509	-	-	-	-	-	141,509
Unassigned	20,941,473	-	-	-	-	-	20,941,473
Total Fund Balances	$ 21,091,625	$ 3,283,939	$ 91,121,020	$ 33,490,834	$ 32,495,383	$ 37,168,298	$ 218,651,099

CITY OF COMPTON, CALIFORNIA

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2023

II. DETAILED NOTES ON ALL FUNDS (Continued)

I. Net Position/Fund Balances

The following activities/funds had deficit net position/fund balances as of June 30, 2023:

		Deficit
Proprietary Funds		
Rubbish	$	(1,538,304)
Internal Service Funds		
Central Duplication	$	(551,266)
Self-Insurance	$	(40,500,399)

City Loans Receivable – City as Creditor

FY 2022-2023 Audited Financial Statement Footnote Disclosure:

- Link To file on City Website:
  - https://www.comptoncity.org/home/showpublisheddocument/12446/638864344551700000
    - See page 44 of 93 for the "Loans Receivable" section

Loan Categories Include:

- First Time Home Buyer
- Community Housing Development Organization (CHDO)
  - Home Investment Partnerships Program (HOME)
  - Community Development Block Grants Section 108
- Development related

Audit Findings and Corrective Action Plans

- Link to Single Audit Reports on City Website
  - Documenthttps://www.comptoncity.org/departments/city-controller/documents-and-reports/-folder-222#docfold_14_365_320_222s and Reports | Compton, CA
    - Single Audits from FY 2024 through FY2023 have links on that website
  - For FY 2022-2023 Single Audit, see the following link on the City Website:
    - https://www.comptoncity.org/home/showpublisheddocument/12482/638864670427970000
      - On Page 5 of 52 of the file, see the "Independent Auditor's Report on Compliance for Each Major Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance
      - Starting on Page 13 of 52, see the City's Single Audit, Audit findings, City Responses, and Corrective Action Plans, Effects or Potential Effects of findings are described

APRIL 15, 2025

The Compton City Council meeting was called to order at 5:40 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence and Pledge of Allegiance Ceremonies were also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: **D. Duhart, A. Spicer, J. Bowers, L. Darden, Mayor E. Sharif**
Council Members Absent: **None**

Other Officials Present: **S. Zurita, W. Hopkins, Jr.**
Other Officials Absent: **E. Perrodin, B. Mims**

PRESENTATIONS

1. **CERTIFICATE PRESENTATION RECOGNIZING JESSE GONZALES, COMPTON WALMART STORE MANAGER - Mayor Sharif**

Mayor Sharif and City Council recognized Jesse Gonzales for facilitating the provision of food and toys during the holiday season, revitalizing traffic apparatus' with artwork, and helping to create job opportunities through participation in local career fairs.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Donald Conley, Barberizm The Shoppe, expressed his appreciation for receiving a grant award for doing business in the City. He also asked that the City consider hiring local businesses to keep the City clean.

Gail Kennedy, Saint James AME Church, raised concerns about the ban on fireworks, stating that it unfairly impacted nonprofit organizations and outreach programs. She questioned whether the City would reimburse permit holders and called for action against illegal fireworks.

Benjamin Holifield articulated his support for the improvements at Alondra Gateway Park.

Richard Earl encouraged the community to participate in the Earth Day Celebration on April 19 at Gonzalez Park. He also advocated for a ban on fireworks in the City of Compton.

Patricia Gonzalez communicated that she feels unheard and unsafe due to escalating issues with squatters near her home. She described a disturbance caused by individuals frequently entering and exiting the home next to hers at all hours, disrupting her peace and compromising the well-being of her household.

John Kelly, Fireworks, sought clarification on whether the decision to ban fireworks permits in Compton would return to the City Council. Additionally, he questioned if a staff approval letter would be grandfathered.

Yashunya Danzy, encouraged individuals experiencing similar issues with squatters to remain patient. She recognized Code Enforcement, Building and Safety and Councilmember Spicer for their efforts to remedy the situation.

Legrand Clegg, former City Attorney, spoke in support of Andrew Thompson, CEO of Screaming Eagles, who could not attend this meeting due to personal reasons. He asked the City to reconsider Mr. Thompson for the illegal dumping contract and highlighted Mr. Thompson's local roots and impressive performance.

Mark Smith expressed his support for Item 5, stating that it is impossible to distinguish between Safe and Sane fireworks and illegal ones. He referenced news reports of illegal fireworks being manufactured at residences and emphasized the need to consider the significant air pollution and environmental damage that such activities can cause in the City.

Lynn Boone raised concerns about the legality of Items 2 and 3, asserting that the City Manager lacks legal authority. She highlighted that voters elected a City Attorney as the legal authority, and that any changes in that position should be determined by the Mayor and City Council. She questioned the City Council's authority to override Measure F and criticized the City Manager for improperly influencing the City Council's decisions.

Missy Barbara invited the community to participate in an Autism Awareness event scheduled to be held on Saturday, April 19 at the Compton Airport beginning at 9:00am. She emphasized the need for more information regarding a specific company associated with Item 6. With regard to Item 8, Missy accused the organization of not submitting necessary documents, including bylaws and financial statements.

Fidel Marquez referenced Item 6 and questioned what Yunex did to receive over $1M when traffic sensors have yet to be repaired. He also stated that as a Charter City, Compton should not feel obligated to comply with State mandates without proper consideration.

Vanessa Cain stated that compliance with State mandates should only occur if the City entered into specific agreements with the State. She voiced a concern about existing infrastructure issues and advocated for the improvement of existing neighborhoods. In support of Item 5, she remarked that Compton's infrastructure is inadequate for fireworks-related activities, given its aging structures.

Maria Villarreal emphasized the importance of citizenship classes aimed at educating individuals about the challenges they face daily. She outlined a community involvement program designed as a forum for discussing and prioritizing educational strategies to improve the City. She also questioned whether the City would establish more committees that promote diversity while fostering unity within the community.

CONSENT AGENDA

On motion by Duhart, seconded by Spicer, the Consent Agenda was approved by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

Councilmember Bowers requested a comprehensive overview of both items.

Jose Garfias, Water Department General Manager, presented the water conservation agreement between the City of Compton and the Metropolitan Water District (MWD), noting that these are the fourth amendments to the original agreement established in 2006 and amended in 2015. The current agreement is set to expire in 2025. Staff is requesting an extension for an additional ten years to support water conservation efforts.

Councilmember Bowers inquired about programs that assist residents with paying their water bills.

Mr. Garfias explained that residents can apply for residential rebate programs on the City's website at comptoncity.org. He also clarified that the agreement is strictly for water conservation efforts, which could indirectly lead to savings on water bills through reduced consumption.

Councilmember Darden inquired about the water conservation poster contest collaboration with the Compton Unified School District.

Mr. Garfias answered that he would investigate the status of the contest.

WATER DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) RESIDENTIAL WATER CONSERVATION FUNDING AGREEMENT NO. 70030 **(Resolution 26,225)**

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) WATER CONSERVATION FUNDING AGREEMENT NO. 66642 **(Resolution 26,226)**

REGULAR AGENDA

UNFINISHED BUSINESS

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM VALLEY VISTA SERVICES, INC. FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL, AND HAUL-AWAY SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE-YEAR SERVICE AGREEMENT WITH TWO (2) ONE-YEAR EXTENSION OPTIONS FOR THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS ($367,270.00) ANNUALLY AND TO ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND THIRTY-TWO CENTS ($122,423.32), FOR THE REMAINDER OF FISCAL YEAR 2024-2025

Councilmember Bowers mentioned California's mandate to reduce landfill contributions and questioned whether Valley Vista Services recycled certain materials, specifically e-waste.

Manny Perez, Valley Vista Services, confirmed that the company owns and operates a recycling facility in the City of Industry and meets all state requirements for waste diversion. He stated that they are licensed to haul e-waste, universal waste, and tires - and are permitted for waste hauling by the LA County Public Health Department.

Councilmember Darden asked Mr. Perez if he conducts e-waste events in other cities.

Mr. Perez answered that they offer e-waste and household hazardous waste events, as well as shredding services in some jurisdictions, which were not included in the public bidding requirements.

Councilmember Darden asked if an e-waste event in Compton would incur additional costs.

Mr. Perez stated that they would be willing to waive the cost of at least one e-waste event per year.

Councilmember Darden informed residents that the current contract is for one year with two one-year extension options and mentioned that if services are unsatisfactory, the City could request new proposals for the illegal dumping contract.

Councilmember Spicer inquired about cleanup efforts along railroad tracks and homeless encampments.

Mr. Perez answered that they have partnerships with several jurisdictions, which allows them to clean up in those areas.

On motion by Bowers, seconded by Darden, **Resolution #26,227** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM VALLEY VISTA SERVICES, INC. FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL, AND HAUL-AWAY SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE-YEAR SERVICE AGREEMENT WITH TWO (2) ONE-YEAR EXTENSION OPTIONS FOR THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS ($367,270.00) ANNUALLY AND TO ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND THIRTY-TWO CENTS ($122,423.32), FOR THE REMAINDER OF FISCAL YEAR 2024-2025"** was approved by the following vote on roll call:

AYES: **Council Members – Bowers, Darden, Sharif**
NOES: **Council Members – Duhart, Spicer**
ABSENT: **Council Members – None**

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SUSPEND THE ISSUANCE OF FIREWORKS PERMITS

City Manager Hopkins Jr. elucidated that the Compton Municipal Code Section 22.2 regulates fireworks and grants the authority to suspend permits.

Councilmember Darden asked that someone address the statement made by Gail Kennedy regarding possible reimbursements.

City Clerk Zurita stated that the City Clerk's Office received checks from the vendor for ten applications that have not been cashed.

Councilmember Bowers reported receiving mixed feedback from constituents regarding fireworks. He argued that without proper data, making an informed decision would be challenging. He also suggested creating a streamlined grant program to support nonprofits potentially impacted by a ban on fireworks in the City of Compton.

Councilmember Darden expressed a concern for the enforcement of fireworks regulations if permits are not suspended.

Councilmember Bowers mentioned being approached by a company at the podium offering drone enforcement services in the City of Compton.

Councilmember Spicer warned that banning Safe and Sane fireworks would not eliminate all noise from fireworks, as illegal ones would still occur frequently. He emphasized the need for effective enforcement and indicated discomfort in voting on the matter until clearer community consensus is reached.

Councilmember Duhart inquired about the technology used by the city of Lakewood to identify fireworks.

City Manager Hopkins Jr. confirmed ongoing discussions regarding new technology, including cameras capable of differentiating between gunfire and fireworks. He noted the benefits of the existing ShotSpotter system but acknowledged its current limitations due to a lack of full coverage.

Mayor Sharif expressed concerns for residents, particularly seniors and veterans distressed by the impacts of fireworks.

Councilmember Darden recalled that several weeks prior, during a public hearing, she suggested organizing a fireworks show and putting the matter back on the ballot for the upcoming election.

City Manager Hopkins Jr. responded that, under the current municipal code, there is no necessity to put anything on the ballot unless the City intends to move toward a permanent ban on fireworks. He explained that the current item is a recommendation for suspension of permits, but if the City Council desired, they could pursue a measure for a permanent ban.

Councilmember Spicer stated this decision would need to be revisited annually if it is not placed on the ballot.

City Manager Hopkins Jr. confirmed that the way the resolution is written, it would suspend fireworks permit issuance until this Body decides otherwise.

Councilmember Duhart shared that she received numerous phone calls from citizens, all expressing opposition to fireworks, largely due to concerns related to the Pacific Palisades and Eaton fires. She encouraged nonprofits to apply for grants available to support their organizations.

Councilmember Bowers reiterated the need to streamline grants to nonprofits in Compton, noting that only ten nonprofits were affected.

Councilmember Spicer cautioned against referencing the Eaton fires in relation to fireworks, clarifying that the Eaton incidents were tied to Edison and not fireworks.

Councilmember Bowers emphasized the need for an arson investigation program and affirmed that all fires should be thoroughly investigated to determine their causes.

City Manager Hopkins Jr. informed the public that opportunities for grants are available and that during negotiations with Republic Services - they offered multiple grants to nonprofits including up to $250,000.

Mayor Sharif stated that, to her understanding, the only application the City received was from the vendor.

City Clerk Zurita confirmed that the City Clerk's office received ten applications from the vendor on April 1. She also emphasized that the City, nor the Clerk's Office promoted any information related to fireworks applications.

On motion by Bowers, seconded by Duhart, **Resolution #26,228** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SUSPEND THE ISSUANCE OF FIREWORKS PERMITS"** was approved by the following vote on roll call:

AYES: **Council Members – Duhart, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSTAIN: **Council Members – Spicer**
ABSENT: **Council Members – None**

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM YUNEX, LLC FOR CITYWIDE TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE AND EMERGENCY RESPONSE SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH TWO (2) TWO-YEAR EXTENSION OPTIONS FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS ($1,200,000) ANNUALLY, AND TO ESTABLISH A PURCHASE ORDER FOR AN AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS ($350,000) FOR THE REMAINDER OF FISCAL YEAR 2024-2025

City Manager Hopkins Jr. recalled that this item had been brought to him many months earlier, but only one solicitor had been involved, leading him to request a wider solicitation. During the solicitation, Yunex was identified as the most responsive bidder, prompting the recommendation to move forward with them.

Councilmember Spicer inquired whether a previous contract with Yunex existed.

City Manager Hopkins Jr. confirmed that Yunex has been the City's provider for several years.

Councilmember Spicer requested input from street maintenance regarding the quality of Yunex's work.

Mr. Harris, Interim Streets Director, stated that Yunex has provided substantial support, allowing the City to borrow 10 controller cabinets.

Unidentified Speaker, Yunex, confirmed that they have been the signal maintenance contractor since 2018 until the contract expired in December 2024. He added that they continue to service the community monthly, conducting preventative maintenance at all 111 intersections and noting deficiencies for repair requests.

Councilmember Bowers inquired about street lighting maintenance.

Unidentified Speaker, Yunex, clarified that the current contract focuses on traffic signals, with some safety lights maintained through monthly surveys and outage reports.

Councilmember Duhart asked how safety light outages are detected.

Unidentified Speaker, Yunex, explained that a technician conducts monthly night surveys of every intersection to document outages.

Councilmember Bowers requested the addition of reflective outlines around traffic signals.

Unidentified Speaker, Yunex, estimated that the cost would exceed $1M due to varying traffic signal head designs. He suggested a budget-friendly alternative involving sanding, painting, and taping if the signal heads are in good condition.

City Manager Hopkins Jr. stated that the plan is to install new reflective light apparatuses at major thoroughfares and gradually expand the project citywide as the budget allows.

On motion by Duhart, seconded by Darden, **Resolution #26,229** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM YUNEX, LLC FOR CITYWIDE TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE AND EMERGENCY RESPONSE SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH TWO (2) TWO-YEAR EXTENSION OPTIONS FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS ($1,200,000) ANNUALLY, AND TO ESTABLISH A PURCHASE ORDER FOR AN AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS ($350,000) FOR THE REMAINDER OF FISCAL YEAR 2024-2025"** was approved by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO THE CITY OF VERNON CALIFORNIA FOR THE LEASE OF CENTRAL BASIN GROUNDWATER PUMPING RIGHTS FOR FISCAL YEARS 2025-2026-2026-2027 AND 2027-2028 ($720,000.00)

Councilmember Bowers requested an explanation regarding groundwater pumping rights and whether other municipalities, besides Vernon, offer this service.

Jose Garfias, Water Department General Manager, explained that pumping rights are essential for extracting groundwater from wells. He stated that to keep costs down for citizens, the City aims to pump its own water rather than purchasing more expensive imported water from MWD. He also noted that the City chose Vernon primarily based on cost considerations.

On motion by Darden, seconded by Duhart, **Resolution #26,230** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO THE CITY OF VERNON CALIFORNIA FOR THE LEASE OF CENTRAL BASIN GROUNDWATER PUMPING RIGHTS FOR FISCAL YEARS 2025-2026-2026-2027 AND 2027-2028 ($720,000.00)"** was approved by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN COMPTON CHAMBER OF COMMERCE TO PROVIDE SPACE AT THE CITY-OWNED PROPERTY LOCATED AT (700 NORTH BULLIS ROAD) **(TABLED)**

COUNCIL COMMENTS

Councilmember Duhart offered the following communications/announcements:

- Recognition, Events, & Updates: Councilmember Duhart attended the Read Across America event at Kipp Compton Elementary School and the ribbon-cutting celebration at Alondra Gateway Park. Councilmember Duhart announced that the Hope After Tragedy Community Dinner has been canceled. The next gathering is scheduled for May 20.

- Dodgers DreamTeam Opening Day: On April 19, Opening Day will be held at Gonzales Park beginning at 9:00am. For more information, contact Dollarhide at 310-605-5688.

- Earth Day: On April 20, the Beautification Committee in collaboration with the Recreation Department will be celebrating Earth Day at Gonzales Park from 10:00am to 2:00pm.

- Support for Local Economy: Councilmember Duhart encouraged everyone to eat, shop, and buy Compton to help create a safe, clean, and friendly City.

Councilmember Spicer offered the following communications/announcements:

- Easter Extravaganza: On April 19, An Easter Extravaganza will be held in partnership with Children Striving Together at Wilson Park from 12:00pm to 4:00pm.

- Community Concerns: Councilmember Spicer raised concerns about the following: an increase in illegal dumping on the Alameda Ave. train tracks and a gate down at the pocket park on Long Beach Blvd. between Palmer St. and Compton Blvd. Councilmember Spicer encouraged residents to report nuisance houses, squatting, or criminal activities to his office at tspears@comptoncity.org. Councilmember Spicer reported an increase in human trafficking in District 2, particularly on Long Beach Blvd. between Compton Blvd. and Rosecrans Ave.

- Community Highlights: Councilmember Spicer shared information about regular programs at Lueders Park, including a free Shape Your Body fitness and wellness training class on Tuesdays from 6:00pm to 7:00pm, and a free beauty training class every Wednesday from 4:30pm to 6:00pm in collaboration with Dollhouse Beauty and Business Mentorship. Councilmember Spicer mentioned that HVAC systems were being installed at Lueders Park by the end of the week.

- Beyond Barriers: Councilmember Spicer highlighted a Beyond Barriers event on April 24 at Dollarhide which will feature an on-site record expungement clinic, fair chance housing resources, community resources, an experimental reentry simulation program, and networking opportunities. Councilmember Spicer noted that his office has helped over 450 people expunge their records, with more than 250 individuals gaining employment and 117 people obtaining housing.

- Reproductive Health Solutions for 2025: On May 3, a reproductive health community event will be held at Dollarhide from 10:00am to 6:00pm. Priority vending opportunities will be offered to Compton-based holistic businesses.

- Memorials: Councilmember Spicer paid tribute to his grandmother, Eddie Bell, who passed away at the age of 95.

Councilmember Bowers offered the following communications/announcements:

- Recognition, Events, & Updates: Councilmember Bowers acknowledged the amazing turnout for the Alondra Gateway Park ribbon-cutting ceremony. Councilmember Bowers recognized the efforts of his liaisons, Assemblymember Mike Gipson's Office, the City of Compton, San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and local stakeholders.

- Earth Day Gospel Concert: On April 18, Councilmember Bowers will sponsor an Earth Day Gospel Concert in collaboration with Dr. Fred Martin at the Compton Kids Club. Doors at 5:00pm.

- Earth Day: On April 19, the Beautification Committee in collaboration with the Recreation Department will be celebrating Earth Day at Gonzales Park from 10:00am to 2:00pm.

- Autism Event: On April 19, Hub City Autism Network will host a "Stepping for Autism Walk" at Compton Airport beginning at 9:00am.

- Easter Egg Hunt: An Easter Egg Hunt will be held on April 18, in partnership with Parks and Recreation and Kings Journey at Walter Tucker Park from 2:00pm to 6:00pm.

- Memorials: Councilmember Bowers remembered long-time Compton resident Eileen Noden.

Councilmember Darden offered the following communications/announcements:

- Recognition & Events: Councilmember Darden attended the Black Parents Teachers Association meeting at Colin P. Kelly Elementary School in the Fourth District. Councilmember Darden also attended the Saint Timothy Towers Residents meeting on April 10, where she presented a plaque to resident Josie Hearns. Councilmember Darden also attended the grand opening and ribbon-cutting ceremony for the new Alondra Gateway Park located at 412 W. Alondra Blvd. Councilmember Darden toured the Fourth District with the City Manager for their annual assessment of improvements and concerns in the area. Councilmember Darden participated in the Easter Extravaganza at Burrell McDonald Park and attended the Spring Festival at Kelly Park.

- Community Concerns: Councilmember Darden mentioned the need for a horse crossing at Alondra Gateway Park. Councilmember Darden reminded property owners that an annual assessment of $54 for the maintenance of the City's sewer system would be included in their property tax bills.

- Cricket Pitch: On April 16, the City of Compton's Recreation Department will host a Cricket Pitch Discussion at Kelly Park from 12:00pm to 1:00pm.

- Trash Disposal Reminder: Councilmember Darden reminded residents that Republic Services offers exclusive waste and recycling collection including the disposal of six bulky items up to four times a year. For more information, please call 800-299-4898.

- In Closing: Councilmember Darden commended the Public Works Department for their efforts to clean areas impacted by illegal dumping.

Mayor Sharif offered the following communications/announcements:

- Recognition, Events, & Updates: Mayor Sharif expressed her heartfelt gratitude to Assemblymember Mike Gipson's Office and the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for their support of Alondra Gateway Park.

- Dodgers DreamTeam Opening Day: On April 19, Opening Day will be held at Gonzales Park beginning at 9:00am. For more information, contact Dollarhide at 310-605-5688.

- Congresswoman Maxine Waters Visit: On April 19, Congresswoman Maxine Waters will share key updates on federal policies at Dollarhide from 2:00pm to 4:00pm.

- Clergy Breakfast: On May 2, Mayor Sharif will host a Clergy Breakfast in City Hall Chambers from 10:00am to 1:00pm. This event invites pastors and clergy members from Compton to connect and discuss community support strategies. Interested participants can call 424-344-0961 for more information.

- In Closing: Mayor Sharif affirmed the City Council's collective commitment to improving Compton and building a stronger community.

ADJOURNMENT

On motion by Duhart, seconded by Darden, the meeting was adjourned in memory of **Aileen Nolden** and **Eddie Bell** at 7:34 p.m., by the following vote on roll call:

AYES: **Council Members – Duhart, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – Spicer**

SATRA ZURITA	**EMMA SHARIF**
CITY CLERK OF THE CITY OF COMPTON	**MAYOR OF THE CITY OF COMPTON**

July 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY CLERK**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, CALIFORNIA, APPROVING THE IMPLEMENTATION OF AN ACTION AGENDA FORMAT FOR CITY COUNCIL MEETINGS TO PROMOTE TRANSPARENCY, EFFICIENCY, AND ACCOUNTABILITY**

SUMMARY

The Office of the City Clerk respectfully submits this report in support of a resolution authorizing the implementation of an Action Agenda Format, also known as “action minutes” as the official record for Compton City Council meetings beginning September 2, 2025. This format emphasizes decisions, actions, and results, enabling faster publication, increased public transparency, and more efficient internal documentation processes.

BACKGROUND

The City Council of the City of Compton currently utilizes a traditional meeting minutes format, which provides a detailed narrative of discussions. While thorough, this method is time-consuming, resource-intensive, and may delay the availability of meeting records to the public.

Many municipalities throughout California and the United States have successfully transitioned to an action minutes format, which documents the essential components of a meeting without verbatim transcriptions. This format includes roll call, public comments by speaker name, agenda item titles, motions, votes, and final actions.

STATEMENT OF THE ISSUE

The current minutes preparation process delays public access to official meeting outcomes and places a high administrative burden on City Clerk staff. Transitioning to an Action Agenda Format will align the City’s practices with modern municipal standards and provide clearer, timelier records of official City Council actions.

FISCAL IMPACT

There is a cost savings of over Fifty Thousand Dollars ($50,000.00) in contracted services associated with this transition. Additionally, adopting an action minutes format is expected to yield administrative cost savings over time through reduced transcription verification hours, streamlined recordkeeping, and quicker turnaround for public access and internal use.

ALTERNATIVE

Maintain the current narrative minutes format. This option does not address, cost, efficiency or turnaround issues.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution.

MARIA QUINONEZ
CHIEF DEPUTY CITY CLERK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, CALIFORNIA, APPROVING THE IMPLEMENTATION OF AN ACTION AGENDA FORMAT FOR CITY COUNCIL MEETINGS TO PROMOTE TRANSPARENCY, EFFICIENCY, AND ACCOUNTABILITY

WHEREAS, the City Council of the City of Compton is committed to improving transparency, accessibility, and clarity in the conduct of public meetings; and

WHEREAS, the City Council of the City of Compton recognizes the importance of maintaining accurate, efficient, and publicly accessible records of its proceedings; and

WHEREAS, transitioning to an action minutes format aligns with modern best practices in municipal governance, reduces transcription time, and ensures that public records focus on the official actions and outcomes of each meeting; and

WHEREAS, the action minutes format enhances transparency by highlighting decisions made and increasing the speed with which minutes can be prepared, reviewed, and made available to the public; and

WHEREAS, the City Clerk's Office recommends adoption of this format beginning with the September 2, 2025 Regular City Council meeting and will ensure compliance with all applicable legal standards under the Ralph M. Brown Act and the California Public Records Act;

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

SECTION 1. The City Council hereby authorizes the City Clerk to implement and maintain Action Minutes as the official record of City Council meetings, effective September 2, 2025.

SECTION 2. Action minutes shall reflect the following:

- The date and time of the meeting;
- Roll call and quorum status;
- Public comment by speaker name only (if applicable);
- Agenda item numbers;
- Agenda item titles;
- Motions, seconds, votes, and official actions taken on each item;
- Time of adjournment.

SECTION 3. The City Clerk is directed to update the City's official meeting protocols, manuals, and records policies to reflect this change and to notify the public and relevant departments accordingly.

SECTION 4. This Resolution shall take effect September 2, 2025.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES: SS
CITY OF COMPTON

I, Satra D. Zurita, City Clerk of the City of Compton hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: Council Members -
NOES: Council Members -
ABSTAIN: Council Members -
ABSENT: Council Members -

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

July 22, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMPTON FIRE DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER WITH JANKOVICH COMPANY FOR THE PURCHASE OF DIESEL FUEL, MOTOR COOLANT AND MOTOR LUBRICANTS FOR THE COMPTON FIRE DEPARTMENT ($120,000.00)**

SUMMARY

This resolution will authorize the City Manager to establish a purchase order with Jankovich Company for the purchase of diesel fuel, motor oil, transmission fluids and radiator coolants in the amount not to exceed One Hundred Twenty Thousand Dollars and Zero Cents ($120,000.00).

BACKGROUND

The City of Compton Fire Department is responsible for the acquisition of diesel fuel for Fire Department use for emergency vehicles. The Fire Department manages delivery of fuel to the fuel station located at Fire Station 3, 1133 W. Rosecrans Avenue. The Fire Department conducts daily fuel site inspections to meet local, state and federal reporting requirements and repairs, monitors and maintains the fuel site.

Provision and replacement of diesel fuel, motor oils, transmission oils and radiator coolant are essential to the everyday response of fire apparatus. This resolution will allow the fire department personnel to perform their daily duties and respond to emergencies with emergency apparatus that has been properly maintained.

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STATEMENT OF ISSUE

Staff solicited formal quotes for diesel fuel (Red DF of 3000 Gallons) from three vendors: The Jankovich Company ($2.9467 per gallon), SC Fuels ($3.4914 per gallon) and Wood Oil Company ($3.699 per gallon).

The Fire department has determined that the Jankovich Company will continue to be our preferred vendor for diesel fuel and automotive fluids because Jankovich provided the lowest most responsible quote. Staff is requesting the ability to purchase fuel for fiscal year 2025-2026 for the Fire Department in the amount not to exceed One Hundred Twenty Dollars ($120,000.00).

City Council approval is needed because the expenditure is in excess of $50,000.00 Dollars.

FINANCIAL IMPACT

Funding is available in the Adopted 2025-2026 Fiscal Year Budget in Account 1004-690-000-4228

RECOMMENDATION

It is recommended that the Mayor and City Council adopt the attached Resolution.

RONERICK SIMPSON
FIRE CHIEF

APPROVED FOR FORWARDING

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER WITH JANKOVICH COMPANY FOR THE PURCHASE OF DIESEL FUEL, MOTOR COOLANT AND MOTOR LUBRICANTS FOR THE COMPTON FIRE DEPARTMENT ($120,000.00)

WHEREAS, this resolution will authorize the City Manager to establish a purchase order with Jankovich Company for the purchase of regular and diesel fuel for the City of Compton's Fire Department; and

WHEREAS, the Fire Department is responsible for the acquisition of diesel fuel and other petroleum products; and

WHEREAS, Diesel Fuel and lubricants are provided by Jankovich Company; and

WHEREAS, staff solicited the following fuel quotes from providers: Jankovich Company ($2.9467 per gallon), SC Fuels($3.4914 per gallon) and Wood Oil ($3.699); and

WHEREAS, the Jankovich Company has provided the lowest most responsible quote; and

WHEREAS, funding for this expenditure is available in the 2025-2026 Fiscal Year Budget in Account Numbers 1004-690-000-4228 in the amounts of One Hundred Twenty Thousand Dollars ($120,000.00).

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

SECTION 1. That the City Manager is hereby authorized to issue a purchase order to Jankovich Company for the purchase of gasoline and diesel fuel for the City of Compton Fire Department not to exceed One Hundred Twenty Thousand Dollars and Zero Cents, ($120,000.00).

SECTION 2. That funding for this expenditure has been allocated in the Adopted Fiscal Year 2025-2026 Budget in Account Number 1004-690-000-4228 for the City of Compton Fire Department.

SECTION 3. That a copy of this resolution shall be forwarded to the offices of the City Clerk, City Manager, City Attorney, City Controller and the Fire Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____ 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBER-
NOES: COUNCIL MEMBER-
ABSENT: COUNCIL MEMBER-
ABSTAIN: COUNCIL MEMBER-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

July 22, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: FIRE CHIEF

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER FOR LIFE ASSIST MEDICAL SUPPLIES, INC. FOR THE PURCHASE OF MEDICAL SUPPLIES AND RELATED EQUIPMENT FOR THE CITY OF COMPTON FIRE DEPARTMENT ($125,000.00)

SUMMARY

Adoption of this resolution by City Council will authorize the City Manager to establish a purchase order with Life Assist Medical Supplies, Inc. in an amount not to exceed One Hundred Twenty-Five Thousand Dollars ($125,000.00) for Fiscal Year 2025-2026.

BACKGROUND

The Fire Department ("Department") currently operates three paramedic units, four engine companies and one truck company. The Department responds to approximately 10,000 emergency medical services calls on an annual basis and these units must be stocked at all times with medical supplies and equipment to levels that are needed to provide care for the sick and injured.

STATEMENT_OF_ISSUE

The Department solicited quotes for various items from three vendors; Life Assist Medical Supplies (Life Assist"), Bound Tree, and Emergency Medical Products ("EMP"):

ITEM DESCRIPTION	LIFE ASSIST	BOUND TREE	EMP
Albuterol	$8.74 (30 CT)	$2.95 (25 CT)	No Response
Blue Sensor Electrodes	$10.00 (50CT)	$2.98 (10 PK)	No Response
IV Solution (Dextrose 10%)	$5.66 (EA)	$2.66 (EA)	No Response
Lidocaine 2%	$2.70 (EA)	$51.33 (10 CT)	No Response

On review of the quotes for various needed supplies and equipment, staff has determined that the quotes submitted by Life Assist Medical Supplies, Inc. ("Life Assist") be accepted due to their responsive, reliable and cost-efficient quote. Additionally, Life Assist is the vendor currently used by the Department and has provided exemplary service along with competitive pricing.

FISCAL IMPACT

Funds for this expenditure will be available in the Adopted 2025-2026 Fiscal year Budget in Account No. 1001-690-000-4260.

RECOMMENDATION

It is recommended that the Mayor and City Council adopt the attached Resolution.

RONERICK D. SIMPSON
FIRE CHIEF

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER FOR LIFE ASSIST MEDICAL SUPPLIES, INC. FOR THE PURCHASE OF MEDICAL SUPPLIES AND RELATED EQUIPMENT FOR THE CITY OF COMPTON FIRE DEPARTMENT ($125,000.00)

WHEREAS, the City of Compton Fire Department (”Department”) currently operates three paramedic units, four engine companies and one truck company; and

WHEREAS, the Department responds to approximately 10,000 emergency medical services calls on an annual basis and these units must be stocked at all times with medical supplies and equipment to levels that are needed to provide care for the sick and injured; and

WHEREAS, staff solicited quotes for the needed supplies from three (3) vendors; Life Assist Medical Supplies, Bound Tree and Emergency Medical Products (“EMP”):

ITEM DESCRIPTION	LIFE ASSIST	BOUND TREE	EMP
Albuterol	$8.74 (30 CT)	$2.95 (25 CT)	No Response
Blue Sensor Electrodes	$10.00 (50CT)	$2.98 (10 PK)	No Response
IV Solution (Dextrose 10%)	$5.66 (EA)	$2.66 (EA)	No Response
Lidocaine 2%	$2.70 (EA)	$51.33 (10 CT)	No Response

On review of the quotes for various needed medical supplies and equipment, staff has determined that the quotes submitted by Life Assist Medical Supplies, Inc. (“Life Assist”)
be accepted due to their responsive, reliable and cost-efficient quote. Additionally, Life Assist is the vendor currently used by the Department and has provided exemplary service along with competitive pricing; and

WHEREAS, Life Assist is the vendor currently used by the Department and has provided exemplary service along with competitive pricing; and

WHEREAS, funding for this expenditure have been budgeted in the Fire Department’s Adopted 2025-2026 Fiscal Year Budget.

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

SECTION 1. That the City Manager is hereby authorized to establish a purchase order for Life Assist Medical Supplies, Inc. in the amount of One Hundred Twenty-Five Thousand Dollars and Zero Cents ($125,000.00).

SECTION 2. That funds for this expenditure are available in the Fire Department’s 2025-2026 Fiscal year budget in Account No. 1001-690-000-4260.

SECTION 3. That a copy of this Resolution shall be forwarded to the offices of the City Clerk, City Manager, Legal Division and the Fire Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk, at a regular meeting thereof held on the ____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

July 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **COMPTON FIRE DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO ONE OR MORE VENDORS (BIT PROS FIRE SERVICES, WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS AND RENEWELL FLEET SERVICE) FOR MAINTENANCE AND REPAIRS OF EMERGENCY FIRE APPARATUS FOR THE CITY OF COMPTON FIRE DEPARTMENT ($150,000.00)**

SUMMARY

This resolution will authorize the City Manager to issue purchase orders to one or more vendors (Bit Pros Fire Services, William Kalvikov DBA Fire Apparatus Solutions and ReNewell Fleet Service.) for the maintenance and repair services of the Compton Fire Department's emergency apparatus in the amount not to exceed One Hundred Fifty Thousand Dollars ($150,000.00).

BACKGROUND

The City of Compton (" City") recently purchased four (4) new fire engines and one (1) ladder truck and are now in service. The City's reserve fleet has four (4) engines and one (1) ladder truck and due to the high volume of emergency responses as well as the conditions of the City streets, the cost of repairs are increasing.

Annual apparatus maintenance and repair for the Compton Fire Department's ("Department") emergency vehicles are essential for the safe and efficient emergency response and operation. The Department performs routine apparatus and equipment inspections on all apparatus daily to ensure that preventive maintenance guidelines are adhered to and that there are no defects with reference to fire engine operations. Furthermore, all vehicles are required to meet the Department of Transportation and California Highway Patrol regulatory statutes concerning emergency vehicles.

STATEMENT OF ISSUE

Staff has requested quotes from the following vendors:

DESCRIPTION	FIRE APPARATUS SOLUTIONS	BIT PROS FIRE SERVICES	RENEWELL FLEET SERVICE
Preventive Maintenance Service	$125.00 per hr.	N/A	$195.00 per hr.

Repair Service	$145.00 per hr.	$150.00 per hr.	$195.00 per hr.

Staff is requesting the ability to use one or more vendors (Bit Pros Fire Services, William Kalvikov DBA Fire Apparatus Solutions and ReNewell Fleet Service for its maintenance and repair of emergency fire apparatus. This will allow the Department flexibility to submit our emergency fire apparatus to the company whom is not as inundated with work, thus creating a faster turnaround time. The City has no vendor in the City boundaries that provide maintenance and repairs for emergency fire apparatus.

City Council approval is needed because the expenditure is in excess of $25,000.00 Dollars.

FISCAL IMPACT

The estimated cost for maintenance and repair to the Department's emergency apparatus for Fiscal Year 2025-2026 is One Hundred Fifty Thousand Dollars ($150,000.00).

Funds for this expenditure will be available in the 2025-2026 Fiscal Year budget in Account No. 6000-690-000-4229.

RECOMMENDATION

It is recommended that the Mayor and City Council adopt the attached Resolution.

RONERICK D. SIMPSON
FIRE CHIEF

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO ONE OR MORE VENDORS (BIT PROS FIRE SERVICES, WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS AND RENEWELL FLEET SERVICE) FOR MAINTENANCE AND REPAIRS OF EMERGENCY FIRE APPARATUS FOR THE CITY OF COMPTON FIRE DEPARTMENT ($150,000.00)

WHEREAS, this resolution will authorize the City Manager to establish purchase orders to one or more vendors (Bit Pros Fire Services, William Kalvikov DBA Fire Apparatus Solutions and ReNewell Fleet Service for the maintenance and repairs of emergency fire apparatus' vehicles for the City of Compton's Fire Department; and

WHEREAS, the annual apparatus maintenance and repairs for the Compton Fire Department's ("Department") emergency vehicles are essential for safe and efficient emergency response and operation; furthermore, all vehicles are required to meet the Department of Transportation and California Highway Patrol regulatory statutes concerning emergency vehicles; and

WHEREAS, the City's fire engines and trucks are experiencing a higher level of repairs and maintenance due to the high volume of emergency responses and the City Streets in need of repair, the overall repair costs are increasing; and

WHEREAS, three (3) formal bids were sought with the following results:

DESCRIPTION	**FIRE APPARATUS SOLUTIONS**	**BIT PROS FIRE SERVICES**	**RENEWELL FLEET SERVICE**
Preventive Maintenance Service	$125.00 per hr.	N/A	$195 per hr.
Repair Service	$145.00 per hr.	$150.00 per hr.	$195 per hr.

WHEREAS, Staff is requesting the authority to use one or more vendors (Bit Pros Fire Services, William Kalvikov DBA Fire Apparatus Solutions and ReNewell Fleet Service for its maintenance and repair of emergency fire apparatus. This will allow the Department to have a quicker turnaround time for the emergency fire apparatus from being out of service. The City has no vendor in the City boundaries that provide maintenance and repairs for emergency fire apparatus; and

WHEREAS, the estimated cost for maintenance and repairs to the Department's emergency fire apparatus for the Fiscal Year 2025-2026 is not to exceed One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00); and

WHEREAS, funds in the amount of One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00) will be available for this expenditure in the Account no. 6000-690-000-4229.

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

Section 1. That the City Manager is hereby authorized to issue purchase orders to one or more vendors (Bit Pros Fire Services, William Kalvikov DBA Fire Apparatus Solutions and ReNewell Fleet Service.) in an amount not to exceed One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00).

Section 2. That funding for this expenditure has been allocated in the Fire Department's 2025-2026 Fiscal Year budget in Account No. 6000-690-000-4229.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, Legal Division, City Controller and the Fire Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That this Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBER –
NOES: COUNCIL MEMBER –
ABSTAIN: COUNCIL MEMBER –
ABSENT: COUNCIL MEMBER –

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

JULY 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **WILLIE A. HOPKINS, JR.**
CITY MANAGER

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER TO ROBERT HALF NOT TO EXCEED $17,178.52 FOR THE PURPOSE OF PAYING OUTSTANDING INVOICES FOR STAFFING SERVICES FOR THE HUMAN RESOURCES DEPARTMENT**

SUMMARY

Adoption of this resolution will authorize the City Manager to establish a purchase order to Robert Half for the purpose of paying outstanding invoices for staffing services for the Human Resources Department.

BACKGROUND

Robert Half is a staffing and recruiting agency that provides services to companies to contract employees for the purpose of convenient and timely temporary staffing. The Human Resources Department at the City of Compton utilized these services during Fiscal Year 2024-2025 to temporarily fill existing vacancies within the Department. These services are no longer utilized within the Department and the employees are no longer contracted with Robert Half. There will be no further intention of contracting with the company in this Fiscal Year (2025-2026).

STATEMENT OF ISSUE

Robert Half was utilized during Fiscal Year 2024-2025 temporarily staff various vacancies within the Human Resources Department. These employees are no longer contracted with Robert Half.

Due to the volume of investigative services and other standing contracts, the Human Resources Department underestimated its budget for Fiscal Year 2024–2025. Law firms and legal services were prioritized for payment, resulting in staffing service invoices from that fiscal year exceeding available funds and remaining outstanding. Consequently, invoices regarding these staffing services exceeded and remained outstanding from last Fiscal Year (2024-2025).

Furthermore, pursuant to Resolution 26,100 (July 23, 2024), the City Manager’s authority has surpassed the single spending limit in addition to the emergency spending threshold for Robert Half; thus, the City Council’s approval was required for this item.

FISCAL IMPACT

There will be a low fiscal impact as a result from paying outstanding invoices from Robert Half. Funds for the total amount of $17,178.52 of all expenditures and invoices are available in the current Fiscal Year (2025-2026) budget from Account 1001-560-000-4266 (Human Resources – Contract Services).

RECOMMENDATION

It is recommended that the City Council approve and adopt the attached Resolution to pay all outstanding invoices for Robert Half from for the Human Resources Department.

TAQUAN J. JONES
HUMAN RESOURCES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER TO ROBERT HALF NOT TO EXCEED $17,178.52 FOR THE PURPOSE OF PAYING OUTSTANDING INVOICES FOR STAFFING SERVICES FROM FOR THE HUMAN RESOURCES DEPARTMENT

WHEREAS, pursuant to Resolution 26,100 of July 23, 2024, the City Manager's single transaction limit is $75,000 and his emergency spending limit is $200,000; and

WHEREAS, Robert Half is a staffing and recruiting agency that provides services to companies to contract employees for the purpose of convenient and timely temporary staffing; and

WHEREAS, the Human Resources Department at the City of Compton utilized these services during Fiscal Year 2024-2025 to temporarily fill existing vacancies within the Department; and

WHEREAS, these services are no longer utilized within the Department and the employees are no longer contracted with Robert Half, with no further Departmental intention of contracting with the company for this Fiscal Year (2025-2026); and

WHEREAS, due to the mass of investigative services and other standing contracts, funds were underestimated for the budget of the Human Resources Department during Fiscal Year 2024-2025, as law firms and legal services were prioritized in terms of invoicing; and

WHEREAS, outstanding invoices from Robert Half for previous staffing services exceeded, as the City Manager's authority of Resolution 26,100 surpassed the single spending limit in addition to the emergency spending threshold; and

WHEREAS, funds for these invoices are available within the current Fiscal Year (2025-2026) budget and will be paid out of Account 1001-560-000-4266 (Human Resources – Contract Services).

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

SECTION 1. That the City Manager is hereby authorized to approve a Purchase Order not to exceed Seventeen Thousand, One Hundred, Seventy-Eight Dollars, and Fifty-Two Cents ($17,178.52) from Account 1001-560-000-4266 (Human Resources – Contract Services) to Robert Half for the purpose of paying outstanding invoices regarding staffing services from for the Human Resources Department.

SECTION 2. That funds for the total amount of all invoices is available in the current Fiscal Year (2025-2026) budget of the Human Resources Department.

SECTION 3. Copies of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, Legal Division, and Human Resources Department.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: SS

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Robert Half®

Page: 1
Invoice Date: 04/03/2025
Invoice Number: [redacted]
Customer Number:
Fed Tax ID:

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential

[redacted]

CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	[redacted]						$ 1,292.00
2							$ 29.55
	Subtotal for Week-Ended:	03/28/2025		[redacted]	HRS		$ 1,321.55

Invoice Subtotal: **$ 1,321.55**

TOTAL AMOUNT DUE: **$ 1,321.55**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For skilled administrative professionals please call:
(800) 804-8367

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
[redacted]		$ 1,321.55

[redacted]

Robert Half®

[redacted]

Page: 1
Invoice Date: 03/27/2025
Invoice Number:
Customer Number:
Fed Tax ID: [redacted]

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
[redacted]
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	[redacted]						$ 1,292.00
2							$ 30.52
	Subtotal for Week-Ended:	03/21/2025		[redacted]	HRS		$ 1,322.52

Invoice Subtotal: **$ 1,322.52**

TOTAL AMOUNT DUE: **$ 1,322.52**

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Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
[redacted]		$ 1,322.52

[redacted]

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[redacted]

Page: 1
Invoice Date: 03/27/2025
Invoice Number:
Customer Number:
Fed Tax ID:

[redacted]

Labor Invoice – DUE UPON RECEIPT

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[redacted]
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

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P.O. BOX 743295
Los Angeles CA 90074-3295

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Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	[redacted]						$ 2,850.12
2							$ 82.22
	Subtotal for Week-Ended:	03/21/2025		[redacted]	HRS		$ 2,932.34

Invoice Subtotal: **$ 2,932.34**

TOTAL AMOUNT DUE: **$ 2,932.34**

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Customer Number	Invoice Number	Total Amount
[redacted]		$ 2,932.34

[redacted]

[redacted]

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Page: 1
Invoice Date:
Invoice Number:
Customer Number:
Fed Tax ID:

[redacted]

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[redacted]

CITY OF COMPTON
205 S Willowbrook Ave
Compton CA 90221

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Los Angeles CA 90074-3295

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Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
[redacted]							$ 1,292.00
							$ 25.68
	Subtotal for Week-Ended:	03/14/2025		[redacted]	HRS		$ 1,317.68

[redacted]

Invoice Subtotal: **$ 1,317.68**

TOTAL AMOUNT DUE: **$ 1,317.68**

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Customer Number	Invoice Number	Total Amount
[redacted]		$ 1,317.68

[redacted]

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Page: 1
Invoice Date: 03/20/2025
Invoice Number:
Customer Number:
Fed Tax ID:

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Compton CA 90221

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Los Angeles CA 90074-3295

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Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
							$ 2,192.40
							$ 100.85
	Subtotal for Week-Ended:	03/14/2025			HRS		$ 2,293.25

Invoice Subtotal: $ 2,293.25

TOTAL AMOUNT DUE: $ 2,293.25

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Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
		$ 2,293.25

[redacted]

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Page: 1
Invoice Date:
Invoice Number:
Customer Number:
Fed Tax ID:

[redacted]

Labor Invoice – DUE UPON RECEIPT

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[redacted]

CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

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Los Angeles CA 90074-3295

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Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
[redacted]						[redacted]	$ 2,192.40
	Subtotal for Week-Ended:	03/07/2025		[redacted]	HRS		$ 2,192.40

[redacted]

Invoice Subtotal: **$ 2,192.40**

TOTAL AMOUNT DUE: **$ 2,192.40**

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P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
[redacted]		$ 2,192.40

[redacted]

[redacted]

Robert Half®

Page: 1
Invoice Date:
Invoice Number:
Customer Number:
Fed Tax ID:

[redacted]

Labor Invoice – DUE UPON RECEIPT

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[redacted]

CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

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Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
[redacted]							$ 1,281.02
							$ 20.35
	Subtotal for Week-Ended:	02/28/2025		[redacted]	HRS		$ 1,301.37

[redacted]

Invoice Subtotal: **$ 1,301.37**

TOTAL AMOUNT DUE: **$ 1,301.37**

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Customer Number	Invoice Number	Total Amount
[redacted]		$ 1,301.37

[redacted]

[redacted]

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Page: 1
Invoice Date:
Invoice Number:
Customer Number:
Fed Tax ID:

[redacted]

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205 S WIllowbrook Ave
Compton CA 90221

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P.O. BOX 743295
Los Angeles CA 90074-3295

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Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
[redacted]							$ 2,923.20
							$ 18.64
	Subtotal for Week-Ended:	02/28/2025		[redacted]	HRS		$ 2,941.84

[redacted]

Invoice Subtotal: **$ 2,941.84**

TOTAL AMOUNT DUE: **$ 2,941.84**

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Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
[redacted]		$ 2,941.84

[redacted]

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Page: 1
Invoice Date: 03/13/2025
Invoice Number: [redacted]
Customer Number:
Fed Tax ID:

Labor Invoice – DUE UPON RECEIPT

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[redacted]
CITY OF COMPTON
205 S Willowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
[redacted]							$ 1,292.00
							$ 263.57
	Subtotal for Week-Ended:	03/07/2025		[redacted]	HRS		$ 1,555.57

Invoice Subtotal: **$ 1,555.57**

TOTAL AMOUNT DUE: **$ 1,555.57**

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(800) 804-8367

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
[redacted]		

[redacted]

July 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR PARTICIPATION IN THE I-710 CORRIDOR PLANNING ACTIVITIES AND EIR/EIS AND THE 91/605/405 MAJOR CORRIDOR STUDY FOR FY 2025-2026 IN AN AMOUNT NOT TO EXCEED $45,000**

SUMMARY

This report recommends that the City Council authorize the City Manager to issue a purchase order to the Gateway Cities Council of Governments (GCCOG) in an amount not to exceed $45,000 for continued participation in two regional planning efforts: the I-710 Corridor Planning Activities and Environmental Impact Report/Environmental Impact Statement (EIR/EIS) and the 91/605/405 Major Corridor Study for Fiscal Year 2025-2026.

BACKGROUND

I-710 Corridor Planning Activities and EIR/EIS

The I-710 Corridor is a critical goods movement and commuter freeway that affects congestion, air quality, environmental justice, safety, and multi-modal access throughout the region. The GCCOG, in partnership with Caltrans, the Los Angeles County Metropolitan Transportation Authority (LA Metro), and the Southern California Association of Governments (SCAG), entered into a Memorandum of Understanding (MOU) in April 2008 to govern and fund the I-710 Corridor Planning Activity and EIR/EIS.

Two key oversight bodies were established under the MOU: the I-710 EIR/EIS Project Committee and the I-710 Executive Committee. These committees ensure that member cities – including Compton – have meaningful input into the planning process and that local impacts are addressed.

91/605/405 Major Corridor Study

The SR-91/I-605/I-405 Corridor includes 15 cities with shared and unique transportation challenges. The Major Corridor Study evaluates long-term mobility needs and potential multimodal improvements across these freeways, with a focus on addressing the impacts of freight growth, air quality degradation, and freeway widening on local communities.

Participation in this study ensures that the City of Compton's concerns are represented and helps shape regional infrastructure investments that align with the City's mobility, equity, and environmental goals.

STATEMENT OF THE ISSUE

To remain actively engaged in both corridor planning processes, the City must contribute its annual participation fees. These efforts directly influence future infrastructure, funding opportunities, and environmental outcomes in Compton.

City Council approval is required to authorize the City Manager to issue the necessary purchase order to GCCOG.

FISCAL IMPACT

The total participation cost for Fiscal Year 2025-2026 is $45,000, as outlined below:

I-710 Corridor Planning Activities and EIR/EIS	$ 25,000.00
91/605/405 Major Corridor Study	$ 20,000.00
Total	**$ 45,000.00**

Funding is available in the Public Works Engineering Department FY 2025-2026 budget, Account No. 1900-710-000-4262.

ALTERNATIVES

If the City chooses not to participate in these planning efforts, it risks:

- Losing its voice in shaping transportation improvements.
- Being excluded from key regional planning discussions.
- Missing out on future state, federal, and regional transportation funding opportunities.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to issue a purchase order to the Gateway Cities Council of Governments in the amount of $45,000 for Fiscal Year 2025-2026.

JACK H. GONG, P.E., S.E., PMP
CITY ENGINEER

APPROVED AS TO FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR PARTICIPATION IN THE I-710 CORRIDOR PLANNING ACTIVITIES AND EIR/EIS AND THE 91/605/405 MAJOR CORRIDOR STUDY FOR FY 2025-2026 IN AN AMOUNT NOT TO EXCEED $45,000

WHEREAS, adoption of this Resolution authorizes the City Manager to issue a purchase order to the Gateway Cities Council of Governments (GCCOG) in an amount not to exceed Forty-Five Thousand Dollars ($45,000) for participation in the I-710 Corridor Planning Activities and Environmental Impact Report/Environmental Impact Statement (EIR/EIS) and the 91/605/405 Major Corridor Study for Fiscal Year 2025-2026; and

WHEREAS, the GCCOG is tasked with advancing transportation planning within the sub-region and advocating for both local and regional transportation improvements. One of its top priorities is the comprehensive study and eventual improvement of the I-710 Freeway Corridor, which is essential in addressing congestion, air quality, goods movement, safety, environmental justice, and multimodal access; and

WHEREAS, to this end, the GCCOG entered into a Memorandum of Understanding (MOU) in April 2008 with Caltrans, the Los Angeles County Metropolitan Authority (LA Metro), and the Southern California Association of Governments (SCAG); and

WHEREAS, this MOU established a multi-jurisdiction governance and funding structure to implement the I-710 Planning Activities and EIR/EIS and created two governing bodies: the I-710 EIR/EIS Project Committee and the I-710 Executive Committee. Both committees include representatives from local jurisdictions and ensure that impacted communities, such as Compton, have a voice in the planning and environmental review process; and

WHEREAS, the SR-91/I-605/I-405 Corridor includes fifteen (15) separate communities, each with unique needs, concerns and cultures of community involvement. These communities also share common concerns, such as the impact of future freight growth on mobility, air quality, economic viability, and the potential property impacts from any proposed freeway widening; and

WHEREAS, the study provides a foundation for understanding the mobility demands along the three freeway corridors, the full range of multimodal improvement needs, and how such projects should be shaped to accommodate the priorities and concerns of the Gateway Cities subregion; and

WHEREAS, in order for the City of Compton to continue participating and providing input and feedback regarding how these studies may affect the community, annual fees must be paid to the Gateway Cities Council of Governments; and

WHEREAS, the total cost for continued participation for FY 2025-2026 is as follows:

I-710 Corridor Planning Activities and EIR/EIS	$ 25,000.00
91/605/405 Major Corridor Study	$ 20,000.00
Total	**$ 45,000.00**

WHEREAS, funding in the amount of Forty-Five Thousand Dollars **($45,000)** is available in Public Works Engineering Department's Fiscal Year 2025-2026 budget under Account No. 1900-710-000-4262; and

WHEREAS, to maintain active involvement in the I-710 and 91/605/405 planning efforts, the City must pay its annual participation fees. Continued participation ensures that the City of Compton remains engaged in shaping major transportation decisions that directly affect its residents, infrastructure, and environmental conditions; and

WHEREAS, City Council authorization is required to allow the City Manager to issue a purchase order for the purpose of covering the City's share of participation fees in the above-mentioned studies.

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

SECTION 1. That the City Manager is hereby authorized to issue a purchase order to the Gateway Cities Council of Governments (GCCOG) in an amount not to exceed Forty-Five Thousand Dollars ($45,000.00) for the City's continued participation in the I-710 Corridor Planning Activities and EIR/EIS and the 91/605/405 Major Corridor Study for Fiscal Year 2025-2026.

SECTION 2. That the necessary funds are available in the Public Works Engineering Department's Fiscal Year 2025-2026 budget, Account Number 1900-710-000-4262.

SECTION 3. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk and Public Works Engineering Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____ 2025.

That said resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

91/605/405 Corridor Cities

GATEWAY CITIES
COUNCIL OF GOVERNMENTS

June 24, 2025

Bill to:
City of Compton
Attention: Kim Powell, City Managers Office
Mr. Willie A. Hopkins, City Manager
205 South Willowbrook Avenue
Compton, CA 90020

Invoice

Invoice for Local Agency Participation in the 91/605/405 Major Corridor Study
FY 2025-2026 $ 20,000.00

Total Due	***$20,000.00***

Please remit to:
Gateway Cities Council of Governments
16401 Paramount Blvd.
Paramount, CA 90723

Thank you in advance for your prompt payment!

GATEWAY CITIES
COUNCIL OF GOVERNMENTS

June 25, 2025

Bill to:
Mr. Willie A. Hopkins, City Manager
Attention: Kim Powell, City Managers Office
City of Compton
205 South Willowbrook Avenue
Compton, CA 90020

Invoice

Invoice for Local Agency Participation in the I-710 Corridor Planning Activities for FY 2025-2026 *$25,000.00*

Total Due	***$25,000.00***

Please remit to:
Gateway Cities Council of Governments
16401 Paramount Boulevard
Paramount, CA 90723

Thank you in advance for your prompt payment!

July 22, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBER**

FROM: **CITY MANAGER**

SUBJECT: **REQUEST TO AUTHORIZE TRAVEL FOR ELECTED OFFICIALS**

Recommendation: Authorize travel to attend the 54th Congressional Black Caucus Annual Legislative Conference

Location: Washington, D.C.

Meeting Date: September 24, 2025 thru September 28, 2025

Approximate Cost: Registration: **$200**
Hotel: **$347** per night (plus taxes and fees)
Transportation: **$907.36**
Per Diem: Receipts required (Not to exceed $75 per day)

Source of Funds: General Fund

Purpose: The purpose of attending the Annual Congressional Black Caucus is to learn and discuss issues that are impacting our City. The Annual Legislative Conference is a unique platform where thought leaders, legislators, and citizens forge partnerships and promote the political, economic, and social advancement of Black Communities.

Elected Official	Attending
Mayor Emma Sharif	
Councilmember Deidre M. Duhart	
Councilmember Andre Spicer	
Councilmember Jonathan Bowers	
Councilmember Lillie Darden	

July 15, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE UPDATED SANITARY SEWER MANAGEMENT PLAN IN COMPLIANCE WITH STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2022-0103-DWQ

SUMMARY

Staff recommends that the City Council adopt a resolution approving the City of Compton's updated Sanitary Sewer Management Plan (SSMP), dated January 2025, which has been prepared in accordance with the requirements of the State Water Resources Control Board (SWRCB) Order No. 2022-0103-DWQ. This action is necessary to maintain compliance with updated state regulations and demonstrates the City's continued response to prior enforcement actions.

BACKGROUND

The City of Compton owns and operates a public sanitary sewer collection system that serves residential, commercial, and industrial users. Collected wastewater is conveyed to the Joint Water Pollution Control Plant operated by the Los Angeles County Sanitation District.

The SWRCB Order No. 2022-0103-DWQ, which became effective in June 2023, replaces and updates the previous General Waste Discharge Requirements (WDRs) governing the operation and maintenance of public sanitary sewer systems. The updated order establishes stricter requirements for public agencies operating sewer systems, including the following mandates for all permittees:

- Maintain and regularly update a Sanitary Sewer Management Plan (SSMP)
- Implement best management practices to minimize and eliminate Sanitary Sewer Overflows (SSOs)
- Report all SSOs and corrective actions to the state
- Audit and revise the SSMP at least every five years or as needed

In 2016, the City entered into a Consent Judgment with the Los Angeles Regional Water Quality Control Board, requiring corrective actions to address sanitary sewer overflows and improve overall compliance. Since then, the City has made substantial progress in upgrading sewer infrastructure and enhancing maintenance protocols. The updated SSMP reflects this progress and fulfills a key requirement of ongoing regulatory compliance under both the Consent Judgment and Order No. 2022-0103-DWQ.

STATEMENT OF ISSUE

The updated SSMP was prepared in accordance with the State Water Resources Control Board **Order No. 2022-0103-DWQ**, adopted December 6, 2022. It includes the following required elements:

- **Goal and Objectives** - Articulates the City's commitment to effective sewer system management
- **Organization** - Identifies City staff rolls and responsibilities
- **Legal Authority** – Documents the City's power to enforce sewer use regulations
- **Operation and Maintenance Program** – Outlines preventative and routine maintenance practices
- **Design and Performance Provisions** – Establishes technical design standards
- **Spill Emergency Response Plan** – Details procedures for rapid response to SSOs
- **FOG Control Program** – Includes strategies to minimize fats, oils, and grease blockages
- **Capacity Evaluation and Capital Improvements** – Describes planning for system reliability and expansion
- **Monitoring and Program Modifications** – Sets benchmarks and update mechanisms
- **SSMP Audits** – Ensures periodic internal compliance review
- **Communication Program** – Promotes public and interagency engagement

City Staff has conducted a comprehensive review and has determined to be in full compliance with the updated Order. Following Council approval, the City's Legally Responsible Official (LRO) will certify the SSMP and upload it to the California Integrated Water Quality System (CIWQS) database, as required by the State Water Board.

ALTERNATIVE

Staff recommends no alternative action, as approval of the SSMP is required to remain in compliance with the State Water Board's current permit conditions.

FISCAL IMPACT

There is no immediate fiscal impact associated with this approval. However, costs related to SSMP implementation – such as capital upgrades, staffing, or emergency response – will be evaluated and addressed through future budget processes and capital planning efforts.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the updated Sanitary Sewer Management Plan and authorizing the City's Legally Responsible Official (LRO) to certify and submit the plan to the State Water Resources Control Board through the CIWQS system.

JACK GONG, P.E., S.E., PMP
CITY ENGINEER

APPROVED FOR FORWARDING:

WILLE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE UPDATED SANITARY SEWER MANAGEMENT PLAN IN COMPLIANCE WITH STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2022-0103-DWQ

WHEREAS, the State Water Resources Control Board adopted Order No. 2022-0103-DWQ, the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems, on December 6, 2022; and

WHEREAS, this Order requires all public agencies that own or operate sanitary sewer systems greater than one mile in length to develop and maintain a Sanitary Sewer Management Plan (SSMP) that meets the provisions and performance criteria outlined in the Order; and

WHEREAS, the City of Compton owns and operates a sanitary sewer system subject to the requirements of Order No. 2022-0103-DWQ; and

WHEREAS, the City has prepared an updated SSMP that includes all required elements, including goals, organization, legal authority, operations and maintenance program, design and performance provisions, overflow emergency response plan, FOG control program, system evaluation and capacity assurance plan, monitoring, measurement and program modifications, SSMP audits, and communication program; and

WHEREAS, the SSMP has been reviewed by City staff and determined to be in full compliance with the requirements of Order No. 2022-0103-DWQ; and

WHEREAS, the SSMP reflects the City's ongoing efforts to maintain regulatory compliance, prevent sanitary sewer overflows (SSOs), and improve system reliability through effective planning, maintenance, and community engagement; and

WHEREAS, the SSMP must be approved by the City Council and certified by a Legally Responsible Official (LRO) prior to submittal to the California Integrated Water Quality System (CIWQS) database.

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

SECTION 1. The City Council hereby approves the updated Sanitary Sewer Management Plan, dated January 2025, prepared in accordance with the requirements of State Water Resources Control Board Order No. 2022-0103-DWQ.

SECTION 2. The City Council authorizes the City Engineer, or their designated representative serving as the Legally Responsible Official (LRO), to certify and submit the approved SSMP to the State Water Resources Control Board through the CIWQS Sanitary Sewer System Database.

SECTION 3. The City Council directs staff to implement the SSMP and update it as required by the Order, including conduct internal audits of the SSMP at least once every three years and perform updates at least once every six years, or more frequently if required due to system changes, regulatory revisions, or significant performance issues.

SECTION 4. The City Clerk shall file copies of this Resolution with the offices of the City Manager, City Controller, City Attorney and the Public Works Engineering Department.

SECTION 5. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

SECTION 6. The City Council encourages staff to make the SSMP available to the public on the City's website and through ongoing public outreach, to promote transparency and community understanding of the City's wastewater system management efforts.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk, at a regular meeting thereof, held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS-**
NOES: **COUNCILMEMBERS-**
ABSTAIN: **COUNCILMEMBERS-**
ABSENT: **COUNCILMEMBERS-**

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

City of Compton

Sewer System Management Plan California

State Water Resources Control Board

JUNE 2025

Prepared for:

CITY OF COMPTON PUBLIC WORKS DEPARTMENT
205 South Willowbrook Avenue
Compton, CA 90220
Contact: John Strickland, Project Manager

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Acronyms and Abbreviations

BMP	Best Management Practice
CCTV	Closed-Circuit Television
CIP	Capital Improvement Program
City	City of Compton
CIWQS	California Integrated Water Quality System
CWEA	California Water Environment Association
FSE	Food Service Establishment
GIS	Geographic Information System
GPS	Global Positioning System
Greenbook	Standard Publication for Public Works and Standard Plans for Public Works
I&I	Inflow & Infiltration
LRO	Legally Responsible Official
MACP	Manhole Assessment Certification Program
NASSCO	National Association of Sewer Service Companies
NPDES	National Pollutant Discharge Elimination System
O&M	Operation and Maintenance
OES	Office of Emergency Services (aka Cal OES)
Order	SWRCB Order No. 2022-0103-DWQ adopted December 6, 2022 and effective June 5, 2023
PACP	Pipeline Assessment Certification Program
PVC	Polyvinyl chloride
RWQCB	Regional Water Quality Control Board
SERP	Spill Emergency Response Plan
SSMP	Sewer System Management Plan
SWRCB	State Water Resources Control Board
VCP	Vitrified Clay Pipe
WDID	Waste Discharge Identification Number
WDR	Waste Discharge Requirements, also referred to as the Sanitary Sewer Systems Waste Discharge Requirements (SSSWDR)
WWTP	Wastewater Treatment Plant

Definitions

Annual Report - A mandatory report in which the Enrollee provides a calendar-year update of its efforts to prevent spills.

California Integrated Water Quality System (CIWQS) - The statewide database that provides for mandatory electronic reporting as required in State and Regional Water Board-issued waste discharge requirements.

Data Submitter - An individual designated and authorized by the Enrollee's Legally Responsible Official to enter spill data into the online CIWQS Sanitary Sewer System Database. A Data Submitter does not have the authority of a Legally Responsible Official to certify reporting entered into the online CIWQS Sanitary Sewer System Database.

Enrollee - A public, private, or other non-governmental entity that has obtained approval for regulatory coverage under the General Order, including:

- A state agency, municipality, special district, or other public entity that owns and/or operates one or more sanitary sewer systems:
    - greater than one (1) mile in length (each individual sanitary sewer system);
    - one mile or less in length where the State Water Resources Control Board or a Regional Water Quality Control Board requires regulatory coverage under the Order, or
- A federal agency, private company, or other non-governmental entity that owns and/or operates a sanitary sewer system of any size where the State Water Resources Control Board or a Regional Water Quality Control Board requires regulatory coverage under the Order in response to a history of spills, proximity to surface water, or other factors supporting regulatory coverage.

Exfiltration - The underground exiting of sewage from a sanitary sewer system through cracks, offset or separated joints, or failed infrastructure due to corrosion or other factors.

Governing Entity - A governing entity includes but is not limited to the following:

- A publicly elected governing board, council, or commission of a municipal agency;
- A Department or Division director of a federal or state agency that is not governed by a board;
- A governing board or commission of an organization or association; and
- A private system owner/manager that is not governed by a board.

Lateral (including Lower and Upper Lateral) - An underground segment of smaller diameter pipe that transports sewage from a customer's building or property (residential, commercial, or industrial) to the Enrollee's main sewer line in a street or easement. Upper and lower lateral boundary definitions are subject to local jurisdictional codes and ordinances, or private system ownership. A lower lateral is the portion of the lateral located between the sanitary sewer system main, and either the property line, sewer clean out, curb line, established utility easement boundary, or other jurisdictional locations. An upper lateral is the portion of the lateral from the property line, sewer clean out, curb line, established utility easement boundary, or other jurisdictional locations, to the building or property.

Legally Responsible Official - An official representative, designated by the Enrollee, with authority to sign and certify submitted information and documents required by the General Order.

Nuisance - California Water Code Section 13050, subdivision (m), defines nuisance as anything which meets all of the following requirements:

- Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.
- Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.
- Occurs during, or as a result of, the treatment or disposal of wastes.

Potential to Discharge, Potential Discharge - Any exiting of sewage from a sanitary sewer system which can reasonably be expected to discharge into a water of the State based on the size of the sewage spill, proximity to a drainage conveyance system, and the nature of the surrounding environment.

Receiving Water - A water of the State that receives a discharge of waste.

Sanitary sewer system - A system that is designed to convey sewage, including but not limited to, pipes, manholes, pump stations, siphons, wet wells, diversion structures and/or other pertinent infrastructure, upstream of a wastewater treatment plant headworks, including:

- Laterals owned and/or operated by the Enrollee;
- Satellite sewer systems; and/or
- Temporary conveyance and storage facilities, including but not limited to temporary piping, vaults, construction trenches, wet wells, impoundments, tanks and diversion structures.

For purpose of the Order, sanitary sewer systems include only systems owned and/or operated by the Enrollee.

Satellite Sewer System - A portion of a sanitary sewer system owned or operated by a different owner than the owner of the downstream wastewater treatment facility ultimately treating the sewage.

Sewer System Management Plan - A living document an Enrollee develops and implements to effectively manage its sanitary sewer system(s) in accordance with the General Order.

Sewage - Sewage and its associated wastewater, is untreated or partially treated domestic, municipal, commercial and/or industrial waste (including sewage sludge), and any mixture of these wastes with inflow or infiltration of stormwater or groundwater, conveyed in a sanitary sewer system.

Spill - A discharge of sewage from any portion of a sanitary sewer system due to a sanitary sewer system overflow, operational failure, and/or infrastructure failure. Exfiltration of sewage is not considered to be a spill under the General Order if the exfiltrated sewage remains in the subsurface and does not reach a surface water of the State.

Spill Reporting System – Online spill reporting system that is hosted, controlled, and maintained by the State Water Board. The web address for this site is http://ciwqs.waterboards.ca.gov. This online database is maintained on a secure site and is controlled by unique usernames and passwords.

Training - In-house or external education and guidance needed that provides the knowledge, skills, and abilities to comply with the General Order.

Untreated or partially treated wastewater – Any volume of waste discharged from the sanitary sewer system upstream of a wastewater treatment plant headworks.

Waste - As defined in Water Code section 13050(d), includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.

Waste Discharge Identification Number (WDID) – Number which identifies each individual sanitary sewer system enrolled under the General Order. A WDID number is assigned to each enrolled system upon an Enrollee's approved regulatory coverage.

Waters of the State - Surface waters or groundwater within boundaries of the state as defined in Water Code section 13050(e), in which the State and Regional Water Boards have authority to protect beneficial uses. Waters of the State include, but are not limited to, groundwater aquifers, surface waters, saline waters, natural washes and pools, wetlands, sloughs, and estuaries, regardless of flow or whether water exists during dry conditions. Waters of the State include waters of the United States.

Waters of the United States - Surface waters or waterbodies that are subject to federal jurisdiction in accordance with the Clean Water Act.

Water Quality Objective - The limit or maximum amount of pollutant, waste constituent or characteristic, or parameter level established in statewide water quality control plans and Regional Water Boards' Basin Plans, for the reasonable protection of beneficial uses of surface waters and groundwater and the prevention of nuisance.

WDR – State Water Resources Control Board (SWRCB) Order No. 2022.0103-DWQ, known as the WASTE DISCHARGE REQUIREMENTS (WDR), which was adopted December 2, 2022 and became effective on June 5, 2023.

Purpose and Background

In December 2022, the State of California's Water Resources Control Board (SWRCB) adopted Order Number WQ 2022-0103-DWQ that updated General WDRs for sanitary sewer systems designed to convey sewage greater than one (1) mile in length. The order became effective on June 5, 2023. This order supersedes the previous Order Number 2006-0003-DWQ and all amendments thereafter (i.e., Order No. WQ 2013-0058-EXEC). The WDR requires that all enrolled agencies develop a Sewer System Management Plan (SSMP) that describes the activities of the enrollee in managing, operating, and maintaining their sanitary sewer collection system. The purpose of the Order is to prevent sanitary sewer spills and to provide a plan and schedule for measures to be implemented for spill prevention including measures to effectively clean up and report spills. A copy of the reissued 2022 WDR is included in **Appendix A**.

The reissued WDR includes directives for owners and operators of sanitary sewer systems to demonstrate adequate and efficient management, operation, and maintenance of the sanitary sewer system. Generally, the WDR requires that:

(a.) In the event of a spill, all feasible steps are taken to control the released volume and prevent untreated wastewater from entering storm drains, creeks, etc.

(b.) If a spill occurs, it must be reported to the SWRCB using California Integrated Water Quality System (CIWQS), the online reporting system developed by the SWRCB.

(c.) An SSMP with all mandatory elements be developed and approved by the governing body that owns or is responsible for the operation of the sanitary sewer system. The SSMP must include provisions to provide proper and efficient management, operation, and maintenance of the sanitary sewer system.

Spills often contain high levels of suspended solids, pathogenic organisms, toxic pollutants, nutrients, oxygen-demanding organic compounds, oil and grease and other pollutants. Spills may cause a public nuisance and/or a public health hazard particularly when raw untreated wastewater is discharged to areas with high public exposure, such as streets or surface waters used for drinking, fishing, or body contact recreation. Spills may pollute surface or ground waters, threaten public health, adversely affect aquatic life, and impair the recreational use and aesthetic enjoyment of surface waters.

Sanitary sewer systems experience periodic failures resulting in discharges that may affect waters of the state. There are many factors (including factors related to geology, design, construction methods and materials, age of the system, population growth, and system operation and maintenance), or excessive infiltration and inflow (I/I) which affect the likelihood of a spill. A proactive approach that requires agencies to ensure a system-wide operation, maintenance, and management plan is in place that will reduce the number and frequency of spills within the state. This approach will in turn decrease the risk to human health and the environment caused by spills.

Elements of a SSMP

A Sewer System Management Plan (SSMP) is a living planning document that documents ongoing local sewer system management program activities, procedures, and decision-making – at the scale necessary to address the size and complexity of the subject sanitary sewer system(s). This SSMP may incorporate other programs and other plans by reference, to address short-term and long-term system resilience through:

- Proactive planning and decision-making;

- Local government ordinances;
- Updated operations and maintenance activities and procedures;
- Implementation of capital improvements;
- Sufficient local budget to support staff resources, contractors, equipment, and training; and
- Updated training of staff and contractors.

The Enrollee's development, update, and implementation of a SSMP addressing the pertinent requirements is an enforceable component of the General Order. As specified in the General Order, consistent with the Water Code and the State Water Board Enforcement Policy, the State Water Board or a Regional Water Board may consider the Enrollee's efforts in implementing an effective SSMP to prevent, contain, control, and mitigate spills when considering Water Code section 13327 factors to determine necessary enforcement of the General Order.

The eleven (11) required SSMP Elements that must be included in an SSMP are as follows:

1. Sewer System Management Plan Goal and Introduction
2. Organization
3. Legal Authority
4. Operations and Maintenance Program
5. Design and Performance Provisions
6. Spill Emergency Response Plan
7. Sewer Pipe Blockage Control Plan
8. System Evaluation, Capacity Assurance, and Capital Improvements
9. Monitoring, Measurement and Program Modifications
10. Internal Audits
11. Communication Program

1 SSMP Goal & Introduction

This Sewer System Management Plan (SSMP) has been prepared in compliance with the requirements of the State Water Resources Control Board's Order Number WQ 2022-0103-DWQ. This chapter includes a summary of the regulations that serve as the impetus for the development of this SSMP, update schedule for the City of Compton's (City) SSMP, and a brief overview of the City's service area and sanitary sewer system.

Requirements:

D.1. SEWER SYSTEM MANAGEMENT PLAN GOAL AND INTRODUCTION: The goal of the Sewer System Management Plan (Plan) is to provide a plan and schedule to: (1) properly manage, operate, and maintain all parts of the Enrollee's sanitary sewer system(s), (2) reduce and prevent spills, and (3) contain and mitigate spills that do occur. The Plan must include a narrative Introduction section that discusses the following items:

1.1. Regulatory Context: The Plan Introduction section must provide a general description of the local sewer system management program and discuss Plan implementation and updates.

1.2. Sewer System Management Plan Update Schedule: The Plan Introduction section must include a schedule for the Enrollee to update the Plan, including the schedule for conducting internal audits. The schedule must include milestones for incorporation of activities addressing prevention of sewer spills.

1.3. Sewer System Asset Overview: The Plan Introduction section must provide a description of the Enrollee-owned assets and service area, including but not limited to:

- Location, including county(ies);
- Service area boundary;
- Population and community served;
- System size, including total length in miles, length of gravity mainlines, length of pressurized (force) mains, and number of pump stations and siphons;
- Structures diverting stormwater to the sewer system;
- Data management systems;
- Sewer system ownership and operation responsibilities between Enrollee and private entities for upper and lower sewer laterals;
- Estimated number or percent of residential, commercial, and industrial service connections; and
- Unique service boundary conditions and challenge(s).

Additionally, the Plan Introduction section must provide reference to the Enrollee's up to-date map of its sanitary sewer system, as required in section 4.1 (Updated Map of Sanitary Sewer System) of the General Order's Attachment D.

1.1 Regulatory Context

The City has implemented this SSMP as a "living document" in accordance with the requirements of the State Water Resources Control Board's General Order. The City most recently updated its SSMP in 2018. The City plans to obtain

approval of this SSMP Update by the City Council in late 2024 or early 2025. The SSMP has been audited in 2024 in compliance with the State Water Resources Control Board's regulations.

In 2016, the City entered into a Consent Judgement with the Regional Board due to failing to comply with the existing WDR and violation of the California Water Code. The Judgement indicated several requirements for the City to perform to comply with the Board's requirements, such as CCTV inspecting the sewer system within 2 years, performing routine maintenance within 15 days of discovery, repairing pipes scored with NAASCO PACP Conditions of Grades 5 and 4, and submitting regular reports to the Board. Projects related to these items are to be added to a future capital improvement program. The following elements refer to the pertinent Consent Judgement requirements. The City has not fully complied with the Judgement this far, but moving forward should prioritize the recommended steps in the SSMP Update for full compliance. A copy of the 2016 Consent Judgement is included in **Appendix B**.

The WDR requires that the SSMP be updated and approved by the agency's elected governing body every six (6) years after the date of its last Plan Update due date. In addition, the City is to conduct an internal audit every three (3) years of the SSMP in order to assess the City's progress towards meeting the goals, objectives and requirements set forth in the SSMP. The due dates for the City's SSMP and SSMP audits can be found here using the City's WDID (4SSO10378): https://www.waterboards.ca.gov/water_issues/programs/sso/lookup/.

The SSMP along with all references in the document, self-audits, and the adoption documents approved by City Council will be kept on file at City offices, the City's website and an entry will be made in the California Integrated Water Quality System (CIWQS) database when SSMP updates and audits are completed.

The City has a process in place for ensuring its SSMP will be fully implemented as written. The SSMP will be periodically reviewed by the City to ensure that SSMP elements are being followed and that the information included remains accurate and up to date. If inaccuracies are found, they will be corrected and noted as to when the corrections were made and by whom. Corrections will be tracked in a log or on an errata sheet placed in the SSMP.

The City has a goal of effectively implementing the SSMP to ensure cleaning and CCTV inspection, condition assessment, and rehabilitation is occurring regularly to ensure their sewer system is properly maintained.

1.2 Sewer System Management Plan Update Schedule

Table 1.1 presents important milestones and dates for the City to comply with the General Order in order to incorporate activities that shall prevent sewer spills.

Table 1.1: SSMP Update Schedule

Milestones	Frequency	Dates
Submit Annual Report	Annually	April 1 of each year
Update System Mapping	Quarterly	1/1/2025, 4/1/2025, 7/1/2025, 10/1/2025, etc.
System Cleaning	Entire system every five (5) years (or 20% a year)	1/1/2029 for entire system
CCTV Inspections	Entire system every five (5) years (or 20% a year)	1/1/2029 for entire system
SSMP Focused Training	Quarterly	1/1/2025, 4/1/2025, 7/1/2025, 10/1/2025, etc.

Milestones	Frequency	Dates
Update Equipment Inventory	Monthly	1/1/2025, 2/1/2025, etc.
Evaluate Design Criteria and Construction Standards and Specifications	3 years	8/2/2027
Evaluate Spill Emergency Response Plan	3 years	8/2/2027
Evaluate Sewer Pipe Blockage Control Program	3 years	8/2/2027
CIP Development	5 years	6/30/2025, 6/30/2030, etc.
Review SSMP and Update Change Log	Annually	8/2/2025
SSMP Audit	3 years	8/2/2027
Evaluate Communication Program	3 years	8/2/2027
SSMP Update	6 years	8/2/2031, 8/2/2037, etc.

1.3 Sewer System Asset Overview

The City of Compton (City) is located in southern Los Angeles County and is approximately 9 miles north of Long Beach, 49 miles west of Riverside, and 112 miles south of Bakersfield. The City is accessible via State Highways 110, 105, and 710 as well as State Route 91. The City's area is approximately 10 square miles. The City's population is approximately 96,000.

The City of Compton owns and operates the sanitary sewer collection system within its service area. The system is designed to transport sanitary sewage to trunk sewers operated by the Sanitation Districts of Los Angeles County for further transportation, treatment and eventual discharge. The City provides sewer service to most businesses and residents within the City. Table 1.2 documents the City's sewer system assets, and Table 1.3 documents the number of service connections which connect into the City's sewer system. General maintenance of the sanitary sewer collection system is performed by City staff within Utilities Section of the Public Works Department (D.P.W.).

Table 1.2: Sewer System Assets

City Assets	Value
Total Length	147,1 miles
Length of Gravity Mainlines	147.1 miles
Length of Pressure Force Mains	None
Number of Lift Stations	None
Number of Siphons	1
Structures Diverting Stormwater to the Sewer System	None
Data Management Systems	1
Sewer System Ownership and Operation Responsibilities between Enrollee and Private Entities for Upper and Lower Sewer Laterals	City responsibility starts at the main; Private entities are responsible for sewer lateral up to the connection with the sewermain.
Estimated Number or Percent of Residential, Commercial, and Industrial Service Connections	See Table 1-3
Unique Service Boundary Conditions and Challenge(s)	Unincorporated county areas located within the

	City's outer limits

Table 1.3: Number of Service Connections

Customer Class	Service Connections
Single Family Residential	12,092
Multi-Family Residential	577
Commercial/Institutional	1276
Industrial	136
Landscape	18
Other	182
Total *Connections*	**14,281**

2 Organization

This chapter describes the City's organizational staffing responsible and integral for implementing the local Sewer System Management Plan.

REQUIREMENTS:

D.2. ORGANIZATION: The Plan must identify organizational staffing responsible and integral for implementing the local Sewer System Management Plan through an organization chart or similar narrative documentation that includes:

- The name of the Legally Responsible Official as required in section 5.1 (Designation of a Legally Responsible Official) of the General Order;
- The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific Sewer System Management Plan elements;
- Organizational lines of authority; and
- Chain of communication for reporting spills from receipt of complaint or other information, including the person responsible for reporting spills to the State and Regional Water Boards and other agencies, as applicable. (For example, county health officer, county environmental health agency, and State Office of Emergency Services.)

2.1 Name of Legally Responsible Official

John Strickland, Director of Public Works, is the City's Legally Responsible Official (LRO) and has responsibility over management of the Enrollee's entire sanitary sewer system. His contact information is (310) 605-5505 (office) and jstrickland@comptoncity.org.

The City currently has one authorized representative for all wastewater system matters, the Public Works Director/City Engineer. The City is currently working on adding the Street Superintendent as a second LRO. In most circumstances, the Public Works Director will certify all electronic spill reports submitted to the SWRCB.

The Public Works Director is responsible for implementing and maintaining all elements of this SSMP.

The LRO must have authority to ensure compliance, authority over management of the entire sewer system, and authorized to make managerial decisions governing operations, capital improvements, and ensuring long-term environmental compliance. The LRO must possess recognized degree/certificate for operation and maintenance of sewer systems and/or professional training and experience demonstrated through extensive knowledge, training, and experience.

2.2 Department Organization

The organizational lines of authority for the City's Department of Public Works Engineering and Street Maintenance Division are indicated in Figures 2.1 and 2.2.

Figure 2.1: Public Works Engineering Organizational Chart

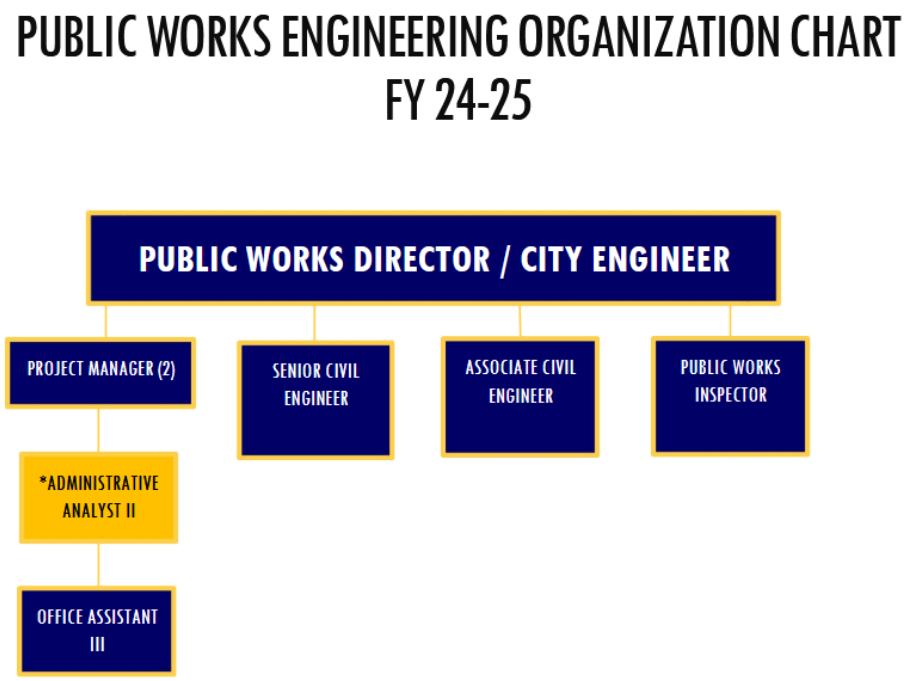
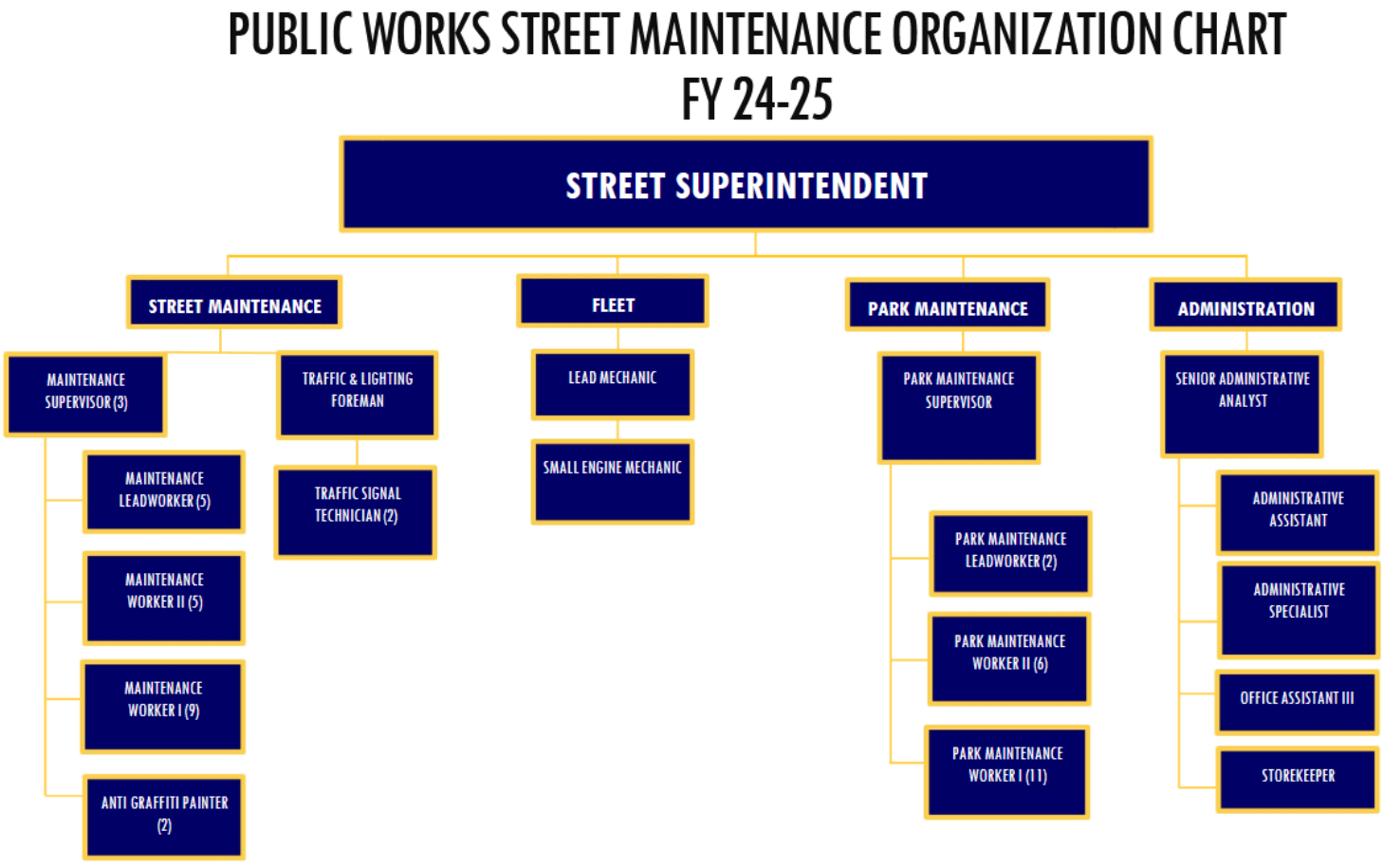


Figure 2.2: Public Works Street Maintenance Organizational Chart



2.3 Roles and Responsibilities

The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific Sewer System Management Plan elements are indicated in Table 2.1. The responsibilities for these roles are detailed in Table 2.2. The positions that implement the SSMP are detailed in Table 2.3.

Table 2.1: Key Staff Roles

Role	Name	Phone Number	Email Address
City Engineer	Jack Gong	310-605-5505	hgong@comptoncity.org
Project Manager	John Strickland	310-605-5505	jstrickland@comptoncity.org
Interim Street Superintendent	Marcus Harris	310-605-5691	MHarris@comptoncity.org
Street Maintenance Supervisor	Marcus Harris	310-493-2012	MHarris@comptoncity.org
Wastewater Technician	Dominic Washington	310-605-5691	dwashington@comptoncity.org
Maintenance, Worker I	Kevin Moses	310-605-5691	kmoses@comptoncity.org
Maintenance, Worker I	Oscar Hurtado	310-605-5691	ohurtado@comptoncity.org

Table 2.2: Department Roles & Responsibilities

Role	Responsibilities
Director of Public Works/City Engineer	Under administrative direction of the City Manager, the Director of Public Works/City Engineer plans, organizes, directs and administers the activities and operations of the Public Works Engineering Department. This role is responsible for policy development, program planning, fiscal management, administration, and operational direction of the City's Public Works Department. This includes oversight of the City's capital improvement program; planning, designing, constructing and maintaining public streets and City open spaces; utilities including sewer and storm drains; traffic engineering; maintenance of City vehicles; coordinates assigned activities with other City departments and outside agencies controlling work and activity in City rights-of-way, and maintaining public works records.
Street Superintendent	Under the administrative direction of the Assistant City Manager, the Street Superintendent has direct responsibility of managing and directing all field operations for construction and maintenance of the City's infrastructure, including but not limited to, traffic controls, parks, medians, trees, golf course, and graffiti abatement. In addition, this position shall have direct responsibility for maintaining the City's sewers, construction equipment, and automotive fleet.
Street Maintenance Supervisor	Works under the general supervision of the Street Superintendent. Supervises the maintenance of City streets, including concrete and asphalt repairs, tree trimming, street sweeping and sewer and stormwater systems in compliance with Department procedures and City policies. Schedules maintenance projects, including the work of

Role	Responsibilities
	City crews or contractor and supervises the activities of street and/or sewer maintenance crews.
Interim Wastewater Technician	Works under the general supervision of the Street Maintenance Supervisor; oversees workers at assigned work site and provides direction, training, guidance, and assistance to lower-level Maintenance Workers performing wastewater duties.
Maintenance, Worker I	Under general supervision, performs a variety of journey level semi-skilled and manual labor tasks in the maintenance of sanitary sewer systems; and performs other related duties.
Worker I	Under general supervision, performs a variety of journey level semi-skilled and manual labor tasks in the maintenance of sanitary sewer systems; and performs other related duties.

Table 2.3: Positions that Implement the City's SSMP

WDR (Appendix A)	Position(s)
Legally Responsible Official (LRO) or Duly Authorized Representative [SSSWDR 5.1]	Public Works Director/City Engineer
1. Goal [SSSWDR Att. D.1]	Public Works Director/City Engineer
2. Organization [SSSWDR Att. D.2]	Public Works Director/City Engineer
3. Legal Authority [SSSWDR Att. D.3]	City Council, City Manager, and Public Works Director/City Engineer
4. Operation and Maintenance Program [SSSWDR Att. D.4]	City Council, City Manager, and Public Works Director/City Engineer
5. Design and Performance Provisions [SSSWDR Att. D.5]	Street Maintenance Supervisor
6. Spill Emergency Response Plan [SSSWDR Att. D.6]	Public Works Director/City Engineer, and Street Superintendent
7. Sewer Pipe Blockage Control Program [SSSWDR Att. D.7]	Street Maintenance Supervisor/Fire Department
8. System Evaluation, Capacity Assurance and Capital Improvements [SSSWDR Att. D.8]	Street Maintenance Supervisor
9. Monitoring, Measurement,	Public Works Director/City Engineer, Street

WDR (Appendix A)	Position(s)
and Program Modifications [SSSWDR Att. D.9]	Superintendent, and Street Maintenance Supervisor
10. SSMP Program Audits [SSSWDR Att. D.10]	Public Works Director/City Engineer
11. Communication Program [SSSWDR Att. D.11]	Street Superintendent
12. Funding [SSSWDR Att. D.8.4]	Public Works Director/City Engineer

2.4 Chain of Communication

The Order requires the chain of communication for reporting spills from receipt of complaint or other information, including the person responsible for reporting spills to the State and Regional Water Boards and other agencies, as applicable. Figure 2.3 contains a flowchart depicting this chain of communication. Table 2.4 lists contact phone numbers for the parties included in the chain of communication. Table 2.5 lists contact phone numbers for outside resources.

Figure 2.3: Spill Response Chain of Communication

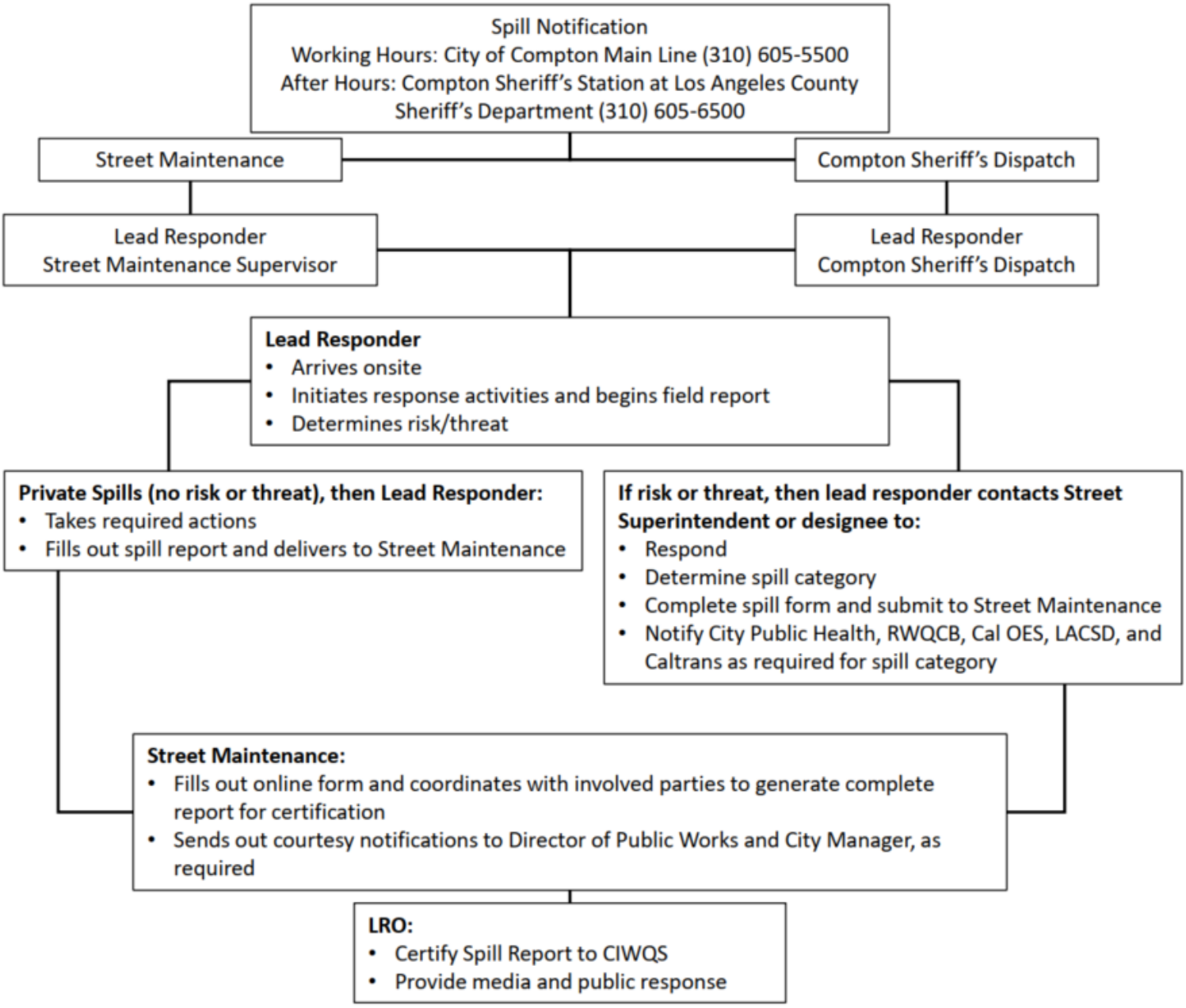


Table 2.4: Contact Numbers for Chain of Communication

Contact	Telephone Number
Los Angeles County Sheriff Department Compton Sheriff's Station	310-605-6500
On-Call Sewer Crew Member (National Plant Services)	562-436-7600
Street Maintenance Supervisor	310-605-5691

City Engineer	310-605-5505

Table 2.5: Contact Numbers for Outside Resources

Organization	Contact Name	Telephone Number	Email
Environmental Consultant			
John L Hunter and Associates	John Hunter & Michelle Staffield	562-623-7032	mstaffield@jlha.net
Sewage Spill Response Companies			
Clear Blue	Michael Conchig	562-431-4300	
National Plant Services Long Beach, CA	Jorge Salas	310-436-7600	jsalas@nationalplantservices.com
Outside Agency Notification			
When sewage enters storm drain system: L.A. County Department of Public Works Flood Maintenance Division Contact: Imperial Yard, South Gate		562-861-0316	
If spill is originating from a Sanitation District Trunk Line: Sanitation Districts of Los Angeles County		323-685-5217 After hours: 323-685-5217	
If spill exceeds 1,000 gallons: Los Angeles County Health Department		323-881-4147 After hours: 323-881-4147	
Adjacent City Notifications			
City of Gardena		310-217-9568 After hours: 310-217-9500	
City of Lynwood		310-603-0267 After hours: 562-861-9221	

Organization	Contact Name	Telephone Number	Email
City of Carson		310-847-3520 After hours: 310-830-7600	
City of Paramount		562-220-2020 After hours: 562-866-9061	
Where sewage may discharge to beach areas, also contact: City of Long Beach		562-570-2876 After Hours: 562-570-6383	

3 Legal Authority

This chapter describes the legal authority required to implement the SSMP plans and procedures.

Requirements:

D.3. LEGAL AUTHORITY: The Plan must include copies or an electronic link to the Enrollee's current sewer system use ordinances, service agreements and/or other legally binding procedures to demonstrate the Enrollee possesses the necessary legal authority to:

- Prevent illicit discharges into its sanitary sewer system from inflow and infiltration (I&I); unauthorized stormwater; chemical dumping; unauthorized debris; roots; fats, oils, and grease; and trash, including rags and other debris that may cause blockages;
- Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure;
- Require that sewer system components and connections be properly designed and constructed;
- Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee;
- Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures; and
- Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

3.1 Compliance Documents

Supporting information for Element 3 is included in **Appendix C**. This appendix includes the following documents:

a. Chapter 23 (Sewer and Water) of the City Municipal Code

3.1.1 Municipal Code

The legal authority required for the SSMP by the SWRCB is contained within the City's Municipal Code. Chapter 23 (Sewer and Water) is dedicated to the sewer system. (https://ecode360.com/35619452#35619452).

3.2 Compliance Summary

Table 3.1: WDR Requirements

Legal Authority Order Requirements	Applicable Sections of the City Municipal Code
a. Prevent illicit discharges into its sanitary sewer system from inflow and infiltration (I&I); unauthorized stormwater; chemical dumping; unauthorized debris; roots; fats, oils, and grease; and trash, including rags and other debris that may cause	• Section 23-2.11 requires installment of sand traps for any livery stable or garage to prevent fats, oils, and grease. • Section 23-2.13 restricts illicit discharge of rain water and surface water into sewer.

Legal Authority Order Requirements	Applicable Sections of the City Municipal Code
blockages	• Section 23-2.15 restricts discharge of oil, grease, refuse, or any other clogging material including with a chemical or mechanical tendency into the sewer. • Section 23-3.8 applies to industrial waste discharges into sewer • Section 23-3.4 and 23-3.5 prohibit food service establishments from discharging FOG materials into the sewer system. • Section 23-3.7 requires that all new food service establishments install, operate, and maintain a grease control device for pretreatment.
b. Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure	• Not relevant; the City's sewer and storm staff are all under the same Street Maintenance Division at the City and therefore sewer staff should be well informed of the storm drain system.
c. Require that sewer system components and connections be properly designed and constructed	• Section 23-1.25 prohibits unauthorized cross-connections with potable water system. • Section 23-2.14 and 23-2.28 apply to connections between private property and public sewer main. • 23-2.2, 23-2.19 limits who can design and construct sewer system components. • 23-3.13 applies to grease interceptor requirements for installation.
d. Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee	• Section 23-3.17 allows for the right to inspect any sewer connection discharging into the City's sewer and allows for right of entry to do so.
e. Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures	• Section 23-3.19 allows for enforcement of violations to any provision stated in the 'Sewer and Water' section • Section 23-3.20 allows for the penalties imposed on the City by regulatory agencies
f. Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable	• Not available

3.2.1 Prevention of Illicit Discharges

All measures prohibiting illicit discharges are included in Sections 23-2.13, 23-2.15, 23-3.4 and 23-3.5 of the City's Municipal Code. The specific purpose of the chapter is to prevent the discharge of any pollutant into the sewers that would obstruct or damage the collection system, interfere with treatment, or threaten harm to human health or the environment.

a. **Stormwater and I/I** - Section 23-2.13 restricts illicit discharge of rainwater and surface water, including stormwater, into a sanitary sewer. The City plans to update Ordinance to specify unauthorized stormwater inflow and infiltration as not allowed in sewer system.

- **Industrial Waste** - Section 23-2.15 restricts discharge of oil, grease, refuse, or any other clogging material including with a chemical or mechanical tendency into the sewer. Sections 23-3.8 requires any existing or new industrial or commercial facility, except food service establishments, that discharges FOG materials that have the potential to cause blockages to the sewer system, at the discretion of the Director of Public Works, to obtain an industrial waste discharge permit from the Sanitation District of Los Angeles County.
- **Chemical Dumping** –Section 23-2.15 restricts discharge of oil, grease, refuse, or any other clogging material including with a chemical or mechanical tendency into the sewer. The City plans to update the Ordinance to specify unauthorized stormwater inflow and infiltration as not allowed in sewer system.
- **Unauthorized Debris; Roots; Fats, Oils, and Grease; and Trash -** Section 23-2.15 restricts discharge of oil, grease, refuse, or any other clogging material including with a chemical or mechanical tendency into the sewer. Section 23-3.4 and 23-3.5 prohibit food service establishments from discharging FOG materials into the sewer system. The City plans to update the Ordinance to specify roots that may cause blockages are not allowed.

3.2.2 Storm Water Agency Collaboration

The City's sewer and storm staff are all under the same Street Maintenance Division at the City and therefore sewer staff are also well informed of the storm drain system. The City controls their own Storm Water Protection Program which complies with all conditions of the State Water Resources Control Board. This enables a unified collaboration and flow of information between staff members. This department provides resources in responding to spills and access to storm sewer systems during spill events. Communication and training with staff allow both agencies to know their part in responding to spills and recognizing areas at risk, develop strategies in containing and preventing spills, and reduce risks of cross contamination. Additionally, the City's personnel maintain knowledge of the locations of storm water collection facilities that are nearby sewer facilities.

Installation of sewer and storm water facilities are coordinated to prevent unintentional cross connections. To ensure that cross-connections between the City's sanitary sewer and storm drain systems do not occur, the City maintains records of the alignments of both systems and when they were constructed.

No connections to either system are allowed without a permit being first obtained from the City's Public Works Department. Each such permit issued is to contain the following information:

- Line to which the connection was made
- Location of connection on the line
- Depth of the connection at property line
- When the connection was made

All connections to either system are inspected by a City inspector to ensure that all of the above information is accurate and that the connection is made in accordance with established standards. Building Inspectors are responsible for inspecting all on-site connections, while Public Works inspectors are responsible for inspecting all connections within the public rights-of-way.

After approval of the connection inspection, the applicable inspector permanently files the inspection card and permit in the appropriate City file for perpetual maintenance.

3.2.3 Proper Design and Construction of Sewers and Connections

Regulations pertaining to the design, construction, and inspection of private sewer systems, building sewers, and connections are included in Chapter 23 of the City's Municipal Code.

Permit Required - No person shall do any sewer or cesspool work in connection with any building or structure or disconnect any building or structure from any sanitary sewer within the City, without first obtaining from the Department of Buildings a written permit to do so as discussed in Section 23-2.5.

- Section 23-2.14 and 23-2.28 apply to connections between private property and public sewer main
- Section 23-2.2 and 23-2.19 limits who can design and construct sewer system components.

3.2.4 Lateral Maintenance Access

Property owners are responsible for maintaining the house lateral to the connecting sewer at curb, property line or to a cesspool, per section 23-2.1. Section 23-2.14 provides restrictions for lateral connections.

- Section 23-3.17 allows for right to inspect any sewer connection discharging into the City's sewer and allows for right of entry to do so.

3.2.5 Enforcement Measures

Chapter 23 permits the enforcement of sewer provisions. The person in violation is subject to damages, fines and penalties, including civil liability under such other laws.

- Section 23-3.19 allows for enforcement of violations to any provision stated in the 'Sewer and Water' section
- Section 23-3.20 allows for the penalties imposed on the City by regulatory agencies

3.2.6 Easement Accessibility Agreements

The City has no information on obtaining easement accessibility agreements for locations requiring sewer system operations and maintenance.

The City is looking into updating the Ordinance to potentially include acquisition of easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

4 Operation and Maintenance Program

This chapter describes the City's ability to properly manage, operate, and maintain all parts of the sanitary sewer system owned and operated by the City, and that the system operators (including employees, contractors, or other agents) are adequately trained and possess adequate knowledge, skills, and abilities.

Requirements:

D.4. OPERATION AND MAINTENANCE PROGRAM: The Plan must include the items listed below that are appropriate and applicable to the Enrollee's system.

4.1. Updated Map of Sanitary Sewer System: An up-to-date map(s) of the sanitary sewer system, and procedures for maintaining and providing State and Regional Water Board staff access to the map(s). The map(s) must show gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities within the sewer system service area boundaries.

4.2. Preventive Operation and Maintenance Activities: A scheduling system and a data collection system for preventive operation and maintenance activities conducted by staff and contractors.

The scheduling system must include:

- Inspection and maintenance activities;
- Higher-frequency inspections and maintenance of known problem areas, including areas with tree root problems;
- Regular visual and closed-circuit television (CCTV) inspections of manholes and sewer pipes. The data collection system must document data from system inspection and maintenance activities, including system areas/components prone to root-intrusion potentially resulting in system backup and/or failure.

4.3. Training: In-house and external training provided on a regular basis for sanitary sewer system operations and maintenance staff and contractors. The training must cover:

- The requirements of the General Order;
- The Enrollee's Spill Emergency Response Plan procedures and practice drills;
- Skilled estimation of spill volume for field operators; and
- Electronic CIWQS reporting procedures for staff submitting data.

4.4. Equipment Inventory: An inventory of sewer system equipment, including the identification of critical replacement and spare parts.

4.1 Updated Map of Sanitary Sewer System

The City has not yet created a comprehensive, customized, electronic based Geographic Information System (GIS) sewer collection system map, showing all pipeline segments and manholes within the City's jurisdictional boundary. At the current time, maps are available indicating general pipeline, and manhole locations. These as builts are kept in a vault. The City is working with a controller to get a scanning company and create a well-organized recordkeeping system.

The City does maintain maps of the nearby storm water inlets and pipelines. To ensure that cross-connections between the City's sanitary sewer and storm drain systems do not occur, the City maintains records of the alignments of both systems and when they were constructed.

The City plans to develop a GIS sewer collection system map. A hydraulic model is being developed as part of their 2024 sewer master plan. As part of this model, trunk sewers for the largest systems comprising of 6 basins are being incorporated into GIS. This will serve as the beginning of their GIS mapping, which can be developed over time. The City hopes to hire a surveyor to survey pipeline inverts to complete sewer system GIS. The City plans to add applicable stormwater conveyance facility data to the map.

The City will provide State and Regional Water Board staff access to the map(s) through submitting the sewer geodatabase to the State and Regional Water Boards as well as including the map within this SSMP Update, which will be submitted to CIWQS. A map of the sewer collection system is included in **Appendix D**.

Per Consent Judgement, the City must subscribe to an asset manager software program. As part of the recent Sewer Master Plan, the City has started the development of GIS for the sewer collection system. Once development of GIS for the entire system is completed, the City will be able to acquire a subscription to Maximo or another similar program.

4.2 Preventive Operation and Maintenance Activities

The City does prioritize its preventive operation and maintenance activities. This includes cyclic cleaning, regular maintenance, and investigation of customer complaints.

4.2.1 Sewer Cleaning & CCTV Inspection

Since 1987, the Public Works Department (PWD) has started a plan to clean & conduct a closed-circuit television (CCTV) survey of the citywide sewer system. The PWD maintains the records of the results of the CCTV survey.

Per Consent Judgement, the City must CCTV the entire sewer system every five (5) years (or 20% a year).

The City has contracted with National Plant Services (NPS) to CCTV and perform cleaning of the sewer collection system. While historically this effort has not been performed consistently, the City plans to improve the consistency of the cleaning and CCTV inspection operations of NPS by securing adequate funding and expanding the contract to ensure 20% of the system is covered each year

NPS is NAASSCO PACP certified, which is required per Consent Judgement. This has been confirmed on their website and on NASSCO's certified professional directory. CCTV inspection reports with NASSCO's PACP condition assessment rankings are generated with these CCTV inspections. No MACP condition assessment rankings are generated.

Per the Consent Judgement for pipes scored with NAASCO PACP Conditions of Grade 5, the sewer shall be repaired within 6 years of Judgement or 1 year of detection. For pipes scored with NAASCO PACP Conditions of Grade 4, the sewer shall be repaired by 2026 (within 10 years of Judgement) or 2 years of detection. If the City cannot meet these schedules for repairs, they must meet and confer with Regional Board to attempt to modify schedule. The City has not yet made these repairs based on the CCTV inspections; however, repairs are being included in the recommended Capital Improvement Program project list generated from the 2024 Sewer Master Plan.

Per Consent Judgement, the City must complete routine maintenance (including inspections, cleanings, root control, fats, oils, and grease control, and recordkeeping) within 15 days of discovery from CCTV. The CCTV cleaning NPS performs is based on scheduled sections as well as hotspot areas. As previously mentioned, cleaning has not been performed consistently and has been based on available budget. NPS does not treat the City's sewer system for

roots; however, roots are mechanically removed if they are encountered during cleaning. It does not appear routine maintenance is performed within 15 days of discovery from CCTV. However, the City is on track to successfully clean the entire sewer system every five (5) years (or 20% a year) despite not having a regular schedule for cleaning. Moving forward, the City has a goal to clean the entire sewer system every five (5) years (or 20% a year).

According to the Consent Judgement, the City shall submit a report on CCTV data, maintenance, and repairs to the Regional Board once complete. It does not appear the City is regularly submitting these. Quarterly reports must also be submitted to the Regional Board on projects, CCTV, repairs, and maintenance. The City is submitting these quarterly reports.

a. Review CCTV for issues such as infiltration & inflow (I/I) and aging infrastructure.

b. Any problem identified in the CCTV inspection should be tracked and scheduled for repair based on the urgency of the repair.

4.2.2 Visual Inspection

The sewer crew utilizes semiannual manhole inspection of all manholes. CCTV sewer manhole inspections are not performed by NPS as part of their contract.

While conducting routine sewer maintenance activities, sewer staff are to visually inspect the worksite to identify any of the following potential problems:

- Cracked/deteriorating pipes
    - Line generally flowing at or near capacity
- Leaking joints/seals at manholes
    - Chemical erosion of manhole channel, inlets or outlets
    - Evidence of sewage stacking in the manhole

Any potential problems noted are to be documented using a Service Request form and reported to the Street/Sewer Superintendent before the end of the workday.

The Street/Sewer Superintendent will be responsible for prioritizing and scheduling all repairs that may be practicable given budgetary constraints. Any repairs that may exceed budgetary constraints or other departmental authority shall be forwarded to the Director of Public Works for budgetary consideration. Repairs shall be prioritized in accordance with the following parameters:

- Problems causing overflows or which may cause an imminent overflow are to be scheduled immediately. These repairs may be temporary until scheduled or capital improvements may be completed.
- Problems that do not require immediate attention and are feasible to be performed within staff and budgetary constraints shall be scheduled as soon as practicable.
- Problems requiring line rehabilitation, installing bypass lines, constructing new pipelines, etc., require capital improvements, which must be forwarded through management to the City Council for funding authorization.

4.2.3 Odor Control

The City receives approximately 40 isolated odor complaints per year. About 50% of the odor complaints are generated by the LACSD East Alameda St Corridor. There is currently not an odor control program in place.

4.2.4 Corrosion Control

The City does not have a corrosion control program in place at this time.

4.2.5 Investigation of Customer Complaints

The City responds to customer complaints regarding the sewer system. Complaints are generally related to sewer stoppages, overflows, or odors. Response is performed by the collection system staff. Response includes assessing the complaint and resolving the problem.

4.2.6 Data Collection

CCTV and cleaning data is provided to the City by NPS. These records are maintained in a table format indicating the manhole and sewer pipeline IDs, street location, and pipe size, material, and length.

While City staff are not fully tracking CCTV inspections and maintenance activities to ensure all preventative maintenance activities are documented and performed on schedule and according to deadlines in the Consent Judgement, the City plans to improve on tracking these items moving forward. The City is to review the CCTV data for issues such as infiltration & inflow (I/I) and aging infrastructure. Any problem identified in the CCTV inspection should be tracked and scheduled for repair based on the urgency of the repair.

City staff plan to consistently document their cleaning and CCTV inspections in electronic format on City servers and are committed to continuing thorough documentation of all maintenance activities. The City intends to add this information to their GIS database once established. The City plans to improve documentation and monitoring of system deficiencies with recurrent issues based off complaints, field inspections, and CCTV inspection results.

The City plans to include a requirement in its renewed contract with NPS for NPS to maintain an internal system that tracks the City's scheduled preventive maintenance, repairs, cleaning, and CCTV database. This should be regularly reviewed to ensure maintenance and repairs of the entire system are being performed and tracked by the NPS and according to deadlines in the Consent Judgement.

4.3 Training

The City does not yet have a formal training program for the Street Maintenance Division, nor does the City consistently perform training focused on SSMP information. National Plant Services, who the City is contracted with for CCTV inspection and cleaning, it is not required by contract to perform staffing. According to the Consent Judgement, staff must be trained through the CA water Environmental Association in collection system maintenance.

The City plans to perform annual meetings to review sections of the SSMP. The City plans to implement training on the requirements of the General Order, Spill Emergency Response Plan procedures and practice drills, skilled estimation of spill volume for field operators, and electronic CIWQS reporting procedures for staff submitting data.

Additionally, the City plans to ensure new sewer maintenance staff are aware of the SSMP and the importance of the training program. All trainings will be documented, and the records will be made readily accessible.

The City plans to perform drills and skilled volume estimations each year.

The City plans to update their contract with NPS so that they are required to provide documentation on SSMP training. They will be required to perform training annually related to the SSMP. This training will cover the requirements of the General Order as well as the City's Spill Emergency Response Plan procedures and practice drills.

4.4 Equipment Inventory

The City is responsible for ensuring that their equipment is kept in proper working condition and that backup supplies are available.

Per the Consent Judgement, the City has purchased a vactor truck that is used on an emergency basis. The City was to also purchase CCTV equipment; however, they have contracted with National Plant Services to perform this work.

The City plans to create a database for spare parts and track the current inventory, e.g. for function CCTV inspection truck and vactor truck. Staff are to update this as repairs are made and parts are ordered. The equipment and spare parts are to be checked regularly to make sure that they are in working order for use in emergencies. The condition of the equipment is to be tracked in the database.

The City also plans to continue ongoing communication with vendors and local suppliers in case additional equipment and parts are needed for emergency repairs.

5 Design and Performance Provisions

This chapter references the design and construction standards & specifications for new sewer systems, pump stations, and other appurtenances, and for the rehabilitation and repair of existing sewer systems. Also included are the procedures and standards for the inspection and testing of these facilities.

Requirements:

D.5. DESIGN AND PERFORMANCE PROVISIONS: The Plan must include the following items as appropriate and applicable to the Enrollee's system:

5.1. Updated Design Criteria and Construction Standards and Specifications: Updated design criteria, and construction standards and specifications, for the construction, installation, repair, and rehabilitation of existing and proposed system infrastructure components, including but not limited to pipelines, pump stations, and other system appurtenances. If existing design criteria and construction standards are deficient to address the necessary component-specific hydraulic capacity as specified in the General Order section 8 (System Evaluation, Capacity Assurance and Capital Improvements) of the Attachment D, the procedures must include component-specific evaluation of the design criteria.

5.2. Procedures and Standards: Procedures and standards for the inspection and testing of newly constructed, newly installed, repaired, and rehabilitated system pipelines, pumps, and other equipment and appurtenances.

5.1 Updated Design Criteria and Construction Standards and Specifications

The City utilizes the current edition of the Standard Specifications for Public Works and Standard Plans for Public Works (Greenbook), the L.A. County Standard Plans, and CalTrans Standard Specifications and Standard Plans to provide design and performance provisions.

To assure that sewer facilities are properly designed and constructed, DPW requires that plans are designed by licensed engineers.

The City maintains that their sewer mains are installed, tested, and inspected according to the current Greenbook standards.

The City bids out design projects to engineering firms and whoever wins the bid at the time is who the City uses for design services. Currently, the City has a contract with NV5 for rehabilitation projects. The City staff and/or plan check consultants provide thorough review of plans prior to approval for and conducting inspection of construction work related to new and rehabbed sewer system components.

Permits for construction of any public sewer infrastructure are not issued until the iterative plan check process has been satisfactorily completed, thus, ensuring the functional design and adequate capacity of the public sewer collection system.

The City requires the preparation and submittal of "As-Built" plans of completed projects prior to final approval and acceptance of the project as public infrastructure.

Per Consent Judgement, the City must implement a root control program. The City has not yet created a program for this. National Plant Services, who the City is contracted with for CCTV inspection and cleaning, does not treat the City's sewer system for roots; however, roots are mechanically removed if they are encountered during cleaning. The City plans to consider contracting with NPS to track this, add to the existing hot spot list, and determine best method to treat roots within the system. Problem areas identified in the existing CCTV inspection by NPS will be tracked and will also be added to the upcoming master plan so that it can be scheduled for repair. A treatment schedule will be developed based on the need for problem areas and root prone areas.

5.2 Procedures and Standards

The City maintains that their sewer system pipelines, pumps, and other equipment and appurtenances. are installed, tested, inspected, repaired, and rehabilitated according to the current Greenbook standards.

6 Spill Emergency Response Plan

This chapter provides an overview and summary of the City's spill response, detection, mitigation, clean up, investigation, documentation, and reporting.

Requirements:

D.6. SPILL EMERGENCY RESPONSE PLAN: The Plan must include an up-to-date Spill Emergency Response Plan to ensure prompt detection and response to spills to reduce spill volumes and collect information for prevention of future spills. The Spill Emergency Response Plan must include procedures to:

- Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner;
- Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State;
- Comply with the notification, monitoring and reporting requirements of the General Order, State law and regulations, and applicable Regional Water Board Orders;
- Ensure that appropriate staff and contractors implement the Spill Emergency Response Plan and are appropriately trained;
- Address emergency system operations, traffic control and other necessary response activities;
- Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system;
- Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State;
- Remove sewage from the drainage conveyance system;
- Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters;
- Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery;
- Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event;
- Conduct post-spill assessments of spill response activities;
- Document and report spill events as required in the General Order; and
- Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed.

6.1 Background

The City of Compton's sewer system discharges to LACSD's regional system, where it is treated. The collection system is considered to be part of the system that is subject to the order (40 C.F.R. part 122.41(e)) and is included in this response plan.

The City will annually review and assess the effectiveness of the Spill Emergency Response Plan (SERP) and update as necessary to comply with the reissued WDR. As part of these efforts, the City plans on perform regular training on SERP and develop an effective system to track and monitor spills

Note: During the 5-year period extending from January 1, 2014 to December 31, 2018, the City experienced twenty-five (25) spills from within its sanitary sewer collection system. During the 5-year period extending from January 1, 2019 to December 31, 2023, the City reported zero (0) spills.

The City plans on improving their spill reporting procedures to make sure that all spills are properly reported.

6.2 Known Collection System Problems

The City is currently unaware of any specific issues with the collection system, aside from the evident aging infrastructure. However, plans are in place to review CCTV data to identify any other potential problems within the system.

6.3 Causes of Sewer Backups

The following are currently known causes for sewer backups within the City's system:

1. Fats, Oils, Grease – The City has identified grease from businesses as being one of the main reasons for sewer spills.

6.4 Preventative Maintenance

Refer to Section 4.2 for the City's preventative maintenance program.

6.5 Spill Detection

Detection of a sanitary sewer spill may occur in numerous ways:

1. If an outside party calls in to report a spill, the City telephone operator at the City Hall/Public Works Department immediately informs the streets and utilities maintenance supervisor.
    a. If this occurs after hours, the caller is directed to the Police Department who will notify the sewer lead or on-call personnel.
2. If the sewer personnel discover a spill while conducting field observation rounds, then the sewer personnel immediately call the streets and utilities maintenance supervisor to relay the necessary information regarding the nature of the event.

Section 2.4 of this SSMP details the chain of communication for reporting spills and contact numbers for these points of contact, including outside resources.

Pre-planned coordination and collaboration with the City's stormwater staff will be implemented prior, during, and after a spill event.

6.6 Initial Spill Response

6.6.1 Containment Procedures

Containment of the spill is the top priority. The method of containment depends on the spill category. Note that for any Category 1 sewage spill in which an estimated 50,000 gallons or greater are discharged into a surface water the City must also implement its Spill Monitoring Plan, which is included in **Appendix E** of this SSMP Update.

The City's crew will attempt to keep the spill in as small an area as possible. If reasonable, the crew should attempt to keep the spill in the street and out of the storm drain or other surface water bodies. The ensure the spill is contained, the crew will use the following methods:

1. Block the storm drain openings or divert flow with sand or soil. If reasonable, keep the flow contained on the street.

2. Implement traffic control measures as needed.

3. Should the overflow take place in an area not normally accessible to the public (i.e. field, etc.) the crew will use any reasonable means to pool the flow in that area for recovery.

4. Should the flow be too much to be contained in the street and is identified as a danger to the public the crew will allow the flow to enter the storm drain or catch basin. The crew will make every reasonable attempt to dam up the spill in the storm drain or catch basin and recover it from that point.

6.6.2 Sewer Bypassing

If the spill involves damage to a pipeline and a by-pass is necessary:

1. By-pass action is to be administered, as soon as conditions safely allow, by City personnel at the location where the damaged pipeline occurs.

2. Place appropriate pumps and hoses to keep sewage in the sewerline. If additional pumps and piping or hoses are required to conduct a by-pass, National Plant Services provides the additional equipment.

3. Perform repairs to the damaged sewerline as soon as conditions safely allow and as resources are available.

4. If engineering consultation is necessary, the City calls their current design engineering firm on contract, which is currently NV5.

6.7 Recovery and Clean-Up (Mitigation)

1. If the spill occurs during dry weather conditions:

    a. First, secure the spill site by eliminating the overflow.

    b. Implement traffic control measures as needed. Should you need traffic or crowd control assistance, call police dispatch at (626) 300-0740.

c. Coordinate and collaborate with storm drain department (prior, during, after) spills.

d. Contain sewage on the ground using a manmade berm if applicable. (See Section 6.6.1 for Containment Procedures)

e. Isolate, contain, and/or divert sewage flow from any open channels and storm drain structures using sandbags, inflatable dams, or soil barriers. (See Section 1.7.1 for Containment Procedures)

f. Upon determining and correcting the source and/or cause of the spill, a sample of the sewage may be taken as evidence for possible analysis, and testing.

g. Any remaining standing sewage shall be vacuum pumped and transported to the wastewater treatment plant for disposal.

h. Any contaminated soil shall have free standing sewage or water vacuumed up, lime applied, allowed to dry and then removed (as necessary) by means of heavy equipment and transported to a local landfill for ultimate disposal.

i. Any contaminated structures such as streets, sidewalks, buildings, etc., shall be disinfected by pressure spraying with a 25-ppm sodium hypochlorite (liquid bleach) solution. After providing a contact time of 1 hour, the disinfected structures shall be rinsed with city water, and the wash water vacuumed and disposed of at the City wastewater plant.

    i. BEFORE PRESSURE WASHING CONTAMINATED AREA, ALL CONTAMINATED MATERIALS AND CONTAMINATED SOIL MUST BE REMOVED AND CATCH BASINS MUST BE BLOCKED. VACUUM MUST BE READY TO PICK UP WATER FROM PRESSURE WASHING. No water, sewage or containment materials are to be washed into the storm drain system.

j. Remove sewage from the drainage conveyance system. Locate an access point downstream of the entry point and block it to prevent discharge to surface waters. Use a hydro vac to clean and retrieve sewage from the drainage conveyance system. Coordinate/communicate with drainage conveyance system department for cleaning operations direction.

k. Leave the area as clean as possible picking up rags, papers, etc. Emphasis should be placed on removing all materials that are on or around the contaminated area.

l. Documentation and recording of all pertinent information of the spill shall be completed prior to leaving the site.

2. If the spill occurs during wet weather conditions:

    a. First, secure the spill site by eliminating the overflow.

    b. Implement traffic control measures as needed. Should you need traffic or crowd control assistance, call police dispatch at (626) 300-0740.

    c. Coordinate and collaborate with storm drain department (prior, during, after) spills.

d. Contain sewage on the ground using a manmade berm if applicable. (See Section 6.6.1 for Containment Procedures)

e. Isolate, contain, and/or divert sewage flow from any open channels and storm drain structures using sandbags, inflatable dams, or soil barriers. (See Section 1.7.1 for Containment Procedures)

f. Upon determining and correcting the source and/or cause of the spill, a sample of the sewage may be taken as evidence for possible analysis, and testing.

g. Any remaining standing sewage shall be vacuum pumped and transported to the wastewater treatment plant for disposal.

h. Any contaminated soil shall have free standing sewage or water vacuumed up, lime applied, allowed to dry and then removed (as necessary) by means of heavy equipment and transported to a local landfill for ultimate disposal.

i. Any contaminated structures such as streets, sidewalks, buildings, etc., shall be disinfected by pressure spraying with a 25-ppm sodium hypochlorite (liquid bleach) solution. After providing a contact time of 1 hour, the disinfected structures shall be rinsed with city water, and the wash water vacuumed and disposed of at the City wastewater plant.

    i. BEFORE PRESSURE WASHING CONTAMINATED AREA, ALL CONTAMINATED MATERIALS AND CONTAMINATED SOIL MUST BE REMOVED AND CATCH BASINS MUST BE BLOCKED. VACUUM MUST BE READY TO PICK UP WATER FROM PRESSURE WASHING. No water, sewage or containment materials are to be washed into the storm drain system.

j. Remove sewage from the drainage conveyance system. Locate an access point downstream of the entry point and block it to prevent discharge to surface waters. Use a hydro vac to clean and retrieve sewage from the drainage conveyance system. Coordinate/communicate with drainage conveyance system department for cleaning operations direction.

k. Leave the area as clean as possible picking up rags, papers, etc. Emphasis should be placed on removing all materials that are on or around the contaminated area.

l. Documentation and recording of all pertinent information of the spill shall be completed prior to leaving the site.

6.8 Summary of Notification, Reporting, Monitoring, and Recordkeeping Requirements

The following tables provide a summary of notification, monitoring, reporting, and recordkeeping requirements, by spill category, and for City-owned laterals, for quick reference purposes only.

6.8.1 Notification and Reporting Requirements

Table 6.1: Spill Category 1: Spills to Surface Waters

ELEMENT	REQUIREMENT	METHOD
NOTIFICATION	**Within two (2) hours** of the City's knowledge of a Category 1 spill of 1,000 gallons or greater, discharging or threatening to discharge to surface waters: Notify the California Office of Emergency Services and obtain a notification control number. **Within 24 hours**: Notify RWQCB Region 4, LA County Public Health, and Caltrans District 7 (if applicable).	• Call Cal OES at: **(800) 852-7550** • Call or email RWQCB Region 4 at: **(213) 576-6600 or rb4-sswdr@waterboards.ca.gov** • Call LA County Public Health at: **(888) 700-9995** • Call Caltrans District 7 (if applicable) **(213) 897-3656** See **Appendix F.**
REPORTING	• Submit Draft Spill Report **within three (3) business days** of the City's knowledge of the spill; • Submit Certified Spill Report **within 15 calendar days** of the spill end date; • Submit Technical Report **within 45 calendar days** after the spill end date for a Category 1 spill in which **50,000 gallons or greater** discharged to surface waters; and • Submit Amended Spill Report **within 90 calendar days** after the spill end date.	Enter data into the online CIWQS Sanitary Sewer System Database[1] (http://ciwqs.waterboards.ca.gov/), certified by the Legally Responsible Official[2]. See Appendix F, Section F-1.
WATER QUALITY MONITORING	• Conduct spill-specific monitoring; • Conduct water quality sampling of the receiving water within **18 hours** of initial knowledge of spill of 50,000 gallons or greater to surface waters.	Water quality records shall be maintained and uploaded into CIWQS as a part of Reporting requirement above.
RECORD KEEPING	• Spill event records • Total annual spill records • Collection system telemetry records if relied upon to document and/or estimate spill Volume	Self-maintained records shall be available during inspections or upon request. See Section 6.14.1.

[1] In the event that the CIWQS database is not available, the City will notify SWRCB by electronic mail or fax or e-mail all required information to the RWQCB office in accordance with the time schedules identified above. In such an event, the City will submit the appropriate reports using the CIWQS database when it becomes available. A copy of all documents shall be retained in the spill file.

[2] The City always has at least one LRO. Any change in the LRO(s) including deactivation or a change to contact information, will be submitted to the SWRCB within 30 days of the change by calling (866) 792-4977 or emailing help@ciwqs.waterboards.ca.gov

Table 6.2: Spill Category 2: Spills of 1,000 Gallons or Greater That Do Not Discharge to Surface Waters

ELEMENT	REQUIREMENT	METHOD
NOTIFICATION	**Within two (2) hours** of the City's knowledge of a Category 2 spill of 1,000 gallons or greater, discharging or threatening to discharge to waters of the State: Notify California Office of Emergency Services and obtain a notification control number. **Within 24 hours**: Notify RWQCB Region 4, LA County Public Health, and Caltrans District 7 (if applicable).	• Call or email RWQCB Region 4 at: **(213) 576-6600 or rb4-ssswdr@waterboards.ca.gov** • Call LA County Public Health at: **(888) 700-9995** • Call Caltrans District 7 (if applicable) **(213) 897-3656** See https://www.comptoncity.org/ .
REPORTING	• Submit Draft Spill Report within **three (3) business days** of the City's knowledge of the spill; • Submit Certified Spill Report **within 15 calendar days** of the spill end date; and • Submit Amended Spill Report **within 90 calendar days** after the spill end date.	Enter data into the online CIWQS Sanitary Sewer System Database[3] (http://ciwqs.waterboards.ca.gov/), certified by the Legally Responsible Official(s)[4]. See **Appendix G,** Section G-2.
WATER QUALITY MONITORING	• Conduct spill-specific monitoring;	Water quality records shall be maintained and uploaded into CIWQS as a part of Reporting requirement above.
RECORD KEEPING	• Spill event records • Total annual spill records • Collection system telemetry records if relied upon to document and/or estimate spill Volume	Self-maintained records shall be available during inspections or upon request. See Section 6.14.1.

[3] In the event that the CIWQS database is not available, the City will notify SWRCB by phone and will fax or e-mail all required information to the RWQCB office in accordance with the time schedules identified above. In such an event, the City will submit the appropriate reports using the CIWQS database when it becomes available. A copy of all documents shall be retained in the spill file.

[4] The City always has at least one LRO. Any change in the LRO(s) including deactivation or a change to contact information, will be submitted to the SWRCB within 30 days of the change by calling (866) 792-4977 or emailing help@ciwqs.waterboards.ca.gov

Table 6.3: Spill Category 3: Spills of Equal or Greater than 50 Gallons and Less than 1,000 Gallons That Does Not Discharge to Surface Waters

ELEMENT	REQUIREMENT	METHOD
NOTIFICATION	Not Applicable	Not Applicable
REPORTING	• Submit monthly Certified Spill Report to the online CIWQS Sanitary Sewer System Database **within 30 calendars days** after the end of the month in which the spills occur; and • Submit Amended Spill Reports **within 90 calendar days** after the Certified Spill Report due date.	Enter data into the online CIWQS Sanitary Sewer System Database[5] (http://ciwqs.waterboards.ca.gov/), certified by the Legally Responsible Official(s)[6]. See **Appendix G,** Sections G-3 and G-5.
WATER QUALITY MONITORING	• Conduct spill-specific monitoring;	Water quality records shall be maintained and uploaded into CIWQS as a part of Reporting requirement above.
RECORD KEEPING	• Spill event records • Total annual spill records • Collection system telemetry records if relied upon to document and/or estimate spill Volume	Self-maintained records shall be available during inspections or upon request. See Section 6.14.1.

[5] In the event that the CIWQS database is not available, the City will notify SWRCB by phone and will fax or e-mail all required information to the RWQCB office in accordance with the time schedules identified above. In such an event, the City will submit the appropriate reports using the CIWQS database when it becomes available. A copy of all documents shall be retained in the spill file.

[6] The City always has at least one LRO. Any change in the LRO(s) including deactivation or a change to contact information, will be submitted to the SWRCB within 30 days of the change by calling (866) 792-4977 or emailing help@ciwqs.waterboards.ca.gov

Table 6.4: Spill Category 4: Spills Less Than 50 Gallons That Do Not Discharge to Surface Waters

ELEMENT	REQUIREMENT	METHOD
NOTIFICATION	Not Applicable	Not Applicable
REPORTING	• If, during any calendar month, Category 4 spills occur, certify monthly, the estimated total spill volume exiting the sanitary sewer system, and the total number of all Category 4 spills into the online CIWQS Sanitary Sewer System Database, within 30 days after the end of the calendar month in which the spills occurred. • Upload and certify a report, in an acceptable digital format, of all Category 4 spills to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occur.	Enter data into the online CIWQS Sanitary Sewer System Database[7] (http://ciwqs.waterboards.ca.gov/), certified by the Legally Responsible Official(s)[8]. See **Appendix G**, Sections G-4, G-6, and G-7.
WATER QUALITY MONITORING	• Conduct spill-specific monitoring;	Water quality records shall be maintained and uploaded into CIWQS as a part of Reporting requirement above.
RECORD KEEPING	• Individual spill event records • Total annual spill records • Collection system telemetry records if relied upon to document and/or estimate spill Volume	Self-maintained records shall be available during inspections or upon request. See Section 6.14.2.

[7] In the event that the CIWQS database is not available, the City will notify SWRCB by phone and will fax or e-mail all required information to the RWQCB office in accordance with the time schedules identified above. In such an event, the City will submit the appropriate reports using the CIWQS database when it becomes available. A copy of all documents shall be retained in the spill file.

[8] The City always has at least one LRO. Any change in the LRO(s) including deactivation or a change to contact information, will be submitted to the SWRCB within 30 days of the change by calling (866) 792-4977 or emailing help@ciwqs.waterboards.ca.gov

Table 6.5: City Owned and/or Operated Lateral Spills That Do Not Discharge to Surface Waters

ELEMENT	REQUIREMENT	METHOD
NOTIFICATION	**Within two (2) hours** of the City's knowledge of a spill of 1,000 gallons or greater, from a City- owned and/or operated lateral, discharging or threatening to discharge to waters of the State: Notify California Office of Emergency Services and obtain a notification control number. **Within 24 hours**: Notify RWQCB Region 4, LA County Public Health, and Caltrans District 7 (if applicable). Not applicable to a spill of less than 1,000 gallons.	• Call Cal OES at: **(800) 852-7550** • Call or email RWQCB Region 4 at: **(213) 576-6600 or rb4-ssswdr@waterboards.ca.gov** • Call LA County Public Health at: **(888) 700-9995** • Call Caltrans District 7 (if applicable) **(213) 897-3656** See **Appendix F**.
REPORTING	• Upload and certify a report, in an acceptable digital format, of all lateral spills (that do not discharge to a surface water) to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occur. • Report a lateral spill of any volume that discharges to a surface water as a Category 1 spill.	Enter data into the online CIWQS Sanitary Sewer System Database[9] (http://ciwqs.waterboards.ca.gov/), certified by the Legally Responsible Official(s)[10]. See **Appendix G**, Sections G-6 and G-7.
WATER QUALITY MONITORING	• Conduct visual monitoring.	Water quality records shall be maintained and uploaded into CIWQS as a part of Reporting requirement above.
RECORD KEEPING	• Individual spill event records • Total annual spill records • Collection system telemetry records if relied upon to document and/or estimate spill Volume	Self-maintained records shall be available during inspections or upon request. See Section 6.14.2.

[9] In the event that the CIWQS database is not available, the City will notify SWRCB by phone and will fax or e-mail all required information to the RWQCB office in accordance with the time schedules identified above. In such an event, the City will submit the appropriate reports using the CIWQS database when it becomes available. A copy of all documents shall be retained in the spill file.

[10] The City always has at least one LRO. Any change in the LRO(s) including deactivation or a change to contact information, will be submitted to the SWRCB within 30 days of the change by calling (866) 792-4977 or emailing help@ciwqs.waterboards.ca.gov

6.9 Notification

Appendix F of this SSMP details the notification requirements for reporting spills.

6.10 Reporting

Appendix G of this SSMP details the reporting requirements for spills.

6.11 Monitoring

The City's Spill Monitoring Plan is included in **Appendix E** of this SSMP Update. This Spill Monitoring Plan will be implemented immediately upon discovery of any Category 1 sewage spill in which an estimated 50,000 gallons or greater are discharged into a surface water.

6.12 Spill-Specific Monitoring Requirements

6.12.1 Spill Location and Spread

The City shall visually assess the spill location(s) and spread using photography, global positioning system (GPS), and other best available tools. The City shall document the critical spill locations, including:

- Photography and GPS coordinates for:
    - The system location where spill originated.
    - For multiple appearance points of a single spill event, the points closest to the spill origin.
- Photography for:
    - Drainage conveyance system entry locations,
    - The location(s) of discharge into surface waters, as applicable,
    - Extent of spill spread, and
    - The location(s) of clean up.

6.12.2 Spill Volume Estimation

To assess the approximate spill magnitude and spread, the City shall estimate the total spill volume using updated volume estimation techniques, calculations, and documentation for electronic reporting. The City is currently in the process of identifying a specific spill volume estimation technique, which will be included in the Change Log when identified. The City shall update its notification and reporting of estimated spill volume (which includes spill volume recovered) as further information is gathered during and after a spill event.

6.13 Public Access and Warning

1. Place notification placards at the site for the public to stay out of the area.
2. Mark affected area with caution tape, traffic cones, or other applicable means.
3. Limit public access to affected areas.

6.14 Investigation and Documentation

For each spill, the City is to:

1. Determine the cause of the spill
2. Investigate to determine the cause of the spill.
3. Document findings of the investigation on the spill Incident Report Form.
4. Determine what, if any, necessary repairs are needed.
5. Budget and schedule repairs, if required.
6. Coordinate and collaborate with storm drain agencies after spills.

6.14.1 Recordkeeping Requirements

The City shall maintain records to document compliance with the provisions of the General Order, and previous General Order 2006-0003-DWQ as applicable, for each sanitary sewer system owned, including any required records generated by a City's contractor(s).

6.14.1.1 Recordkeeping Time Period

The City shall maintain records of this Spill Emergency Response Plan for five (5) years.

6.14.1.2 Availability of Documents

The City shall make the records readily available, either electronic or hard copies, for review by Water Board staff during onsite inspections or through an information request.

6.14.1.3 Spill Reports

The City shall maintain records for each of the following spill-related events and activities:

- Spill event complaint, including but not limited to records documenting how the City responded to notifications of spills. Each complaint record must, at a minimum, include the following information:
    a. Date, time, and method of notification,

b. Date and time the complainant first noticed the spill, if available,

c. Narrative description of the complaint, including any information the caller provided regarding whether the spill has reached surface waters or a drainage conveyance system, if available,

d. Complainant's contact information, if available, and

e. Final resolution of the complaint;

- Records documenting the steps and/or remedial action(s) undertaken by the City, using all available information
- Records documenting how estimate(s) of volume(s) and, if applicable, volume(s) of spill recovered were calculated;
- All California Office of Emergency Services notification records, as applicable; and
- Records, in accordance with the Monitoring Requirements in to be developed as indicated in Section 6.11.

6.14.2 Recordkeeping of Category 4 Spills and Non-Category 1 Lateral Spills

The City must maintain the following records for each individual Category 4 spill and for each individual non-Category 1 City-owned and/or operated lateral spill, and report in accordance with Appendix G section G-6 (Annual Certified Spill Reporting of Category 4 and/or Lateral Spills).

6.14.2.1 Recordkeeping of Individual Category 4 Spill Information:

1. Contact information: Name and telephone number of City contact person to respond to spill-specific questions;
2. Spill location name;
3. Description and GPS coordinates for the system location where the spill originated;
4. Did the spill reach a drainage conveyance system? If Yes:
    a. Description of drainage conveyance system location,
    b. Estimated spill volume fully recovered within the drainage conveyance system, and
    c. Estimated spill volume remaining within the drainage conveyance system;
5. Estimated total spill volume exiting the sanitary sewer system;
6. Spill date and start time;
7. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

8. System failure location (for example, main, pump station, etc.);

9. Description of spill response activities including description of immediate spill containment and cleanup efforts;

10. Description of how the volume estimation was calculated, including, at minimum:

    a. The methodology and type of data relied upon, including supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

    b. The methodology and type of data relied upon to estimate the spill start time, on-going spill rate at time of arrival (if applicable), and the spill end time;

11. Description of implemented system modifications and operating/maintenance modifications.

6.14.2.2 Recordkeeping of Individual Lateral Spill Information:

1. Date and time the City was notified of, or self-discovered, the spill;

2. Location of individual spill;

3. Estimated individual spill volume;

4. Spill cause(s) (for example, root intrusion, grease deposition, etc.); and

5. Description of how the volume estimations were calculated.

6.14.2.3 Total Annual Spill Information:

1. Estimated total annual spill volume;

2. Description of spill corrective actions, including at minimum:

    a. Local regulatory enforcement action taken against the sewer lateral owner in response to a spill, as applicable, and

    b. System operation, maintenance and program modifications implemented to prevent repeated spill occurrences at the same spill location.

6.14.3 Sewer System Telemetry Records

The City shall maintain the following sewer system telemetry records if used to document compliance with the General Order, and previous General Order 2006-0003-DWQ as applicable, including spill volume estimates:

- Supervisory control and data acquisition (SCADA) system(s);

- Alarm system(s);
- Flow monitoring device(s) or other instrument(s) used to estimate sewage flow rates, and/or volumes;
- Computerized maintenance management system records; and
- Asset management-related records.

6.14.4 Sewer System Management Plan Implementation Records

The City shall maintain records documenting the City's implementation of its Sewer System Management Plan, including documents supporting its Sewer System Management Plan audits, corrections, modifications, and updates to the Sewer System Management Plan.

6.14.5 Audit Records

The City shall maintain, at minimum, the following records pertaining to its Sewer System Management Plan audits, which includes this Spill Emergency Response Plan, and other internal audits:

- Completed audit documents and findings;
- Name and contact information of staff and/or consultants that conducted or involved in the audit; and
- Follow-up actions based on audit findings.

6.14.6 Equipment Records

The City shall maintain a log of all owned and leased sewer system cleaning, operational, maintenance, construction, and rehabilitation equipment.

6.14.7 Work Orders

The City shall maintain record of work orders for operations and maintenance projects.

6.15 Post Spill Assessment

After a spill, the City is to assess their spill response. The City is to analyze:

- The cause of the spill;
- Average and maximum response time;
- Percent of total overflow volume contained or returned to sewer;
- Compliance with notification, monitoring, and reporting requirements;
- Public Notification; and

- What repairs were performed.

This assessment is to be used to update the Spill Emergency Response Plan as necessary and to conduct additional training where needed.

6.16 Annual Review

The City is to annually review and assess the effectiveness of the Spill Emergency Response Plan. Updates to the Spill Emergency Response Plan should be made as necessary based on this review.

6.17 Annual Report

Section G-8 of Appendix G of this SSMP details the reporting requirements for the City's Annual Report.

The City shall update their previous year's Annual Report, by April 1 of each year after the Effective Date of the General Order, for each calendar year (January 1 through December 31).

6.18 Spill Response Equipment

Currently, the City relies on National Plant Services to perform spill response with their own equipment. The City has a vactor truck of their own.

6.19 Training

Training is conducted through the City of Compton's Street Maintenance Division. Staff and contractors are trained on the Spill Emergency Response Plan procedures and practice drills. The City is committed to training sewer staff at least once annually and any contractors utilized for cleaning, CCTV inspection and/or emergency response are to be trained twice per year. The City implements training with staff from sewer and storm to know their part in responding to spills and recognizing areas at risk, develop strategies in containing and preventing spills, and reduce risks of cross contamination.

7 Sewer Pipe Blockage Control Program

This chapter discusses the City's sewer pipe blockage control measures, including identification of problem areas, focused cleaning, and source control.

Requirements:

D.7. SEWER PIPE BLOCKAGE CONTROL PROGRAM: The Sewer System Management Plan must include procedures for the evaluation of the Enrollee's service area to determine whether a sewer pipe blockage control program is needed to control fats, oils, grease, rags and debris. If the Enrollee determines that a program is not needed, the Enrollee shall provide justification in its Plan for why a program is not needed. The procedures must include, at minimum:

- An implementation plan and schedule for a public education and outreach program that promotes proper disposal of pipe-blocking substances;
- A plan and schedule for the disposal of pipe-blocking substances generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of substances generated within a sanitary sewer system service area;
- The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages;
- Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, best management practices requirements, recordkeeping and reporting requirements;
- Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the fats, oils, and grease ordinance;
- An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule for each section; and
- Implementation of source control measures for all sources of fats, oils, and grease reaching the sanitary sewer system for each section identified above.

The City implements a Sewer Pipe Blockage Control Program. This program prevents the discharge of fats, oils, grease, and debris into the sanitary sewer and storm drain systems, subsequently improving public health and safety and reducing sewer maintenance costs.

The City has disposal methods for fats, oils, grease, and debris accumulated within the collection system during cleaning operations. These substances are taken to the maintenance yard dump bins and eventually taken to the County Sanitation Districts of Los Angeles County (LACSD) facilities.

The City monitors private property spills and ensures proper containment and cleanup. If the spill reaches the public right-of-way, it becomes the City's responsibility to contain the spill.

Installation of sewer and storm water facilities are coordinated to prevent unintentional cross connections. To ensure that cross-connections between the City's sanitary sewer and storm drain systems do not occur, the City plans to maintain detailed records of the alignments of both systems and when they were constructed.

No connections to either system are allowed without a permit being first obtained from the City's Public Works Department. Each such permit issued is to contain the following information:

- Line to which the connection was made
- Location of connection on the line
- Depth of the connection at property line
- When the connection was made

All connections to either system are inspected by a City inspector to ensure that all of the above information is accurate and that the connection is made in accordance with established standards. Building Inspectors are responsible for inspecting all on-site connections, while Public Works inspectors are responsible for inspecting all connections within the public rights-of-way.

After approval of the connection inspection, the applicable inspector permanently files the inspection card and permit in the appropriate City file for perpetual maintenance.

All restaurants are required to install grease interceptors. They are required to be designed per the Uniform Plumbing Code; approved, installed, and operated in a manner to control discharges of fats, oils, grease, into the sanitary sewer system; and to ensure public health and safety. The City expects to create maintenance requirements, best management practices requirements, recordkeeping and reporting requirements, and design standards for the installation of grease interceptors for wastewater discharge permit holders.

If there is a FOG-related problem associated with an industrial waste permit, the DPW will take enforcement action against the permitee, or where applicable, refer the problem to the contract city for enforcement action.

The City using the Fire Department to perform annual FOG inspections at food service establishments (FSEs). The Fire Department has one (1) dedicated staff for inspecting and enforcing the fats, oils, and grease ordinance who performs FSE inspections monthly. The City Fire Department's compliance manager works closely with sewer staff. If the sewer staff notices any problems with the system arising from fats, oils, grease, rags, and debris, the compliance manager is notified to determine the source and coordinate with the discharger to create mitigation strategies. The results of these FOG Control Program inspections are included in the City's quarterly reports to the Water Board.

The City plans to improve tracking of sanitary sewer system sections subject to fats, oils, and grease blockages and ensure a regular cleaning schedule for each section.

The City provides information to the general public on proper disposal of fats, oils, grease, and rags. The City plans to formally provide information regularly to restaurants on proper FOG disposal.

The City conducts routine sewer maintenance, visually inspecting worksites for cracked/deteriorating pipes or leaking joints/seals at manholes. The sewer crew utilizes semiannual manhole inspection of all manholes and the scheduled and unscheduled sewer line cleaning and CCTV inspection of the interior of sewer pipes to identify pipe segments experiencing heavy grease accumulation and in mitigating the problem.

Per the Consent Judgement, the City must implement a root control program. The City has not created a program for this. National Plant Services, who the City is contracted with for CCTV inspection and cleaning, does not treat the City's sewer system for roots; however, roots are mechanically removed if they are encountered during cleaning. The

City plans to consider contracting with NPS to track roots in the sewer system, add to the existing hot spot list, and determine the best method to treat roots within the system.

Per the Consent Judgement, the City must complete routine maintenance (including inspections, cleanings, root control, fats, oils, and grease control, and recordkeeping) within 15 days of discovery from CCTV. The CCTV cleaning that NPS, for the City's contractor for CCTV inspection and cleaning, performs is based on scheduled sections as well as hotspot areas. Cleaning has historically not been performed consistently and is based on available budget. While the City has not been consistent in performing routine maintenance or hot spot inspection within 15 days of discovery from CCTV, the City plans to create a formal schedule for routine maintenance and to complete inspections of hot spots every 90 days, within 15 days of discovery. The City also plans to consider specifically identifying measures to prevent spills and blockages, particularly in hotspot areas.

Per the Consent Judgement, the City is submitting quarterly reports to the Regional Board on their Sewer Pipe Blockage Control Program and root control program according to dates in Judgement Section 8.

The City incorporates different methods to communicate to the public the importance of reducing blockages in the sewer system. The City publishes information about proper disposal of fats, oils, and grease; spill prevention measures; installation of backflow valves; house lateral maintenance through their Annual Report, letters, brochures, newsletters newspapers, and individual notices to property owners. The City has a free program available to residential customer to safely dispose of used oil, with information available on their website for requesting a free pickup.

The City plans to adjust the list of items in their resources that should not be disposed down the drain to include wipes, rags, paper towels, and plastics. The City will evaluate additional outreach opportunities such as utility bill inserts, a website section with updates, and social media. The City is considering holding public awareness events and presentations. The City plans to create a schedule for public education and outreach to ensure this is occurring regularly.

The City utilizes personal contacts with home and business owners by field crews and inspectors. The City distributes door hangers in neighborhoods with sewer lines prone to heavy grease problems. These methods have proven to be very effective in relaying information on proper disposal of proper disposal of fats, oils, and grease and spill prevention measures to stakeholders. DPW is continuously seeking additional ways to communicate with the public. The City plans to utilize their home webpage, use of radio and television announcements, and other means for public information in the future. The City is considering communicating to the public that unauthorized stormwater inflow and infiltration are not allowed in sewer or storm drain system.

Section 2 in Chapter 23 (Sewer and Water) of the City Municipal Code provides the legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages. Section 3 also provides the legal authority for site inspections and enforcement of violations of industrial wastewater discharge regulations.

8 System Evaluation, Capacity Assurance, and Capital Improvements

This chapter discusses the City's capacity management measures, including the most recent Master Plan and recommended capacity improvement projects.

Requirements:

D.8. SYSTEM EVALUATION, CAPACITY ASSURANCE AND CAPITAL IMPROVEMENTS: The Plan must include procedures and activities for:

- Routine evaluation and assessment of system conditions;
- Capacity assessment and design criteria;
- Prioritization of corrective actions; and
- A capital improvement plan.

8.1 System Evaluation and Condition Assessment: The Plan must include procedures to:

- Evaluate the sanitary sewer system assets utilizing the best practices and technologies available;
- Identify and justify the amount (percentage) of its system for its condition to be assessed each year;
- Prioritize the condition assessment of system areas that:
    - Hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies;
    - Are located in or within the vicinity of surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas;
    - Are within the vicinity of a receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List;
- Assess the system conditions using visual observations, video surveillance and/or other comparable system inspection methods;
- Utilize observations/evidence of system conditions that may contribute to exiting of sewage from the system which can reasonably be expected to discharge into a water of the State;
- Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities; and
- Identify system assets vulnerable to direct and indirect impacts of climate change, including but not limited to: sea level rise; flooding and/or erosion due to increased storm volumes, frequency, and/or intensity; wildfires; and increased power disruptions.

8.2. Capacity Assessment and Design Criteria: The Plan must include procedures to identify system components that are experiencing or contributing to spills caused by hydraulic deficiency and/or limited capacity, including procedures to identify the appropriate hydraulic capacity of key system elements for:

- Dry-weather peak flow conditions that cause or contributes to spill events;
- The appropriate design storm(s) or wet weather events that causes or contributes to spill events;
- The capacity of key system components; and
- Identify the major sources that contribute to the peak flows associated with sewer spills.

The capacity assessment must consider:

- Data from existing system condition assessments, system inspections, system audits, spill history, and other available information;

- Capacity of flood-prone systems subject to increased infiltration and inflow, under normal local and regional storm conditions;
- Capacity of systems subject to increased infiltration and inflow due to larger and/or higher-intensity storm events as a result of climate change;
- Increases of erosive forces in canyons and streams near underground and aboveground system components due to larger and/or higher-intensity storm events;
- Capacity of major system elements to accommodate dry weather peak flow conditions, and updated design storm and wet weather events; and
- Necessary redundancy in pumping and storage capacities.

8.3. Prioritization of Corrective Action: The findings of the condition assessments and capacity assessments must be used to prioritize corrective actions. Prioritization must consider the severity of the consequences of potential spills.

8.4. Capital Improvement Plan: The capital improvement plan must include the following items:

- Project schedules including completion dates for all portions of the capital improvement program;
- Internal and external project funding sources for each project; and
- Joint coordination between operation and maintenance staff, and engineering staff/consultants during planning, design, and construction of capital improvement projects; and Interagency coordination with other impacted utility agencies.

8.1 System Evaluation and Condition Assessment

The City's last sewer system master plan was performed in 2008. The master plan included a model of the collection system. This model consisted of existing system condition assessment, compilation of the existing system data, creation of a computerized modeling, and recommendations for a 10-year capital improvements program to improve the existing sewer system to operate effectively and to accommodate future growth. The model identified that 5% of piping was deficient and needed upgrading.

In 2016, the City entered into a Consent Judgement with the Regional Board due to failing to comply with the SSSWDR and violation of the California Water Code. The Judgement indicated several requirements for the City to perform to comply with the Board's requirements, such as CCTV inspecting the sewer system within 2 years, performing routine maintenance within 15 days of discovery, repairing pipes scored with NAASCO PACP Conditions of Grades 5 and 4, and submitting regular reports to the Board. Projects related to these items are to be added to a future capital improvement program.

Currently, the City has contracted with National Plant Services (NPS) to CCTV and perform cleaning of the sewer collection system. However, this effort has not been performed consistently. Cleaning and CCTV inspection has been performed based on available budget rather than on a regular schedule. If a problem is identified in the CCTV inspection, this is to be tracked so that it can be scheduled for repair. The City plans to utilize CCTV evaluation to assess their sewer system, identify deficiencies in their system, and identify potential repair and replacement projects (note, this is currently being done as part of the 2024 Sewer Master Plan Update). The City should ensure they are obtaining CCTV inspection reports regular inspection by NPS for the City for annual condition assessment review to identify projects for future CIPs. The City plans to establish a regular CCTV inspection and cleaning program with a goal to CCTV inspect and clean the entire system every five (5) years (or 20% a year).

The City has contracted with Dudek to develop a 2024 sewer system master plan update, and this is currently in development. This master plan will utilize CCTV evaluation to assess the City's sewer system, identify deficiencies in

their system, and identify potential repair and replacement projects. All project requirements and timelines from the Consent Judgement will be taken into consideration and included.

The master plan will also include condition assessment and determining pipe segments to be replaced or rehabilitated. Problem areas identified in the existing CCTV inspection by NPS will also be added to the upcoming master plan so that it can be scheduled for repair. Pipe segments scored with NAASCO PACP Conditions of Grades 5 and 4 which the City have not already repaired will be included. As indicated in the Consent Judgement, pipes scored with NAASCO PACP Conditions of Grade 5, the sewer shall be repaired by 2022 (within 6 years of Judgement) or 1 year of detection. For pipes scored with NAASCO PACP Conditions of Grade 4, the sewer shall be repaired by 2026 (within 10 years of Judgement) or 2 years of detection. If the City cannot meet these schedules for repairs, they must meet and confer with Regional Board to attempt to modify schedule.

The upcoming master plan will identify, evaluate, and prioritize, to the best of its ability given available data, the condition assessment of system areas that: hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies; are located in or within the vicinity of existing or new surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas; are within the vicinity of a receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List. The master plan will also prioritize corrective actions considering the severity and consequences of potential spills.

The City is to establish and maintain an internal system to track the City's scheduled preventive maintenance, repair, cleaning, and CCTV database beginning in 2025. This should be regularly reviewed to ensure maintenance and repairs of the entire system are being performed and tracked by the City and according to deadlines in the Consent Judgement. The City should formally track all requirements in the Consent Judgement to ensure compliance with the Regional Board's ruling.

The City is currently not aware of the existing issues that their system is experiencing, other than aging infrastructure. As more data comes in, the City is committed tracking any other issues in the system, such as manhole corrosion or infiltration & inflow (I/I) and plans to address these issues in a subsequent master plan to determine possible solutions. Additionally, the City will evaluate parts of the sewer system that are more likely to impact public health, waters of the State, and any drainage conveyance system in the event of a system failure.

City staff plans to improve consistency of documenting their cleaning and CCTV inspections in electronic format and perform thorough documentation of all maintenance activities. The City intends to add this information to their GIS database once established. The City plans to document and monitor system deficiencies with recurrent issues based off complaints, field inspections, and CCTV inspection results so these can be added to a future sewer master plan.

The City plans to evaluate system components that are vulnerable to climate change. The City is aware that heavy rains and earthquakes may impact their system. The City will look at storm volumes, frequency, and intensity as a part of this future analysis. The City plans to determine solutions to protect their sewer system from these elements.

The City plans to track implementation of capital improvements. The City identifies that recordkeeping enhancements are needed and plans to electronically track recordkeeping. The City plans to improve internal coordination with operations, maintenance, engineering, and stormwater. The City also plans develop system-specific procedures to proactively prioritize O/M, condition assessments, and repair/rehabilitation.

The City requires for new developments that propose to connect to the City system to provide a sewer area or capacity study prior to connection to the County sewer trunk. This is to ensure these developments do not exceed the City's design criteria listed in the 2024 master plan. Sewer plans for construction must be prepared by registered

civil engineers and submitted to the DPW for plan check. This will reduce the occurrence of spills or system failures in the future due to capacity issues.

8.2 Capacity Assessment and Design Criteria

The City's last sewer system master plan performed in 2008 identified that only 5% of piping was deficient in capacity, including the additional loads due to the forecasted growth, and needed upgrading. However, the 2008 master plan did not perform sewer flow metering and rather used water demand data to load the sewer model, assuming a 100% return rate to the sewer system, which is overly conservative. Therefore, the results of the hydraulic model are not deemed accurate. The 2008 hydraulic model was not made available for the 2024 sewer master plan.

The 2024 sewer system master plan included manhole surveys and development of phase 1 of a hydraulic model that evaluated a portion of the sewer system's ability to convey existing and future peak flows. Flow monitoring was performed in five locations in 2023 and used to calibrate the hydraulic model. The model was used to identify areas with limited capacity and the need for system improvements and rehabilitation based on capacity issues. The 2024 master plan effort also included updating the City's current SSMP to comply with the 2022 WDR. Per Consent Judgement, a flow and capacity study must be done by 2028 (within 12 years of Judgement). This portion of the master plan will satisfy this requirement.

The master plan identified capacity-related improvement projects for the collection system. Dry-weather peak flow conditions that cause or contributes to potential spill events were identified.

Future master plans will augment the City's sewer hydraulic model and further evaluate the City's sewer system to identify any possible capacity limitations and/or potential spill locations due to hydraulic deficiencies.

8.3 Prioritization of Corrective Action

The City contracted with Dudek to develop their 2024 sewer system master plan, which is currently in development. This master plan utilized CCTV inspection data to assess condition of the City's sewer system, identify condition deficiencies in their system, and identify potential repair and replacement projects. All project requirements and timelines from the Consent Judgement will be taken into consideration and included. All prior CIP and master plan projects indicated in Exhibit B of the Consent Judgement and their due dates will be incorporated as part of this recommended CIP.

Problem areas identified in the existing CCTV inspection by NPS were added to the upcoming master plan so that repairs can be scheduled. Pipe segments scored with NAASCO PACP Conditions of Grades 5 and 4 which the City have not already repaired were included. As indicated in the Consent Judgement, pipes scored with NAASCO PACP Conditions of Grade 5, the sewer shall be repaired by 2022 (within 6 years of Judgement) or 1 year of detection. For pipes scored with NAASCO PACP Conditions of Grade 4, the sewer shall be repaired by 2026 (within 10 years of Judgement) or 2 years of detection. If the City cannot meet these schedules for repairs, they must meet and confer with Regional Board to attempt to modify schedule.

In the 2024 sewer system master plan, projects will be prioritized into different categories based on their need for repair and replacement. This priority list will be utilized to determine a schedule for completing these projects.

Per the Consent Judgement, the City is to submit a report on all completed CIP and master plan projects to the Regional Board once complete; submit a report on CCTV data, maintenance, and repairs to the Regional Board once complete; and continue to submit quarterly reports to the Regional Board on projects, CCTV, repairs, and maintenance according to dates in Judgement Section 8. The City will continue to track these items as well as other requirements in the Consent Judgement to ensure compliance with the Regional Board's ruling.

8.4 Capital Improvement Plan

For capital improvements, the City has currently been performing rehabilitation and replacement projects as issues arise. There has not been a consistent and regular plan of CCTV inspections and cleanings that are translated into rehabilitation and replacement.

The City completed two projects from their 2008 sewer master plan. These include the Wilmington/Alondra Area Sewer Restoration, approximately 13,000 LF of pipe, and Compton/Wilmington Area Sewer Replacement, approximately 10,000 LF of pipe. The City is to submit a report on these completed projects to the Board per the Consent Judgement. Per Consent Judgement, the City is to complete all CIP and master plan projects by specific due dates. Some of these due dates have already passed. The City is to submit a report on all completed projects to the Board. The City is also to submit quarterly reports to the Board on projects, CCTV, repairs, and maintenance according to dates in Judgement Section 8.

A capital improvement plan will be developed as part of the 2024 sewer system master plan, which will comply with the Consent Judgement. Once potential projects are identified, these will be prioritized into different categories based on their need for repair and replacement. This priority list will be utilized to determine a schedule for completing these projects. Funding sources will also be identified in the master plan. All projects and due dates from the Consent Judgement will be included. Any coordination necessary between operation and maintenance staff, and engineering staff/consultants during planning, design, and construction of capital improvement projects will be outlined.

9 Monitoring, Measurement and Program Modifications

This section of the SSMP discusses parameters the City tracks to monitor the success of the SSMP and how the City plans to keep the SSMP current.

Requirements:

D.9. MONITORING, MEASUREMENT AND PROGRAM MODIFICATIONS: The Plan must include an Adaptive Management section that addresses Plan-implementation effectiveness and the steps for necessary Plan improvement, including:

- Maintaining relevant information, including audit findings, to establish and prioritize appropriate Plan activities;
- Monitoring the implementation and measuring the effectiveness of each Plan Element;
- Assessing the success of the preventive operation and maintenance activities;
- Updating Plan procedures and activities, as appropriate, based on results of monitoring and performance evaluations; and
- Identifying and illustrating spill trends, including spill frequency, locations and estimated volumes.

In the past, the City has not formally tracked the success of SSMP elements, nor did they have a regular schedule to evaluate whether SSMP elements are current. As issues arose and elements changed, the City tracked certain segments of each element of the SSMP such as organizational changes, system mapping, and standard details and specifications for construction. Currently, the City plans to be proactive about spill prevention and understand how tracking their SSMP elements will improve efficacy of this goal.

The City should formally track all requirements in the Consent Judgement to ensure compliance with the Regional Board's ruling.

The City intends to regularly track whether the SSMP elements are being performed and their effectiveness. The City will develop a database, or similar tool, to maintain specific information related to the SSMP, as a central repository for changes to the SSMP and regularly track the success of SSMP elements, including the preventative maintenance activities noted above. The City will evaluate whether SSMP elements have changed so that changes can be documented in a Change Log to include the specific change, the date of the change and the name of the person making the change. The Change Log is included in **Appendix H**. Procedures and activities will be updated based on these tracking and assessment methods described. The City plans to update plan procedures and activities based on monitoring and performance evaluations. Table 9.1 details a schedule for evaluating the Monitoring, Measurement, and Program Modifications.

Table 9.1: SSMP Update Schedule

Milestones	Frequency	DATES
Evaluate whether SSMP elements have changed	Annually	8/1/2025 and annually thereafter
Track the Success of SSMP Elements	Annually	8/1/2025 and annually thereafter
Assess the Preventative Operation and Maintenance Activities	Annually	8/1/2025 and annually thereafter

The City has a renewed interest to improved tracking and updating their procedures and activities as needed. SSMP Audit findings will also be tracked and used to determine any necessary SSMP modifications. Table 9.2 describes the monitoring parameters for tracking the effectiveness of each Plan Element, which the City will also review during the SSMP Audit, in addition to the schedule depicted in Table 9.1.

Table 9.2: SSMP Monitoring Parameters, by SSMP Element

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness (Annual)
SSMP Goal and Introduction	Provide a plan and schedule to: (1) properly manage, operate, and maintain all parts of the City's sanitary sewer system(s), (2) reduce and prevent spills, and (3) contain and mitigate spills that do occur.	• City is following SSMP Update Schedule • Periodically review section
Organization	Document LRO(s), organization of City staff, contact information, and chain of communication for spill response.	• Periodically review section
Legal Authority	Ensure the City has sufficient legal authority required to implement the SSMP plans and procedures.	• Periodically review section
Operations and Maintenance Program	Minimize blockages and spills; properly manage, operate, and maintain all parts of the sanitary sewer system; ensure system operators (including employees, contractors, or other agents) are adequately trained	• Percentage of gravity sewer lines cleaned • Percentage of sewer lines inspected by televising • Number of pipe failures • Regular training related to SSMP requirements • Equipment inventory tracked • Periodically review section

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness (Annual)
Design and Performance Provisions	Maintain updated design and construction standards & specifications for new sewer systems, pump stations, and other appurtenances, and for the rehabilitation and repair of existing sewer systems.	• Periodically review section
Spill Emergency Response Plan	Provide timely and effective response, detection, mitigation, clean up, investigation, and documentation to spill emergencies; and comply with regulatory reporting requirements	• Average and maximum response time • Percent of total spill volume contained or returned to sewer • Compliance with notification, monitoring, and reporting requirements • Staff and contractors are implementing the Spill Emergency Response Plan • Perform regular training on the Spill Emergency Response Plan. • Contain any spills and prevent/minimize discharge to waters of the State or any drainage conveyance system • Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State • Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters • Spill events are documented and reported as required in the General Order • Spill responses and assessed • Conduct annual review of Spill Emergency Response Plan • Periodically review section

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness (Annual)
Sewer Pipe Blockage Control Plan	Incorporating sewer pipe blockage control measures, including identification of problem areas, focused cleaning, and source control.	• Number of blockages due to FOG, rags, debris, etc. • Number of overflows due to FOG, rags, debris, etc. • Number of FOG producing facilities inspected • Number of enforcement measures at FOG producing facilities • An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule • Implementation of source control measures • Plan and schedule for a public education and outreach program • Periodically review section

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness (Annual)
System Evaluation, Capacity Assurance, and Capital Improvements	Evaluate procedures and activities for: (1) routine evaluation and assessment of system conditions; (2) capacity assessment and design criteria; (3) prioritization of corrective actions; and (4) a capital improvement plan.	• Number of spills due to capacity limitations or wet weather • Date of completion of most recent sewer master plan, including flow metering and/or hydraulic modeling • 3-year backlog for capacity improvement projects • Utilize CCTV inspection and assessment and tracking system deficiencies • Prioritize projects based on their need for repair and replacement • Evaluate system deficiencies with recurrent issues and how these can be turned into rehabilitation or replacement projects. • Creation of a schedule to complete these projects • Document system evaluation and condition assessment inspections and activities • Determine solutions to address infiltration & inflow (I/I), aging infrastructure, corrosion due to sulfuric acid, and sags in the system due to unstable soil • Determine solutions to protect from heavy rains, earthquakes, and other impacts of climate change • Determine funding sources • Periodically review section

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness (Annual)
Monitoring, Measurement and Program Modifications	Evaluate effectiveness of SSMP, keep SSMP up-to-date, and identify necessary changes	• Document SSMP information • Follow schedule for reviewing SSMP information • Determine effectiveness of each Plan Element • Assess the success of preventive operation and maintenance activities; • Update Plan procedures and activities based on evaluation • Identify and illustrate spill trends • Periodically review section
Internal Audits	Formally identify SSMP effectiveness, limitations, and necessary changes	• Date of completion of last annual audit • Audits are occurring during original audit cycle • Audit is uploaded to CIWQS within 6 months of due date • Deficiencies found during the audit are addressed and corrected • Periodically review section
Communication Program	Communicate with the public and satellite agencies.	• SSMP is uploaded/updated on City's website & CIWQS • Plan and schedule for a public education and outreach program • Notification program to the public for sewer system management and information on spills and discharges • Periodically review section

The City will use the specific monitoring parameters listed in Table 9.2 and documented on the tracking sheet included in **Appendix I** to assist in completion of the annual SSMP Audit described in Plan Element 10. The City will also continue to collect data for all performance measures currently tracked. This additional information that the City collects, such as customer complaints and length of pipe cleaned, will be used to support or further evaluate the success and limitations of the SSMP as needed.

The City plans to improve tracking of scheduled preventative maintenance, repairs, and cleaning activities and to improve on the consistency of this tracking, including beginning to track system deficiencies with recurrent issues so that this information can be evaluated is determine how this impacts the success of the SSMP. The City tracks the components listed in Table 9.3 to quantitatively determine the effectiveness of preventive operation and maintenance activities. Using this data and comparing it to spill data shown in Table 9.4, the current preventative operation and maintenance activities will be used to assess the City's program in reducing spills. Once the City establishes a regular CCTV inspection and cleaning program, they are confident this will ensure spills are further minimized by reaching their goal to CCTV inspect and clean the entire system every five (5) years (or 20% a year), as well as performing regular and timely rehabilitation and replacement projects to rectify condition- and capacity-deficient pipelines and infrastructure.

Table 9.3: Preventive Operation and Maintenance Activities to Track

DESCRIPTION OF WORK EVENT
Total length of gravity sewer lines cleaned
Percentage of gravity sewer lines cleaned
Total number of manhole inspections
Total length of sewer lines inspected by televising
Percentage of sewer lines inspected by televising

Table 9.4 shows the spill trends for the City. If spills do occur in the future, the City will include data related to spill frequency, locations, and estimated volumes.

Table 9.4: Spill Trends from 2014 to 2023

Year	No. of Spills				
	Category 1	Category 2	Category 3	Category 4[1]	Total Spills
2014	6	0	2	N/A	8
2015	2	0	4	N/A	6
2016	4	0	2	N/A	6
2017	1	0	1	N/A	2
2018	2	1	0	N/A	3
2019	1	0	3	N/A	4
2020	0	0	0	N/A	0
2021	0	0	0	N/A	0
2022	1	0	0	0	1
2023	0	0	0	0	0

Note:

[1] Category 4 spills were introduced as part of the reissued 2022 WDR.

10 Internal Audits

This chapter discusses the City's SSMP auditing program.

Requirements:

D.10. INTERNAL AUDITS: The Plan shall include internal audit procedures, appropriate to the size and performance of the system, for the Enrollee to comply with section 5.4 (Sewer System Management Plan Audits) of the General Order.

The reissued State Water Resources Control Board's Order Number WQ 2022-0103-DWQ requires that an agency conduct an internal audit of its SSMP at least once every three (3) years and include a summary of revisions based on Audit findings. The audit is to evaluate how the City has developed and implemented each of the eleven elements of the SSMP and how each element is functioning to assist in the prevention of sanitary sewer spills. The audit report shall be kept on file at the City offices, certified by the LRO, and uploaded to the online California Integrated Water Quality System (CIWQS) database within 6 months after the end of the 3-year audit period. Any deficiencies found during the audit are addressed and corrected.

The due dates for the City's SSMP and SSMP audits can be found here using the City's WDID (4SSO10378): https://www.waterboards.ca.gov/water_issues/programs/sso/lookup/.

In 2023, the City contracted with Dudek to work closely with the City's staff to review the SSMP, its implementation, and the effectiveness of the City's efforts in reducing spills. Before this, the City had not consistently performed audits of its SSMP.

The City plans to complete audit requirements and due dates corresponding to the original audit cycle. The City's next SSMP audit is to be completed within 6 months of 8/2/2027. During this next audit, the City will review the progress of SSMP elements and their success, areas of improvement in implementing the SSMP and preventing spills, evaluate whether they are tracking monitoring, measurement, and program modifications under Element 9, provide a description of system improvements from the previous year, and provide a description and schedule of system improvements for the upcoming year. Audit findings and recommendations will be incorporated into future SSMP Updates.

Future Audits must: be sized/scaled to system, evaluate implementation and effectiveness of SSMP in preventing spills, identify necessary modifications to SSMP for correcting deficiencies, and include a proposed schedule for correcting deficiencies.

A log of the latest audit recommendations is included in **Appendix J** of this SSMP Update.

11 Communication Program

This section of the SSMP discusses the City's communications with the public.

Requirements:

D.11. COMMUNICATION PROGRAM: The Plan must include the following items as appropriate and applicable to the Enrollee's system:

The Plan must include procedures for the Enrollee to communicate with:

- The public for:
  - Spills and discharges resulting in closures of public areas, or that enter a source of drinking water, and
  - The development, implementation, and update of its Plan, including opportunities for public input to Plan implementation and updates.
- Owners/operators of systems that connect into the Enrollee's system, including satellite systems, for:
  - System operation, maintenance, and capital improvement-related activities.

The City maintains a website (https://www.comptoncity.org) to inform the public about City activities. The City's website is an effective communication channel for providing alerts and news to the public. The main page of the website provides important announcements, agendas and minutes for City Council meetings, Community meetings, and other key information for City residents.

Once approved, the City will maintain its SSMP on the City website (https://www.comptoncity.org). The link to the document on the City's website will include a link for including opportunities for public input on plan implementation and updates. The City currently allows public comment on the SSMP at City council meetings. The SSMP will be certified by the City Council during a public City council meeting.

The City incorporates different methods to communicate to the public the importance of reducing blockages in the sewer system. The City publishes information about proper disposal of fats, oils, and grease and the installation of backflow vales, house lateral maintenance, etc. through their Annual Report, letters, brochures, newsletters, newspapers, and individual notices to property owners. The City has a free program available to residential customer to safely dispose of used oil, with information available on their website for requesting a free pickup.

The City provides information to restaurants and food service establishments (FSEs) regarding proper fats, oils, and grease disposal and education to not dispose of these items down the drain on their website. The City plans to adjust the list of items in their resources that should not be disposed down the drain to include wipes, rags, paper towels, and plastics. The City will evaluate additional outreach opportunities such as utility bill inserts, a website section with updates, and social media. The City is considering holding public awareness events and presentations. The City plans to create a schedule for public education and outreach to ensure this is occurring regularly. The City plans to develop communications procedures with the public and operators connected to the sewer system.

The City dedicates a section of their website for their Project Pollution Prevention (https://www.comptoncity.org/departments/public-works/documents-and-reports). This includes a sewage spill reference brochure, proper disposal of household hazardous waste, along with other informational brochures on handling of different kinds of discharge.

The City will use a section of the website to notify the public of important upcoming activities related to sewer system management in addition to information on spills and discharges requiring closures of public areas or that enter a source of drinking water. The City plans to develop a formal procedure for communicating to the public regarding information on the SSMP.

12 Supporting Documentation

Appendix A

The Reissued WDR: Order Number WQ 2022-0103-DWQ

Appendix B

2016 Consent Judgement

Appendix C

Chapter 23 (Sewer and Water) of the City Municipal Code

Appendix D
Sewer Collection System Map

Appendix E

Sanitary Spill Monitoring Plan

Appendix F
Notification Requirements

NOTIFICATION REQUIREMENTS

F-1 Notification of Spills of 1,000 Galloons or Greater to the California Office of Emergency Services

Per Water Code section 13271, for a spill that discharges in or on any waters of the State, or discharges or is deposited where it is, or probably will be, discharged in or on any waters of the State, the City shall notify the California Office of Emergency Services and obtain a California Office of Emergency Services Control Number as soon as possible but no later than two (2) hours after:

- The City has knowledge of the spill; and
- Notification can be provided without substantially impeding cleanup or other emergency measures.

The notification requirements in this section apply to individual spills of 1,000 gallons or greater, from a City-owned and/or operated laterals, to a water of the State.

The control number must be referred to in all communication, oral and written.

F-2 Spill Notification Information

The City shall provide the following spill information to the California Office of Emergency Services before receiving a Control Number, as applicable:

- Name and phone number of the person notifying the California Office of Emergency Services;
- Estimated spill volume (gallons);
- Estimated spill rate from the system (gallons per minute);
- Estimated discharge rate (gallons per minute) directly into waters of the State or indirectly into a drainage conveyance system;
- Spill incident description:
    - Brief narrative of the spill event, and
    - Spill incident location (address, city, and zip code) and closest cross streets and/or landmarks;
- Name and phone number of contact person on-scene;
- Date and time the City was informed of the spill event;
- Name of sanitary sewer system causing the spill;
- Spill cause or suspected cause (if known);
- Amount of spill contained;

- Name of receiving water body receiving or potentially receiving discharge; and
- Description of water body impact and/ or potential impact to beneficial uses.

F-3 Notification of Spill Report Updates

Following the initial notification to the California Office of Emergency Services and until such time that the City certifies the spill report in the online CIWQS Sanitary Sewer System Database, the City shall provide updates to the California Office of Emergency Services regarding substantial changes to:

- Estimated spill volume (increase or decrease in gallons initially estimated);
- Estimated discharge volume discharged directly into waters of the State or indirectly into a drainage conveyance system (increase or decrease in gallons initially estimated); and
- Additional impact(s) to the receiving water(s) and beneficial uses.

Appendix G
Reporting Requirements

REPORTING REQUIREMENTS

All reporting required in the General Order must be submitted electronically to the online CIWQS Sanitary Sewer System Database (https://ciwqs.waterboards.ca.gov), unless specified otherwise in the General Order. Electronic reporting may solely be conducted by a Legally Responsible Official or Data Submitter(s) previously designated by the Legally Responsible Official, as required in section 5.8 (Designation of Data Submitters) of the General Order.

The City shall report any information that is protected by the Homeland Security Act, by email to SanitarySewer@waterboards.ca.gov, with a brief explanation of the protection provided by the Homeland Security Act for the subject report to be protected from unauthorized disclosure and/or public access, and for official Water Board regulatory purposes only.

G-1 Reporting Requirements for Individual Category 1 Spill Reporting

G-1-1 Draft Spill Report for Category 1 Spills

Within three (3) business days of the City's knowledge of a Category 1 spill, the City shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database.

The Draft Spill Report must, at minimum, include the following items:

1. Contact information: Name and telephone number of City contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the City was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Date and time the City notified the California Office of Emergency Services, and the assigned control number;
7. Description, photographs, and GPS coordinates of the system location where the spill originated;
    a. If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
8. Estimated total spill volume exiting the system;
9. Description and photographs of the extent of the spill and spill boundaries;
10. Did the spill reach a drainage conveyance system? If Yes:

a. Description of the drainage conveyance system transporting the spill;

b. Photographs of the drainage conveyance system entry location(s);

c. Estimated spill volume fully recovered from the drainage conveyance system;

d. Estimated spill volume remaining within the drainage conveyance system;

11. Description and photographs of all discharge point(s) into the surface water;

12. Estimated spill volume that discharged to surface waters; and

13. Estimated total spill volume recovered.

G-1-2 Certified Spill Report for Category 1 Spills

Within 15 calendar days of the spill end date, the City shall submit a Certified Spill Report for Category 1 spills, to the online CIWQS Sanitary Sewer System Database.

Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number.

The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per section 3.1.1 (Draft Spill Report for Category 1 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;

2. Spill end date and time;

3. Description of how the spill volume estimations were calculated, including at a minimum:

    a. The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

    b. The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;

4. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

5. System failure location (for example, main, lateral, pump station, etc.);

6. Description of the pipe material, and estimated age of the pipe material, at the failure location;

7. Description of the impact of the spill;

8. Whether or not the spill was associated with a storm event;

9. Description of spill response activities including description of immediate spill containment and cleanup

efforts;

10. Description of spill corrective action, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of major milestones for those steps;
11. Spill response completion date;
12. Detailed narrative of investigation and investigation findings of cause of spill;
13. Reasons for an ongoing investigation (as applicable) and the expected date of completion;
14. Name and type of receiving water body(s);
15. Description of the water body(s), including but not limited to:
    a. Observed impacts on aquatic life,
    b. Public closure, restricted public access, temporary restricted use, and/or posted health warnings due to spill,
    c. Responsible entity for closing/restricting use of water body, and
    d. Number of days closed/restricted as a result of the spill.
16. Whether or not the spill was located within 1,000 feet of a municipal surface water intake; and
17. If water quality samples were collected, identify sample locations and the parameters the water quality samples were analyzed for. If no samples were taken, Not Applicable shall be selected.

G-1-3 Spill Technical Report for Individual Category 1 Spill in which 50,000 Gallons or Greater Discharged into a Surface Water

For any spill in which 50,000 gallons or greater discharged into a surface water, **within 45 calendar days** of the spill end date, the City shall submit a Spill Technical Report to the online CIWQS Sanitary Sewer System Database. The Spill Technical Report, at minimum, must include the following information:

1. Spill causes and circumstances, including at minimum:
    a. Complete and detailed explanation of how and when the spill was discovered;
    b. Photographs illustrating the spill origin, the extent and reach of the spill, drainage conveyance system entrance and exit, receiving water, and post-cleanup site conditions;
    c. Diagram showing the spill failure point, appearance point(s), the spill flow path, and ultimate destinations;
    d. Detailed description of the methodology employed, and available data used to calculate the discharge volume and, if applicable, the recovered spill volume;
    e. Detailed description of the spill cause(s);

f. Description of the pipe material, and estimated age of the pipe material, at the failure location;

g. Description of the impact of the spill;

h. Copy of original field crew records used to document the spill; and

i. Historical maintenance records for the failure location.

2. City's response to the spill:

   a. Chronological narrative description of all actions taken by the City to terminate the spill;

   b. Explanation of how the Sewer System Management Plan Spill Emergency Response Plan was implemented to respond to and mitigate the spill; and

   c. Final corrective action(s) completed and a schedule for planned corrective actions, including:

      i. Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable,

      ii. Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences, and

      iii. Necessary modifications to the Emergency Spill Response Plan to incorporate lessons learned in responding to and mitigating the spill.

3. Water Quality Monitoring, including at minimum:

   a. Description of all water quality sampling activities conducted;

   b. List of pollutant and parameters monitored, sampled and analyzed; as required in Appendix H;

   c. Laboratory results, including laboratory reports;

   d. Detailed location map illustrating all water quality sampling points; and

   e. Other regulatory agencies receiving sample results (if applicable).

4. Evaluation of spill impact(s), including a description of short-term and long-term impact(s) to beneficial uses of the surface water.

G-1-4 Amended Certified Spill Reports for Individual Category 1 Spills

The City shall update or add additional information to a Certified Spill Report **within 90 calendar days** of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The City shall certify the amended report.

After 90 calendar days, the City shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

G-2 Reporting Requirements for Individual Category 2 Spill Reporting

G-2-1 Draft Spill Report for Category 2 Spills

Within three (3) business days of the City's knowledge of a Category 2 spill, the City shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database.

The Draft Spill Report must, at minimum, include the following items:

1. Contact information: Name and telephone number of City contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the City was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Date and time the City notified the California Office of Emergency Services, and the assigned control number;
7. Description, photographs, and GPS coordinates of the system location where the spill originated;

   If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
8. Estimated total spill volume exiting the system;
9. Description and photographs of the extent of the spill and spill boundaries;
10. Did the spill reach a drainage conveyance system? If Yes:
    a. Description of the drainage conveyance system transporting the spill;
    b. Photographs of the drainage conveyance system entry location(s);
    c. Estimated spill volume fully recovered from the drainage conveyance system;
    d. Estimated spill volume remaining within the drainage conveyance system;
    e. Estimated spill volume discharged to a groundwater infiltration basin or facility, if applicable; and
11. Estimated total spill volume recovered.

G-2-2 Certified Spill Report for Category 2 Spills

Within 15 calendar days of the spill end date, the City shall submit a Certified Spill Report for the Category 2 spill, to the online CIWQS Sanitary Sewer System Database (https://ciwqs.waterboards.ca.gov). Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number.

The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per section 3.2.1 (Draft Spill Report for Category 2 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;
2. Spill end date and time;
3. Description of how the spill volume estimations were calculated, including at a minimum:
    a. The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and
    b. The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;
4. Spill cause(s) (for example, root intrusion, grease deposition, etc.);
5. System failure location (for example, main, pump station, etc.);
6. Description of the pipe/infrastructure material, and estimated age of the pipe material, at the failure location;
7. Description of the impact of the spill;
8. Whether or not the spill was associated with a storm event;
9. Description of spill response activities including description of immediate spill containment and cleanup efforts;
10. Description of spill corrective action, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of major milestones for those steps;
11. Spill response completion date;
12. Detailed narrative of investigation and investigation findings of cause of spill;
13. Reasons for an ongoing investigation (as applicable) and the expected date of completion; and
14. Whether or not the spill was located within 1,000 feet of a municipal surface water intake.

G-2-3 Amended Certified Spill Reports for Individual Category 2 Spills

The City shall update or add additional information to a Certified Spill Report **within 90 calendar days** of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The City shall certify the amended report.

After 90 calendar days, the City shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

G-3 Monthly Certified Spill Reporting for Category 3 Spills

The City shall report and certify all Category 3 spills to the online CIWQS Sanitary Sewer System Database **within 30 calendar days** after the end of the month in which the spills occurred. (For example, all Category 3 spills occurring in the month of February shall be reported and certified by March 30th). After the Legally Responsible Official certifies the spills, the online CIWQS Sanitary Sewer System Database will issue a spill event identification number for each spill.

The monthly reporting of all Category 3 spills must include the following items for each spill:

1. Contact information: Name and telephone number of City contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the City was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Description, photographs, and GPS coordinates where the spill originated:
    a. If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
7. Estimated total spill volume exiting the system;
8. Description and photographs of the extent of the spill and spill boundaries;
9. Did the spill reach a drainage conveyance system? If Yes:
    a. Description of the drainage conveyance system transporting the spill;
    b. Photographs of the drainage conveyance system entry locations(s);
    c. Estimated spill volume fully recovered from the drainage conveyance system; and
    d. Estimated spill volume discharged to a groundwater infiltration basis or facility, if applicable.

10. Estimated total spill volume recovered;

11. Description of the spill event destination(s), including GPS coordinates, if available, that represent the full spread and reaches of the spill;

12. Spill end date and time;

13. Description of how the spill volume estimations were calculated, including, at minimum:

    a. The methodology and type of data relied upon, including supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

    b. The methodology and type of data relied upon to estimate the spill start time, on-going spill rate at time of arrival (if applicable), and the spill end time;

14. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

15. System failure location (for example, main, pump station, etc.);

16. Description of the pipe/infrastructure material, and estimated age of the pipe/infrastructure material, at the failure location;

17. Description of the impact of the spill;

18. Whether or not the spill was associated with a storm event;

19. Description of spill response activities including description of immediate spill containment and cleanup efforts;

20. Description of spill corrective actions, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of the major milestones for those steps; including, at minimum:

    a. Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable, and

    b. Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences at the same spill event location, including:

        i. Adjusted schedule/method of preventive maintenance,

        ii. Planned rehabilitation or replacement of sanitary sewer asset,

        iii. Inspected, repaired asset(s), or replaced defective asset(s),

        iv. Capital improvements,

        v. Documentation verifying immediately implemented system modifications and operating/maintenance modifications,

vi. Description of spill response activities,

vii. Spill response completion date, and

viii. Ongoing investigation efforts, and expected completion date of investigation to determine the full cause of spill;

21. Detailed narrative of investigation and investigation findings of cause of spill.

G-4 Monthly Certified Spill Reporting for Category 4 Spills

The City shall report and certify the estimated total spill volume exiting the sanitary sewer system, and the total number of all Category 4 spills to the online CIWQS Sanitary Sewer System Database, **within 30 calendar days** after the end of the month in which the spills occurred.

G-5 Amended Certified Spill Reports for Category 3 Spills

Within 90 calendar days of the certified Spill Report due date, the City may update or add additional information to a certified Spill Report by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The City shall certify the amended report.

After 90 calendar days, the Legally Responsible Official shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a certified Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the 90-day timeframe for amending the certified Spill Report, as provided above.

G-6 Annual Certified Spill Reporting of Category 4 and/or Lateral Spills

For all Category 4 spills and spills from its owned and/or operated laterals that are caused by a failure or blockage in the lateral and that do not discharge to a surface water, the City shall:

- Maintain records per section 6.14;

  The City shall provide records upon request by State Water Board or Regional Water Board staff.

- Annually upload and certify a report, in an appropriate digital format, of all recordkeeping of spills to the online CIWQS Sanitary Sewer System Database, **by February 1st** after the end of the calendar year in which the spills occurred.

A spill from a City-owned and/or operated lateral that discharges to a surface water is a Category 1 spill; the City shall report all Category 1 spills per section 12.1 of Appendix G.

G-7 Monthly Certification of "No-Spills" or "Category 4 Spills" and/or "Non-Category 1 Lateral Spills"

If either (1) no spills occur during a calendar month or (2) only Category 4, and/or City-owned and/or operated lateral spills (that do not discharge to a surface water) occur during a calendar month, the City shall certify, **within 30 calendar days** after the end of each calendar month, either a "No-Spill" certification statement, or a "Category 4 Spills" and/or "Non-Category 1 Lateral Spills" certification statement, in the online CIWQS Sanitary Sewer System Database, certifying that there were either no spills, or Category 4 and/or Non-Category 1 Lateral Spills that will be reported annually (per section 12.6 of Appendix G) for the designated month.

If a spill starts in one calendar month and ends in a subsequent calendar month, and the City has no further spills of any category, in the subsequent calendar month, the City shall certify "no-spills" for the subsequent calendar month.

If the City has no spills from its systems during a calendar month, but the City voluntarily reported a spill from a private lateral or a private system, the City shall certify "no-spills" for that calendar month.

If the City has spills from its owned and/or operated laterals during a calendar month, the City shall not certify "no spills" for that calendar month.

G-8 Annual Report (Previously termed as Collection System Questionnaire in General Order 2006-0003-DWQ)

The City shall update their previous year's Annual Report, **by April 1 of each year after the Effective Date of the General Order**, for each calendar year (January 1 through December 31).

The Annual Report must be entered directly into the online CIWQS Sanitary Sewer System Database. The City's Legally Responsible Official shall certify the Annual Report as instructed in CIWQS;

The Annual Report must address, and update as applicable, the following items:

- Population served;
- Updated sewer system service area boundary map, if service area boundary has changed from original map submitted per section 5.14 (Electronic Sanitary Sewer System Service Area Boundary Map) of the General Order;
- Number of system operation and maintenance staff:
    - Entry level (less than two years of experience),
    - Journey level (greater than two years of experience),
    - Supervisory level, and
    - Managerial level;
- Number of operation and maintenance staff certified as a certified collection system operator by the California Water Environmental Association (CWEA), with:

  - Corresponding number of certified collection system operator grade levels (Grade I, II, III, IV, and V);

- System information:
  - Miles of system gravity and force mains,
  - Number of upper and lower service laterals connected to system,
  - Estimated number of upper and lower laterals owned and/or operated by the City,
  - Portion of laterals that is City's responsibility,
  - Average age the major components of system infrastructure,
  - Number and age of pump stations, and
  - Estimated total miles of the system pipeline not accessible for maintenance;
- Name and location of the treatment plant(s) receiving sanitary sewer system's waste;
- Name of satellite sewer system tributaries;
- Number of system's gravity sewer above or underground crossings of water bodies throughout system;
- Number of force main (pressurized pipe) above or underground crossings of water bodies throughout system;
- Number of siphons used to convey waste throughout the sewer system;
- Miles of sewer system cleaned;
- Miles of sewer system video inspected, or comparable (i.e., video closed-circuit television or alternative inspection methods);
- System Performance Evaluation as specified in section 5.11 (System Performance Analysis) of the General Order;
- Major spill causes (for example, root intrusion, grease deposition);
- System infrastructure failure points (for example, main, pump station, lateral, etc.);
- Ongoing spill investigations; and
- Actions taken to address system deficiencies.

Appendix H

Sewer System Management Plan Change Log

City of Compton
SSMP Change Log

DATE	SSMP ELEMENT	DESCRIPTION OF CHANGE/REVISION MADE	CHANGE AUTHORIZED BY

DATE	SSMP ELEMENT	DESCRIPTION OF CHANGE/REVISION MADE	CHANGE AUTHORIZED BY

Appendix I

SSMP Monitoring Parameters

City of Compton
SSMP Monitoring Parameters

SSMP Element	Parameters for Tracking Effectiveness (Annual)	Date	Evaluation of plan element implementation and effectiveness	Reviewed by
SSMP Goal and Introduction	• City is following SSMP Update Schedule • Periodically review section			
Organization	• Periodically review section			
Legal Authority	• Periodically review section			
Operations and Maintenance Program	• Percentage of gravity sewer lines cleaned • Percentage of sewer lines inspected by televising • Number of lift station failures • Number of pipe failures • Regular training related to SSMP requirements • Equipment inventory tracked • Periodically review section			
Design and Performance Provisions	• Periodically review section			

SSMP Element	Parameters for Tracking Effectiveness (Annual)	Date	Evaluation of plan element implementation and effectiveness	Reviewed by
Spill Emergency Response Plan	• Average and maximum response time • Percent of total overflow volume contained or returned to sewer • Compliance with notification, monitoring, and reporting requirements • Staff and contractors are implementing the Spill Emergency Response Plan • Perform regular training on the Spill Emergency Response Plan. • Contain any spills and prevent/minimize discharge to waters of the State or any drainage conveyance system • Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State • Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters • Spill events are documented and reported as required in the General Order • Spill responses and assessed • Conduct annual review of Spill Emergency Response Plan • Periodically review section			

SSMP Element	Parameters for Tracking Effectiveness (Annual)	Date	Evaluation of plan element implementation and effectiveness	Reviewed by
Sewer Pipe Blockage Control Plan	• Number of blockages due to FOG, rags, debris, etc. • Number of overflows due to FOG, rags, debris, etc. • Number of FOG producing facilities inspected • Number of enforcement measures at FOG producing facilities • An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule • Implementation of source control measures • Plan and schedule for a public education and outreach program • Periodically review section			

SSMP Element	Parameters for Tracking Effectiveness (Annual)	Date	Evaluation of plan element implementation and effectiveness	Reviewed by
System Evaluation, Capacity Assurance, and Capital Improvements	• Number of spills due to capacity limitations or wet weather • Date of completion of most recent sewer master plan, including flow metering and/or hydraulic modeling • 3-year backlog for capacity improvement projects • Utilize CCTV inspection and assessment and tracking system deficiencies • Prioritize projects based on their need for repair and replacement • Evaluate system deficiencies with recurrent issues and how these can be turned into rehabilitation or replacement projects. • Creation of a schedule to complete these projects • Document system evaluation and condition assessment inspections and activities • Determine solutions to address infiltration & inflow (I/I), aging infrastructure, corrosion due to sulfuric acid, and sags in the system due to unstable soil • Determine solutions to protect from heavy rains, earthquakes, and other impacts of climate change • Determine funding sources • Periodically review section			

SSMP Element	Parameters for Tracking Effectiveness (Annual)	Date	Evaluation of plan element implementation and effectiveness	Reviewed by
Monitoring, Measurement and Program Modifications	• Document SSMP information • Follow schedule for reviewing SSMP information • Determine effectiveness of each Plan Element • Assess the success of preventive operation and maintenance activities; • Update Plan procedures and activities based on evaluation • Identify and illustrate spill trends • Periodically review section			
Internal Audits	• Date of completion of last annual audit • Audits are occurring during original audit cycle • Audit is uploaded to CIWQS within 6 months of due date • Deficiencies found during the audit are addressed and corrected • Periodically review section			
Communication Program	• SSMP is uploaded/updated on City's website & CIWQS • Plan and schedule for a public education and outreach program • Notification program to the public for sewer system management and information on spills and discharges • Periodically review section			

Appendix J

SSMP Audit Recommendation Log

July 15, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE 2025 SEWER MASTER PLAN AND DIRECTING STAFF TO INCORPORATE ITS RECOMMENDATIONS INTO FUTURE INFRASTRUCTURE PLANNING

SUMMARY

This resolution formally accepts the 2025 Sewer Master Plan and authorizes staff to use its recommendations as a guiding document for planning future sewer infrastructure improvements. Acceptance of the plan does not authorize funding or implementation of individual projects at this time.

BACKGROUND

In 2023, the City of Compton launched the development of a comprehensive Sewer Master Plan to assess the condition and performance of its wastewater collection system. The plan was developed in response to aging infrastructure, increasing regulatory requirements, and the need to support ongoing and future development within the City.

The plan provides a comprehensive evaluation of the City's existing sewer infrastructure and outlines a strategic roadmap for future improvements to ensure system reliability, regulatory compliance, and capacity for future growth.

The planning process included field manhole surveys, pipeline condition assessments, development of a Phase 1 sewer hydraulic model, capacity evaluations, identification of deficiencies and rehabilitation needs, updated cost estimates for required consent judgment projects, and a prioritized Capital Improvement Program (CIP).

STATEMENT OF ISSUE

The Sewer Master Plan identifies and prioritizes short-, mid-, and long-term investments in the City's sewer infrastructure. It supports environmental sustainability, regulatory compliance, and efficient service delivery, while aligning with the City's General Plan and regional planning goals. Key recommendations are to:

- Replace and rehabilitate aging sewer mains
- Resolve a localized capacity deficiency
- Implement a citywide sewer survey and GIS digitization initiative
- Invest in system improvements over a 10-year planning horizon

ALTERNATIVE

Staff is not recommending any alternatives at this time, as the Sewer Master Plan serves as a non-binding planning document and does not commit the City to any specific course of action.

FISCAL IMPACT

There is no direct fiscal impact associated with the acceptance of the Sewer Master Plan. Future projects identified in the plan will be brought forward individually for Council consideration and funding approval during the annual budget cycle or as part of the Capital Improvement Program (CIP) process.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the completed Sewer Master Plan and directing staff to incorporate its recommendations into future planning, project development, and infrastructure investment efforts.

JACK GONG, P.E., S.E., PMP
CITY ENGINEER

APPROVED FOR FORWARDING:

WILLE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE 2025 SEWER MASTER PLAN AND DIRECTING STAFF TO INCORPORATE ITS RECOMMENDATIONS INTO FUTURE INFRASTRUCTURE PLANNING

WHEREAS, the City of Compton recognizes the importance of maintaining and improving its wastewater infrastructure to protect public health, ensure environmental stewardship, and support future growth; and

WHEREAS, the City Council authorized the preparation of a comprehensive Sewer Master Plan to assess the condition, capacity, and long-term needs of the City's sewer collection system; and

WHEREAS, the Sewer Master Plan was prepared by Dudek in accordance with applicable industry standards and regulatory requirements; and

WHEREAS, the Sewer Master Plan includes detailed assessments, hydraulic modeling, capital improvement recommendations, and prioritization of projects to guide the City's sewer infrastructure investments over the next 10 years; and

WHEREAS, the Sewer Master Plan does not commit the City to any specific project or expenditure, but serves as a strategic planning tool to guide future infrastructure investments; and

WHEREAS, the City Council has reviewed the final Sewer Master Plan and finds it to be consistent with the City's General Plan and other adopted infrastructure and sustainability goals;

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

SECTION 1. The City Council hereby accepts the completed Sewer Master Plan dated June 2025 as a guiding document for the planning, prioritizing, and developing sewer system improvements, subject to future funding and Council approval.

SECTION 2. The City Council directs City staff to incorporate the recommendations of the Sewer Master Plan into the City's Capital Improvement Program (CIP) and to identify and pursue grant opportunities, partnerships, and other funding sources for future project implementation.

SECTION 3. The City Council further directs staff to periodically review and update the Sewer Master Plan as needed to reflect changes in land use, development patterns, regulatory requirements, and system performance.

SECTION 4. The City Clerk shall file copies of this Resolution with the offices of the City Manager, City Controller, City Clerk, City Attorney and the Public Works Engineering Department.

SECTION 5. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

SECTION 6. The City Council encourages staff to make the 2025 Sewer Master Plan available to the public through the City's website and community outreach materials.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk, at a regular meeting thereof, held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Sewer Master Plan Update

City of Compton

JUNE 2025

Prepared for:

CITY OF COMPTON
205 S. Willowbrook Avenue
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Contact: John Strickland, Project Manager

Prepared by:

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Encinitas, California 92024
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Acknowledgements

We appreciate the combined efforts of the entire project team in the development and preparation of this Sewer Master Plan Update. Our project team includes staff from the City of Compton and Dudek. The following individuals are respectfully and gratefully acknowledged for their contributions to the completion of this report:

City of Compton

Jack Gong, City Engineer
John D. Strickland, Project Manager
Marcus Harris, Interim Street Superintendent
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Jessica Larkin, Senior Planner

Dudek

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Zoey Wang, P.E., Senior Engineer
Jenny Li, P.E., Senior Engineer
Shannon Brown, P.E., Senior Engineer
Katerina Jowid, Project Engineer

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
afy	acre-feet per year
ac	acre
ADWF	average dry weather flow
CIP	Capital Improvement Program
City	City of Compton
d/D	depth to diameter ratio
du or DU	dwelling unit
GIS	Geographic Information System
gpd	gallons per day
gpd/acre	gallons per day per acre
gpd/DU	gallons per day per dwelling unit
HP	horsepower
i.e.	that is
I/I	inflow and infiltration
LF	Lineal feet
MGD	million gallons per day
PDWF	peak dry weather flow
PVC	polyvinyl chloride
PWWF	peak wet weather flow
RCP	reinforced concrete pipe
SSMP	Sewer System Management Plan
SSO	sanitary sewer overflow
UNK	unknown
VCP	vitrified clay pipe
WDR	Waste Discharge Requirements

Executive Summary

This Executive Summary provides highlights from the Sewer Master Plan report, summarizing the key findings and recommendations of each section. The Executive Summary consists of the following sections:

- Key Project Objectives
- Service Area and System Overview
- Future Flow Projections
- Collection System Hydraulic Model Development and Calibration
- Collection System Capacity Analysis
- Capital Improvement Program (CIP) Recommendations

ES-1 Key Project Objectives

In January 2023, the City of Compton (City) retained Dudek to prepare the City's citywide sewer collection system master plan. The goal of this project was to develop a basic understanding of the sewer collection system needs, both existing and future, and establish a management plan that supports those needs. At the time, the City did not have any previous model nor any GIS for the sewer collection system. As a result, Dudek proposed a multi-phase approach for the City to start to survey and build the sewer GIS. 100 manholes were surveyed in 2023, which covered the extent of this Phase 1 effort.

The 2025 Sewer Master Plan Update addresses the following key objectives:

1. Review and summarize available historical data relating to the City's existing sewer system, including the 2008 Master Sewer Study.
2. Survey the existing invert elevations of approximately 100 manholes located throughout the City's sewer system. Manholes were strategically selected based on their locations within major sewersheds using an index map provided by the City, included in **Appendix A**.
3. Create a hydraulic sewer model using invert data collected during field survey of the City's manholes. This model will be referred to as the initial phase, or Phase I, of the City's new sewer system model. The City should continue to develop and update the model as part of future planning efforts.
4. Conduct sewer flow monitoring at six (6) locations within the City's sewer system to develop dry weather flow patterns used in the hydraulic modeling.
5. Perform capacity analysis on the Phase 1 model developed for this project and develop improvement recommendations for any capacity deficiencies identified.
6. Perform condition assessment on all pipelines with PACP scores of 4 and 5 and develop rehabilitation recommendations.
7. Develop a list of recommended Capital Improvement Program (CIP) project recommendations for the City's sewer collection system.

ES-2 Service Area and System Overview

The City's existing sewer collection system includes gravity pipelines, inverted siphons, diversion manholes, and outfalls into the LACSD trunk sewer system. At the time of writing this Sewer Master Plan Update, information related to the City's existing collection system was not available in a digital format such as a GIS (Geographic Information System) database. As a result, much of the data provided herein was primarily based on the 2008 Master Sewer Study, supplemented with data from a 2023 manhole survey and additional material provided by City staff. The extent of the City's sewer service area is shown in **Figure ES.1**.

The City's sewer collection system comprises approximately 147 miles of gravity pipelines, with most pipes being 8 inches or smaller in diameter. The system, largely constructed between 1940 and 1959, predominantly uses vitrified clay pipe (VCP) material. The City operates an entirely gravity-based sewer system, with no lift stations or force mains. Sewer flows are conveyed to the LACSD trunk system via 101 outfalls and treated at the A.K. Warren Water Resource Facility before being discharged into the Pacific Ocean.

ES-3 Future Flow Projections

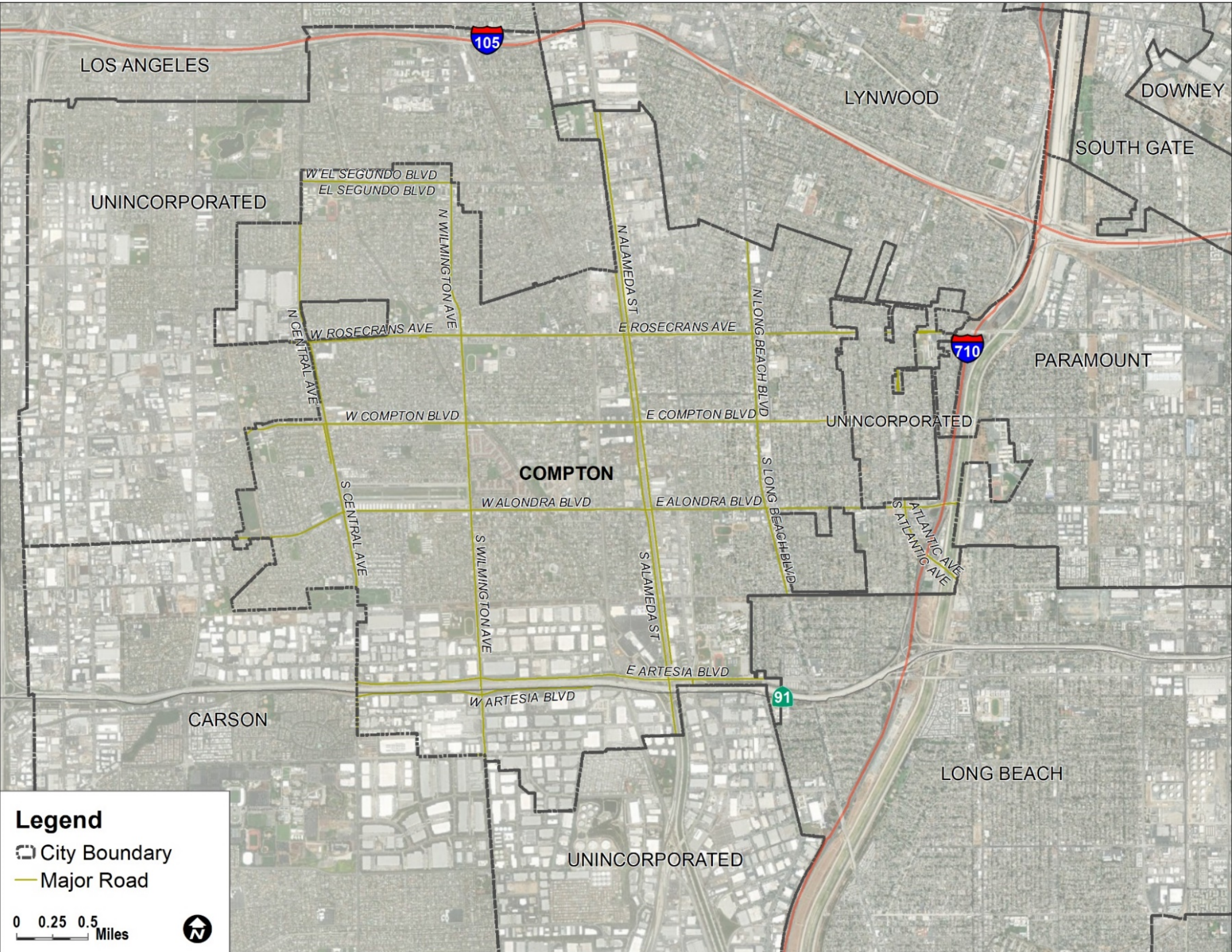
Chapter 3 of this Sewer Master Plan Update provides an analysis of existing and future dry weather flows within the City's service area. Flow monitoring data from 2023 was used to estimate current dry weather sewer flows for five sewer basins. Future system flows were projected based on population growth and planned developments.

Population Summary: The City's population was 98,447 in 2020, with a modest growth rate of 2% from 2010 to 2020. By 2045, the population is projected to reach 103,100, reflecting a 4.6% increase over 25 years. The Regional Housing Needs Allocation (RHNA) requires the City to accommodate 1,004 new dwelling units by 2029, anticipated to contribute to population growth within the city.

Existing Dry Weather Flows: The 2023 flow monitoring data provides partial estimates of current dry weather flows. The data indicates an average dry weather flow (ADWF) of 1.55 million gallons per day (MGD) and a peak dry weather flow (PDWF) of 2.13 MGD across monitored sewersheds. This data helps establish a baseline for understanding the system's capacity and planning future improvements.

Future Dry Weather Flows: Two future scenarios are considered: Near-Term (2030) and Ultimate (2045). The Near-Term scenario includes planned developments and the RHNA requirement, projecting an additional 0.041 MGD in ADWF. The Ultimate scenario applies a system-wide multiplier based on population growth, resulting in a total ADWF of 1.62 MGD by 2045. These projections help the City plan for infrastructure upgrades to accommodate future demand.

Unit Sewer Flow Generation Factors: Chapter 3 also develops unit generation factors for different land use types, using 2023 flow data and standards from comparable agencies. These factors are essential for estimating sewer flows from new developments and changes in land use, ensuring accurate planning and resource allocation.


LOS ANGELES
105
LYNWOOD
DOWNEY
SOUTH GATE
UNINCORPORATED
W EL SEGUNDO BLVD
EL SEGUNDO BLVD
N WILMINGTON AVE
N ALAMEDA ST
N LONG BEACH BLVD
N CENTRAL AVE
W ROSECRANS AVE
E ROSECRANS AVE
710
PARAMOUNT
W COMPTON BLVD
E COMPTON BLVD
UNINCORPORATED
COMPTON
W ALONDRA BLVD
E ALONDRA BLVD
S LONG BEACH BLVD
S ATLANTIC AVE
ATLANTIC AVE
S CENTRAL AVE
S WILMINGTON AVE
S ALAMEDA ST
E ARTESIA BLVD
W ARTESIA BLVD
91
CARSON
LONG BEACH
UNINCORPORATED
Legend
City Boundary
Major Road
0 0.25 0.5 Miles

ES-4 Collection System Hydraulic Model Development and Calibration

Chapter 4 of the Sewer Master Plan Update details the development and calibration of the City's new AquaTwin Sewer model. The model was constructed using data from a 2023 field survey of 100 representative manholes, which provided current invert elevations and pipe diameters. This data was essential for calibrating Phase I of the model to existing dry weather flows. The model, developed within a GIS-based software program, can be exported to a GIS database for future asset management.

2023 Flow Metering Program: A temporary flow monitoring program was implemented in 2023, featuring six strategically placed flow monitors to measure sewer flows within designated sewersheds. The data collected from these monitors was used to develop unique dry weather hourly time patterns for each sewershed, reflecting typical daily variations in sewer flow. The flow monitoring program revealed some discrepancies in the City's sewer index map and highlighted areas requiring further investigation. This flow metering data was used the calibrate Phase 1 of the hydraulic model using the AquaTwin Sewer program. This initial phase, or Phase I, of the model focuses on six sewersheds, although one (sewershed FM 05) was excluded due to zero flow measurements during the monitoring period.

Model Network Generation: The model network was developed using a combination of existing sewer maps, field survey data, and satellite imagery. The process faced challenges due to the lack of a GIS database and inconsistencies between field data and the City's sewer index map. Accurate invert elevations and pipeline diameters were collected for approximately 150 manholes, with interpolations made for intermediate manholes. The model was adjusted to reflect any observed discrepancies and improvements not recorded in the index map.

Flow Allocation and Calibration: Dry weather flows were allocated to the model based on average measured flows from the 2023 monitoring data. Residential sewersheds were calibrated using weekend flows, while commercial and industrial sewersheds used weekday flows. The model was calibrated to ensure that both average and peak dry weather flows were within 10% of the measured values. Wet weather flows were not directly calibrated due to the lack of significant storm data, but an artificial diurnal pattern was developed to simulate probable wet weather conditions. The calibration results showed a high degree of accuracy, with all sewersheds achieving less than 1% difference between modeled and measured flows.

ES-5 Collection System Capacity Analysis

Chapter 5 of the Sewer Master Plan Update presents a detailed analysis of the City's sewer system capacity under various conditions. The analysis used a newly created and calibrated sewer model to evaluate existing (2023), near-term (2030), and ultimate (2045) dry and wet weather flow scenarios. The results help identify potential capacity deficiencies and provide guidelines for future improvements.

Pipeline Design Criteria: The chapter establishes design criteria for sewer pipelines, including minimum diameters, velocities, and Manning's roughness coefficient. These criteria ensure that new and existing pipelines can handle peak dry weather flows (PDWF) and allow for potential wet weather flows. The criteria also include a maximum depth-to-diameter ratio (d/D) to prevent pipelines from flowing full, which could increase the risk of sanitary sewer spills.

Dry Weather Capacity Analysis: The capacity of the City's sewer system was analyzed under existing, near-term, and ultimate dry weather flow conditions. The analysis revealed that no City-owned gravity pipelines included in the Phase 1 hydraulic model are expected to exceed the deficiency criteria under existing, near-term or buildout dry weather conditions.

Wet Weather Capacity Analysis: The chapter also evaluates the sewer system's capacity under simulated wet weather flow conditions. The analysis used conservative peaking factors to estimate average and peak wet weather flows. The results indicate that one segment of a 6-inch pipeline downstream of a diversion manhole located at the intersection of W Tichenor St and S Northwood Ave is anticipated to exceed the maximum d/D under existing, near-term, and ultimate wet weather conditions. Based on the survey data, this diversion manhole included two outlet pipelines, one 6-inch diameter to the east and one 8-inch diameter to the south, with the 6-inch pipeline being the preferred outfall flow direction. Modeling confirmed that modifying the diversion manhole such that flows are directed toward the 8-inch outlet pipe would relieve this capacity limitation.

Overall, it was found that in the portions of the City's sewer collection system included in the hydraulic model, the City's system is operating with sufficient capacity through buildout conditions.

ES-6 Collection System Condition Assessment

Chapter 6 of the Sewer Master Plan Update presents the results of a comprehensive pipeline condition assessment. Closed Circuit Television (CCTV) inspections were conducted on 169 City-owned gravity main segments, totaling approximately 8.6 miles. The assessment aimed to identify structural and physical defects and recommend appropriate rehabilitation or repair methods. These methods range from trenchless techniques like Cured-In-Place Pipe (CIPP) lining to more invasive procedures such as excavation point repairs and complete pipe replacements.

The assessment prioritized pipelines with a PACP (Pipeline Assessment Certification Program) condition grade of 4 or 5, as mandated by the 2016 Consent Judgment. The PACP grading system categorizes defects from 1 (excellent) to 5 (immediate action required). The methodology involved reviewing CCTV reports, recording defects, identifying suitable repair methods, and preparing cost estimates. Common defects found during the assessment included cracks, fractures, root intrusions, and deposits.

Various rehabilitation and repair methods were recommended based on the severity and type of defects. These included CIPP lining for cracks and fractures, excavation point repairs for severe defects, and heavy cleaning for significant deposits. The assessment also highlighted the importance of minimizing costly open trench construction by using in-situ methods wherever possible.

The condition assessment resulted in specific recommendations for the City's collection system, including 34 segments for complete replacement, 36 for excavation point repairs, 99 for CIPP lining, 18 for trimming intrusions, and 60 for heavy cleaning. The locations of these recommendations were mapped on the City's sewer system index map, providing a clear plan for addressing the identified defects.

ES-7 CIP Recommendations

Capital Improvement Program (CIP) project recommendations and planning level cost estimates developed for this study include recommended pipeline improvement projects to address both capacity and condition deficiencies in the

City's sewer collection network. One capacity-related project is recommended, as presented in **Table ES.1** and shown graphically in **Figure ES.2.**

Five condition-related projects are recommended to correct structural deficiencies found in sewer pipelines with PACP scores of 4 and 5, as required by the 2016 Consent Judgement. These projects are presented in **Table ES.2**. The proposed CIP also recommends a multi-year phased program for field surveys and digitization of the entire sewer collection system network, as shown in **Table ES.3**.

Finally, updated costs were developed for the Planned Capital Improvement Projects and Sewer Master Plan Projects as presented in Exhibit B of the 2016 Consent Judgement, which are presented in **Tables ES.4** and **ES.5**, respectively.

Table ES.1. Recommended Capacity Improvement Projects Cost Summary

Project ID	Project Name	Description	Justification	Project Costs by Planning Scenario ($1,000)		
				Existing (2025)	Near-Term (2030)	Ultimate (2045)
PCAP-1	Diversion Manhole ID 3-5-103 Modification	Modify diversion manhole 3-5-103 located at the intersection of W Tichenor St and S Northwood Ave to direct flow into the 8-inch outlet pipe to the south.	Maximum d/D = 1.0 anticipated under PWWF conditions in the preferred 6-inch diameter outlet pipeline	$29	--	--
			TOTAL:	$29	--	--

Figure ES.2 Recommended Pipeline Capacity Improvement Project

Table ES.2. Recommended Condition Improvement Projects Cost Summary

Project ID	Project Name	Description	Justification	Project Cost ($1,000)
				Existing (2025)
PCON-1	Complete Pipe Replacement	Replace 107 LF of existing 6-inch gravity main Replace 7,944 LF of existing 8-inch main Replace 320 LF of existing 10-inch main	Multiple existing pipeline segments are in very poor condition with several structural defects	$4,781
PCON-2	Excavation Point Repairs	Excavation point repair on the following gravity segments: One (1) 6-inch main; Two (2) 8-inch mains; One (1) 10-inch main	Pipeline segments have one significant structural defect or encrusted/compacted deposits that severely impact normal sewer flow.	$247
PCON-3	Excavation Point Repairs & Full CIPP Lining	Excavation point repair and CIPP lining of thirty-two (32) gravity segments, from manhole to manhole: 179 LF of 6-inch main; 9,576 LF of 8-inch main; 470 LF of 15-inch main	Pipeline segments have one significant structural defect and multiple cracks or minor fractures.	$3,443
PCON-4	CIPP Lining - No Excavation	CIPP lining of sixty-seven (67) gravity segments, from manhole to manhole: 304 LF of 6-inch main; 18,013 LF of 8-inch main; 691 LF of 12-inch main. Heavy cleaning of 8,602 LF of main prior to CIPP lining.	Pipeline segments have multiple cracks or minor fractures.	$3,883
PCON-5	Heavy Cleaning - No Excavation	Heavy cleaning of 7,140 LF of existing gravity main. Heavy cleaning includes removal of encrusted deposits and/or root balls in laterals connected to gravity mains.	Pipeline segments have encrusted grease deposits, debris, and/or intruding roots.	$72
			TOTAL:	**$12,426**

Table ES.3. Sewer System Survey and Digitization Program Cost Summary

Project ID	Project Name	Description	Justification	Project Cost ($1,000)[1]
SUR-1	Sewer System Survey Phase 1	Survey City-owned sewer collection system from in the vicinity of El Segundo Blvd south to Compton Blvd, and from City's western limits east to Alameda St. Convert field survey data to GIS database. (Est. 500 manholes)	Create a full, accurate and up-to-date sewer system GIS for the City. This will provide the City with the ability to create a full system hydraulic model.	$250
SUR-2	Sewer System Survey Phase 2	Survey City-owned sewer collection system from Stockton St south to Compton Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database. (Est. 400 manholes)		$200
SUR-3	Sewer System Survey Phase 3	Survey City-owned sewer collection system from Compton Blvd south to Victoria St, and from City's western limits east to Alameda St. Convert field survey data to GIS database. (Est. 500 manholes)		$250
SUR-4	Sewer System Survey Phase 4	Survey City-owned sewer collection system from Compton Blvd south to Greenleaf Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database. (Est. 400 manholes)		$200
			TOTAL:	$900

Note:
[1] Cost based on estimates of total numbers of manholes in each survey zone.

Table ES.4. 2016 Consent Judgment Planned Capital Improvement Projects Cost Summary

Project ID	Project Name	Description[1]	Justification	Project Cost ($1,000)[1]
CIP 10-4	Fruit Town Sewer Replacement (Oleander)	Replace 11,000 LF of 8-inch diameter pipe with 10-inch diameter pipe	Required by 2016 Consent Judgement	$7,040
CIP 10-5	Willowbrook Culver Sewer Replacement	Replace 5,000 LF of 8-inch diameter pipe with 10-inch diameter pipe		$3,200
CIP 10-21	Pearl Ave Sewer Replacement	Replace 9,600 LF of 8-inch diameter pipe with 10-inch diameter pipe		$6,144
				$16,384

Notes:
[1] Existing and proposed diameters are assumed "best guess" from 2008 Master Sewer Study.

Table ES.5. Estimated Cost for Projects Required by 2016 Consent Judgement

Project Number	Project Description	Length (LF)	Ex. Diam (inch)[1]	Prop. Diam (inch)[1]	Total Est. Constr. Cost ($1,000)[2]	Markup (60%)	Total Est. Project Cost ($1,000)
1-1	Myrrh & Mid of Williams and Gibson to North	1,156	8	10	$463	$278	$741
1-2	Laurel & Harris to South to South	663	8	10	$266	$160	$426
1-3	Rosecrans between Castlegate & Cookace to West	682	8	10	$273	$164	$437
2-6	218 ft S Cypress and Appila to South	398	8	10	$160	$96	$256
2-7	Laurel and Sherrer to SE	248	8	10	$100	$60	$160
3-12	Rosecrans & Oleander to East	677	8	10	$271	$163	$434
3-15	Rosecrans & Acacia to East	400	8	10	$160	$96	$256
4-17	Grandee & 136th to East	268	10	15	$161	$97	$258
4-18	Compton & Willowbrook to East	544	10	15	$327	$197	$524
4-20	Caldwell and Wilmington to North	184	10	15	$111	$67	$178
5-22	Poplar & Oleander to East	2,171	8	10	$869	$522	$1,391
5-26	Palmer & Tamarind to East	204	8	10	$ 82	$ 50	$132
5-27	325 ft S of Willowbrook to East	482	8	10	$193	$116	$309
5-28	240 ft N of Elm & Willowbrook to South	1,545	8	10	$618	$371	$989
5-29	Popular & Tamarind to East	250	8	10	$100	$60	$160
5-30	Elm & Willowbrook to East	782	8	10	$313	$188	$501
5-31	Carson Pl & Alameda to West	182	8	10	$ 73	$44	$117
5-32	190 ft S of Carson Pl & Alameda to West	170	8	10	$ 68	$41	$109
6-33	Spruce & Pacific to West	150	8	10	$ 60	$36	$96
6-34	Rosecrans & Pacific to West	1,219	8	10	$488	$293	$781
6-35	Rosecrans & Tajauta to West	1,022	8	10	$409	$246	$655
6-36	Rosecrans & Parmalee to West	461	8	10	$185	$111	$296
6-37	Rosecrans & Central to East	103	8	10	$42	$26	$68
6-40	Palmer & Wilmington to West	397	8	10	$159	$96	$255
6-41	185 ft W of Poplar & Paulson to East	377	8	10	$151	$91	$242

Project Number	Project Description	Length (LF)	Ex. Diam (inch)[1]	Prop. Diam (inch)[1]	Total Est. Constr. Cost ($1,000)[2]	Markup (60%)	Total Est. Project Cost ($1,000)
6-42	93 ft W of Compton & Nester to South	50	8	10	$20	$12	$32
6-44	136th & Slater to East	61	8	10	$25	$15	$40
6-45	134th & Slater to East	880	8	10	$352	$212	$564
6-46	134th & Bahama to NE, then North to Central	1,052	8	10	$421	$253	$674
6-47	South of 134th & Central to East	1,241	8	10	$497	$299	$796
8-48	Laurel & Santa Fe to North	325	12	15	$195	$117	$312
8-49	350 ft N of Myrrh & Santa Fe to South	777	12	15	$467	$281	$748
8-50	Alondra & Santa Fe to North	599	12	15	$360	$216	$576
8-51	157 ft W of Alondra & Chester to South	1,328	12	15	$797	$479	$1,276
9-52	134th & Salinas to East	1,308	8	10	$524	$315	$839
9-53	139th & McKinley to North	1,632	8	10	$653	$392	$1,045
9-54	139th & McKinley to West	473	8	10	$190	$114	$304
10-55	Compton & Bullis East	5	8	10	$2	$2	$4
10-56	Alondra & Long Beach to North	518	8	10	$208	$125	$333
	TOTALS:	**24,984**	**--**	**--**	**$10,813**	**$6,501**	**$17,314**

Notes:

[1] Existing and proposed diameters are assumed "best guess" from 2008 Master Sewer Study.

[2] Assumes replacement cost of $40/in-diam/LF.

1 Introduction

This Sewer Master Plan Update report for the City of Compton (City) evaluates the capacity and condition of the City's existing wastewater collection system and provides recommendations for future improvement projects. The following introduction section provides background information on the scope and objectives of the Master Plan Update, previous master plan studies, the City's service area, and the contents and organization of this report.

1.1 Background and Master Plan Objectives

In January 2023, the City retained Dudek to prepare its Sewer Master Plan Update. A comprehensive study of the City's sewer system was last completed in 2008. The 2008 master plan concluded that 95% of the City's sewer system had sufficient capacity to handle existing and future flow conditions, while 5% of the system required upgrading to meet performance standards, recommending $23.8M in system improvements.

In September 2016, the City received a Notice of Entry of Judgment (Consent Judgment) from the State of California and the Los Angeles Regional Water Quality Control Board (LARWQCB) for failure to comply with the State Water Resources Control Board's Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (Sanitary Sewer Systems General Order). The Sanitary Sewer Systems General Order requires public agencies that own and operate sewer systems to implement sewer system management plans and report all sanitary sewer spills to the Board. The Consent Judgement detailed a list of action steps with which the City must comply or risk further penalty. This included requiring the City to construct all upgrades recommended by the 2008 master plan and perform condition assessment on pipelines receiving the poorest condition grades during CCTV inspection.

This Sewer Master Plan Update analyzes the capacity and condition of the City's existing collection system using currently available data and research conducted during the process of evaluating both the flows and existing condition of the collection system, culminating in a new Capital Improvements Program (CIP) schedule intended to meet existing and future development needs and enhance the system's operational resilience. The City does not maintain a geographical information system (GIS) database or other digitized network of its sewer collection system; therefore, a portion of this effort was supportive of developing this resource. This Sewer Master Plan will support the City in complying with several items listed in the Consent Judgement, including development of a Flow and Capacity Study and assessment of Grade 4 and 5 condition pipelines. An updated Sanitary Sewer Management Plan (SSMP Update), also required by the Consent Judgement, was performed under this contract. The City's SSMP Update is included under separate cover.

The 2025 Sewer Master Plan Update addresses the following key objectives:

1. Review and summarize available historical data relating to the City's existing sewer system, including the 2008 Master Sewer Study.
2. Survey the existing invert elevations of approximately 100 manholes located throughout the City's sewer system, which accounts for approximately 3.5% of the total number of manholes in the City's system. Manholes were strategically selected based on their locations within major sewersheds using an index map provided by the City, included in **Appendix A**.

3. Create a hydraulic sewer model using invert data collected during field survey of the City's manholes. This model will be referred to as the initial phase, or Phase I, of the City's new sewer system model. The City should continue to develop and update the model as part of future planning efforts.
4. Conduct sewer flow monitoring at six (6) locations within the City's sewer system to develop dry weather flow patterns.
5. Calibrate Phase I of the City's new sewer model to current (Summer 2023) dry weather flow patterns, with the understanding that significant portions of the existing system were not surveyed and could therefore not be modeled nor calibrated to existing flows.
6. Perform capacity evaluation of the modeled collection system under existing and future (near-term and ultimate) conditions.
7. Perform condition assessment on Grade 4 and 5 pipeline segments using CCTV data provided by the City.
8. Develop a 10-year Capital Improvements Program (CIP) and corresponding planning-level engineer's cost opinion for recommended projects to address capacity and/or condition deficiencies within the City's sewer system.
9. Update the City's Sanitary Sewer Management Plan (SSMP), including the Spill Emergency Response Plan, SSMP Audit and other requirements (under separate cover).

1.2 Previous Master Plans

The City's previous Master Sewer Study was completed in April 2008 and included the development of a H2OMap Sewer model of the City's collection system. However, the H2OMap Sewer model could not be located for use or reference in this Sewer Master Plan Update.

No flow monitoring data was collected as part of the 2008 Master Sewer Study. Therefore, the H2OMap Sewer model was not calibrated to existing sewer flows observed in the field. Rather, the maximum potable water consumption of each customer, determined from water meter readings recorded between 2006 and 2007, was used to directly allocate sewer flows throughout the model assuming a 100% return to sewer ratio. Additionally, a future sewer flow scenario was developed based on land use data from the City's General Plan and unit generation factors.

The results of the 2008 model capacity analyses indicated that 95% of the City's existing collection system was not anticipated to exceed capacity limitations under existing or future flow conditions. A traditional wet weather analysis based on a design storm was not performed due to the absence of flow monitoring data. Instead, an inflow and infiltration (I&I) analysis was completed using an assumed I&I rate of 3% of peak dry weather flows throughout the system. The Master Sewer Study concluded that I&I does not significantly impact the overall capacity of the City's existing system. However, no in-line flow monitoring or condition assessment data was presented to validate this conclusion or the assumed I&I rate of 3%.

The 2008 Study identified ten (10) CIP projects for completion over a ten-year period. The total estimated cost of the CIP program was $23.8 million in 2008, with $12.3 million estimated for addressing existing system deficiencies and $11.5 million for anticipated deficiencies under the future flow scenario. Each of the 10 CIP projects was comprised of a series of individual pipeline replacement projects, seemingly grouped by priority and spatial proximity, ranging in total length from 2,300 to 6,200 LF. According to City staff, as of 2025 the City has completed two of the individual

recommended projects, the Compton/Wilmington Area Sewer Replacement Project and the Wilmington/Alondra Sewer Restoration Project.

Lastly, the 2008 Study did not assess the existing physical condition of the City's collection system. Instead, it was recommended the City conduct CCTV inspections within areas of the collection system identified as deficient by the model capacity analyses or City maintenance staff, as well as a random selection (approximately 10%) of the existing system.

1.3 Service Area Overview

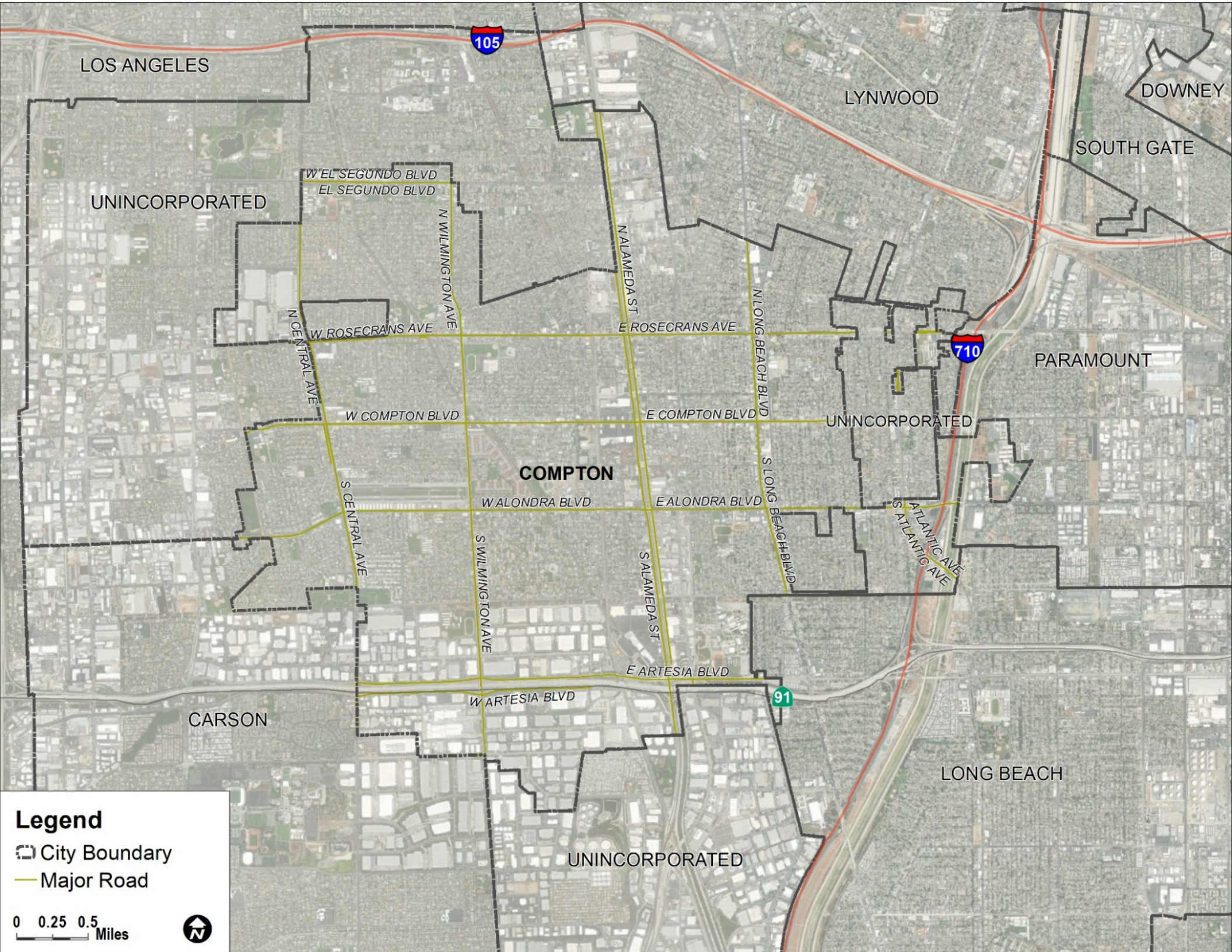
The City of Compton was incorporated in 1888. **Figure 1.1** presents a regional map highlighting the City's location within Los Angeles County in southern California. The City's current population is approximately 96,000, estimated to be approximately 95% built out.

The City is approximately 10 square miles in area and located 12 miles south of downtown Los Angeles. As shown in **Figure 1.2**, the City of Compton is surrounded by the City of Lynwood to the northeast, Paramount to the east, Long Beach to the southeast, and Carson to the southwest. Various unincorporated communities border the City of Compton to the north, east, south, and northwest.

The Street Maintenance Division of the Public Works Department is responsible for operation and maintenance of the City's sewer collection system. The City of Compton Water Department is the primary potable water service provider within the City for approximately 80% of residents. Other residents are served by private water companies including Golden State Water, Long Beach Water, Sativa Water, and California Water Companies.

Wastewater treatment is provided by Los Angeles County Sanitation District (LACSD), a regional agency that collects and treats sewage from municipalities throughout Los Angeles County. According to the 2008 Master Sewer Study, the City's collection system discharges into the LACSD trunk system via 101 outfalls.

Los Angeles County
San Bernardino County
COMPTON
Riverside County
Orange County
Pacific Ocean
San Diego County
Legend
County Boundary
City Boundary
0
4
8
Miles
N


LOS ANGELES
105
LYNWOOD
DOWNEY
SOUTH GATE
UNINCORPORATED
W EL SEGUNDO BLVD
EL SEGUNDO BLVD
N WILMINGTON AVE
N ALAMEDA ST
N LONG BEACH BLVD
N CENTRAL AVE
W ROSECRANS AVE
E ROSECRANS AVE
710
PARAMOUNT
W COMPTON BLVD
E COMPTON BLVD
UNINCORPORATED
COMPTON
W ALONDRA BLVD
E ALONDRA BLVD
S LONG BEACH BLVD
S ATLANTIC AVE
ATLANTIC AVE
S CENTRAL AVE
S WILMINGTON AVE
S ALAMEDA ST
E ARTESIA BLVD
W ARTESIA BLVD
91
CARSON
LONG BEACH
UNINCORPORATED
Legend
City Boundary
Major Road
0 0.25 0.5 Miles

The National Weather Service (NWS) does not collect climate data within the City of Compton. Using data collected at the closest NWS location in Long Beach Airport, approximately 12 miles southwest of the City, the City's annual low and high average temperature are estimated at 56°F and 74°F, respectively. The average total precipitation recorded within the City each year is approximately 12 inches, with most rainfall occurring between November and March. The following **Figure 1.3** summarizes the monthly climate normals (i.e., average of data collected over the last 30 years) recorded at Long Beach Airport.

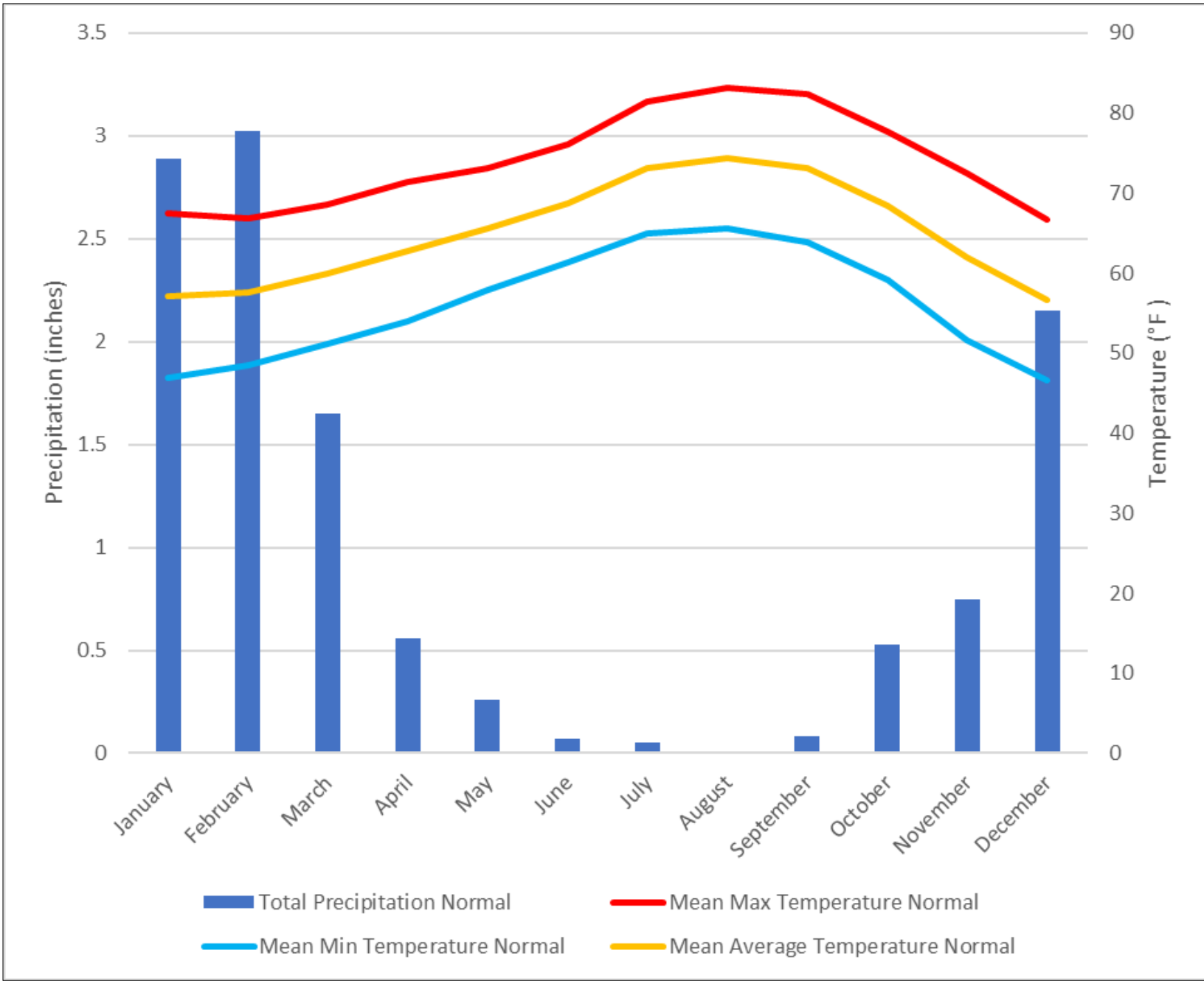


Figure 1.3 Monthly Climate Normals (1991-2020) at Long Beach Airport

Note:
Source: NOAA Online Weather Data / NOWData)

1.4 Summary of Scope of Work

The following tasks are included in the scope of this Sewer Master Plan Update.

1. Data Collection and Review of Existing Sewer System
2. Field Survey of Existing Manholes (100 Total)
3. Temporary Sewer Flow Monitoring and Data Analysis
4. Hydraulic Sewer Model Development and Calibration
5. Model Capacity Analysis
6. CCTV Condition Assessment of all Pipeline Assessment Certification Program (PACP) Grade 4 and 5 Pipelines
7. Development of CIP and Planning-Level Cost Estimates
8. Sanitary Sewer Management Plan Audit and Update (Under separate cover)
9. Report Delivery and Presentation to City Stakeholders

1.5 Report Organization

This Sewer Master Plan Update report is organized into the following sections:

- **Section 1 Introduction** – Describes the background, objectives, scope of work, and structure of the report. Summarizes key characteristics of the City's sewer collection system and service area.
- **Section 2 Existing System Summary** – Describes elements of the City's existing collection system including siphons, diversion manholes, and outfalls. Summarizes the existing distribution of land use types within the City.
- **Section 3 Existing and Future Dry Weather Flows** – Estimates the City's existing dry weather flows using flow monitoring data and anticipated future flows based on known development activity.
- **Section 4 Sewer Model Development and Calibration** – Summarizes the 2023 field survey and flow monitoring program, development of the City's hydraulic sewer model, allocation of existing dry weather flows, and model calibration results.
- **Section 5 Collection System Capacity Analysis** – Presents the results of the capacity analyses performed on the City's collection system under existing, near-term, and ultimate flow conditions.
- **Section 6 Collection System Condition Assessment** – Summarizes the methodology and results of the condition assessment completed on pipelines within the City's collection system.
- **Section 7 Capital Improvement Program** – Presents a prioritized list of recommended improvement projects developed to address the existing and anticipated future capacity and condition deficiencies within the City's collection system.

The following documents are included as Appendices to this Sewer Master Plan Update report:

- **Appendix A** – City of Compton Sewer Index Map (provided by City)
- **Appendix B** – ADS Environmental Services 2023 Flow Monitoring Report
- **Appendix C** – Pipeline Condition Assessment Data and Map
- **Appendix D** – Recommended CIP Project Cost Estimate Details

2 Existing System Description

The following section summarizes existing features of the City's sewer collection system. Existing facilities include gravity pipelines, inverted siphons, diversion manholes, and outfalls into the LACSD trunk sewer system.

At the time of writing this Sewer Master Plan Update, information related to the City's existing collection system was not available in a digital format such as a GIS (Geographic Information System) database. Typically, a digitized record of the City's sewer system enables staff to efficiently identify, update, and summarize information related to the physical characteristics and hydraulic performance of the system. As described in Section 7 of this report, it is recommended that City staff convert the field data collected from future phased, multi-year survey programs to GIS files and develop a centralized digital database of the City's sewer system.

The information presented in the following section is primarily based on the 2008 Master Sewer Study, supplemented with additional material provided by City staff and field data collected during the manhole survey completed in 2023. As the City continues to collect information regarding its existing collection system, the following section should be revised concurrently in preparation for future master plan updates.

2.1 Gravity Pipelines

Per the 2008 Master Sewer Study, the City's existing sewer collection system includes approximately 147 miles of gravity pipeline, with diameters ranging from 4- to 24-inch, as summarized in **Table 2.1**. A majority (90%) of the collection network is 8-inch or smaller in diameter.

The 2008 Master Sewer Study did not include quantitative (i.e., length) information regarding the material or age of pipelines within the City's collection system. Most of the City's existing system was constructed between 1940 and 1959; therefore, an undefined majority of the system is at least 65 years old.

A qualitative review of the CCTV data provided by City staff for condition assessment of the existing system indicated that most pipelines are of vitrified clay pipe (VCP) material.

Appendix A presents an index map of the City's collection system as provided by staff. The static index map is the only known comprehensive graphical summary of the City's collection system. However, based on the field survey data collected in 2023 as part of this Sewer Master Plan Update, it was determined that the index map is not a wholly accurate representation of the City's current collection network. Any discrepancy detected between the index map and other available data is noted in subsequent sections of this report.

Table 2.1 Gravity Pipeline Summary by Diameter[1]

Diameter (in)	Length of Pipe (ft)	% of Total System
4	577	0.1
6	1,245	1.1
8	688,057	88.6
10	26,340	3.4
12	25,502	3.3
15	19,520	2.5
18	5,459	0.7
21	1,446	0.2
24	8,442	0.2
Total	**776,600**	**100%**

Notes:

[1] Source: "Existing System" section of 2008 City of Compton Master Sewer Study, dated April 23, 2008.

2.2 Inverted Siphons

According to maintenance staff, the City's existing collection system includes at least one City-owned inverted siphon as summarized in **Table 2.2.**

An inverted siphon is a pipeline that dips or sags to cross under an existing storm channel, body of water (e.g., stream or creek), utilities, or other overlying structure. Inverted siphons are designed to operate below the hydraulic grade line and thus should always flow full (i.e., under pressure).

Inverted siphons can be classified as single or double barrel. A double barrel siphon is composed of two (2) parallel pipelines, usually of identical diameter. In a double barrel siphon, one pipeline serves as the primary conveyance line while the second pipeline functions as an alternate, to be used in case the first is defective or taken out of service.

The following table is not a comprehensive summary of all inverted siphons owned and operated by the City. Additional inverted siphons may be identified during future field surveys of the City's sewer system and should be thoroughly documented by City staff.

In the absence of other collection system data, **Figure 2.1** depicts the approximate location of the siphon in W Palmer St on the existing system index map.

Table 2.2 Inverted Siphon Summary

Siphon ID	Model Conduit ID(s)	Location	US / DS Manhole ID[1]	Structure Crossing	Barrel	Diameter (in)
S-01	N/A[2]	W Palmer St, west of N Wilmington Ave	3-3-063 / 3-3-064	Storm channel	Unknown	8

Notes:

[1] US = Upstream / DS = Downstream. Manhole IDs are per sewer index map provided by City staff.

[2] This inverted siphon was not surveyed in 2023 and therefore not included in Phase I of the City's new hydraulic sewer model.

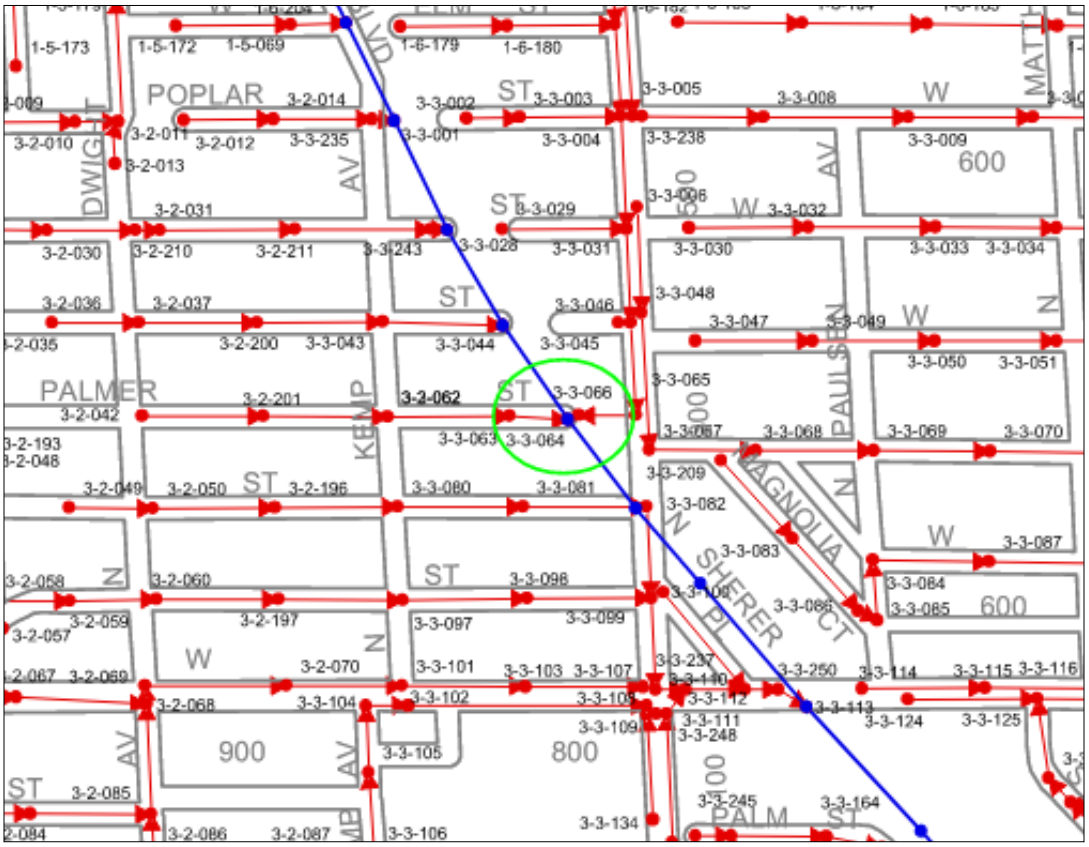


Figure 2.1 Inverted Siphon at W Palmer St & N Wilmington Ave

2.3 Diversion Manholes

Diversion manholes are manholes that convey sewer flow through two or more outlets oriented in different directions. Often, stoplogs are used to intentionally block off at least one outlet and maneuver flow in a preferred downstream direction. In some cases, a weir is placed at the upstream invert of the secondary (i.e., overflow) pipe to promote flow through the primary (i.e., main) pipe. During periods of unusually elevated flow in the collection system, such as a significant wet weather event, water may rise over the top of the weir and travel through the overflow pipe to alleviate potential capacity concerns in the main pipe.

The accurate representation of flow through diversion manholes is critical during evaluation of the City's available capacity. Five (5) diversion manholes were identified after review of the City's sewer index map. However, field survey of the 5 manholes indicate they are not currently configured as diversion manholes. In fact, no diversion manholes were identified during the field survey completed as part of this Sewer Master Plan Update.

The City's available sewer map, included in **Appendix A**, indicated a number of diversion manholes. Five of these diversion manholes were surveyed and were all found to be standard (i.e., single outlet) manholes in the field. **Table 2.3** presents the findings of this field investigation. There are very likely active diversion manholes within the City's sewer system. As part of this sewer master plan, field surveys are recommended to identify and confirm the locations of diversion manholes in the City's collection system.

Table 2.3 Field Survey Results of Potential Diversion Manholes (per City's Sewer Index Map)

Manhole ID[1]	Location	Main Invert Elevation (ft)	Main Pipe Diameter (in) & Cardinal Direction	2023 Survey Notes
5-3-005	W Walnut St & S Wilmington Ave	88.38	18-inch; East	This manhole is not a diversion manhole. Two 15-inch inlet pipes from the south and west enter the manhole and converge into a single outlet pipe heading east.
3-5-033	W Raymond St, approximately 120 ft east of S Dwight Ave	82.87	12-inch; East	This manhole is not a diversion manhole. Two 12-inch inlet pipes from the south and west enter the manhole and converge into a single outlet pipe heading east.
3-3-131	W Compton Blvd & N Oleander Ave	62.83	18-inch; Southeast	This manhole is not a diversion manhole. Three inlet pipes from the southwest, west, and northwest enter the manhole and converge into a single outlet pipe heading southeast.
3-3-158	W Almond St & S Oleander Ave	61.65	12-inch; West	This manhole is not a diversion manhole. One 12-inch inlet pipe from the north enters the manhole and exits via a single outlet pipe heading west.
3-3-022	W Poplar St & N Culver Ave	64.09	8-inch; North	This manhole is not a diversion manhole. Two 8-inch inlet pipes from the south and west enter the manhole and converge into a single outlet pipe heading north.

Notes:

[1] Manhole IDs are per sewer index map provided by City staff.

2.4 Lift Stations and Force Mains

The City's existing sewer collection system is an entirely gravity system; the City does not own or operate any lift stations or force mains.

2.5 LACSD Outfalls

The City does not own or operate any wastewater or sewage treatment facilities. According to the 2008 Master Sewer Study, the City's collection system connects to the LACSD trunk system via 101 individual outfalls. All sewer flows generated within the City are conveyed to LACSD's A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) in the City of Carson for treatment before ultimately discharging into the Pacific Ocean approximately two miles offshore.

2.6 Land Use

The following **Table 2.4** summarizes the distribution of various land use types within the City, according to the City's Draft 2030 General Plan dated January 2011.

At the time of writing this Sewer Master Plan Update, the City is preparing a 2045 General Plan intended to succeed the 2010 General Plan, adopted in 1991. In the intervening years, the City completed, but did not formally adopt, a Draft 2030 General Plan. The Draft 2030 General Plan was the primary reference used to compile existing land use data for this Sewer Master Plan Update, as it is intended to address the City's development needs through 2030.

Figure 2.2 depicts the existing distribution of land use types within the City, based on information presented in the Draft 2030 General Plan.

Table 2.4 Land Use Summary

Land Use Type	Land Use Description	Area (Ac)	% of Total City Area
Single-Family Residential	Single-family residential uses	2,242	34.4
Low Density Multifamily Residential	Duplex units or smaller multifamily uses	334	5.1
Medium Density Multifamily Residential	Multifamily development	157	2.4
General Commercial	Commercial centers and strip commercial	425	6.5
Industrial	Office, commercial, and light industrial campuses. Manufacturing, industrial, and warehousing.	1,066	16.5
Public/Institutional	Schools, City facilities, and government facilities	668	10.3
Open Space/Vacant Land	Parks, easements, and vacant properties	276	4.2
Transportation	Railroads and roads	1,346	20.7
	Total	**6,514**	**100.0**

Notes:

[1] Source: Table 2-1 of the Draft 2030 City of Compton General Plan Land Use Element.

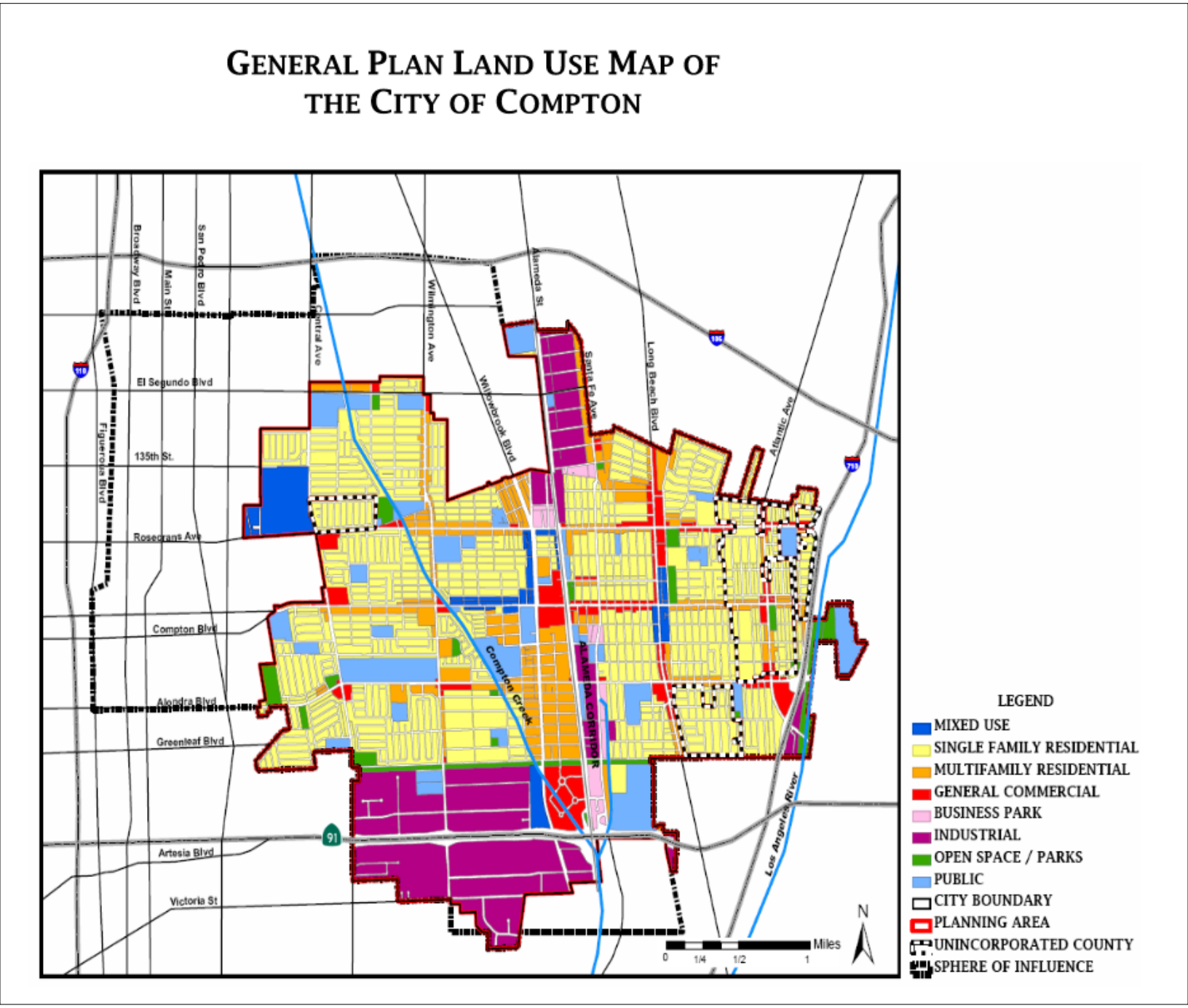


Figure 2.2 Distribution of Land Use Types (Source: Draft 2030 City of Compton General Plan Land Use Element)

3 Existing and Future Dry Weather Flows

The following section summarizes the existing and anticipated future dry weather flows generated within the City's service area and conveyed by the collection system. Existing (2023) partial dry weather flow was estimated using flow monitoring data collected in Summer 2023. Near-term (2030) and Ultimate (2045) dry weather flows were determined using population growth projections and planned development data provided by City staff.

Unit sewer flow generation factors were developed for major land use types. Whenever appropriate, flow monitoring data from 2023 was used to develop the unit generation factors. Statewide and local agency water use standards served as a secondary reference. The unit generation factors summarized in the following section can be used to estimate the sewer flows from proposed developments or other changes in land use type.

3.1 Population Summary

The following describes the City's current population as well as anticipated population growth through the planning horizon covered by this Sewer Master Plan Update.

3.1.1 Existing Population

According to the City's 2021-2029 Draft Housing Element Update, completed in December 2023, the population of the City was 98,447 in 2020.

Between 2010 and 2020, the City's population increased by only 2% compared to a historical growth rate of 3% during each of the preceding two decades (1990-2000 and 2000-2010).

3.1.2 Projected Population

The 2021-2029 Draft Housing Element Update (Housing Element) was used to estimate population growth within the City and used to develop the future flow scenarios. As summarized in **Table 3.1**, the total population of the City is projected to increase to 103,100 by 2045. Therefore, the City is approximately 95% built-out in 2024.

The Regional Housing Needs Allocation (RHNA) process is part of a multi-step housing planning process implemented by the state of California designed to assist local governments in adequately meeting the housing needs of their communities. The process begins with the California Department of Housing and Community Development (HCD) determining the regional housing need for each region's planning body or Council of Governments (COG). The Southern California Association of Governments (SCAG) is a COG that encompasses six counties and 191 cities, including the City of Compton.

Following HCD's determination of southern California's housing needs, SCAG is responsible for allocating the housing needs amongst its jurisdictions on a "fair share" basis. SCAG has determined that Compton must identify adequate available vacant and non-vacant sites for 1,004 new dwelling units by 2029.

If all 1,004 dwelling units are constructed and occupied by 2029, with an average household size of 2 persons per unit, the City's population is anticipated to reach 100,455 in 2030. Therefore, assuming no additional population increase beyond implementation of RHNA and no loss, the City's population growth rate will be approximately 2% between 2020 and 2030.

Overall, the City's population is projected to increase 4.6% over a 25-year period, from 98,477 in 2020 to 103,100 in 2045.

Table 3.1 Existing and Projected Population Estimates

Year	Population	Growth	Percent Change
2020	98,447[1]	-	-
2030	100,455	2,008	2.0
2045	103,100[2]	2,645	2.6

Notes:

[1] Source: Table 2-1 of the City of Compton 2021-2029 Draft Housing Element Update (Housing Element)

[2] Source: Table 2-3 of the Housing Element

3.2 Existing Dry Weather Flows

No historical (prior to Summer 2023) flow monitoring data was available for review for this Sewer Master Plan Update. In the absence of measured flow data, the City's existing land use data and unit generation factors can be used to estimate existing dry weather flows. However, the City does not maintain its land use data in a digital file format, so a straightforward computation of the existing dry weather flows was not feasible.

Therefore, for this Sewer Master Plan Update, partial existing dry weather flows within the City's collection system were determined using 2023 flow monitoring data. The locations of the 2023 flow monitors and their measured sewersheds are described in Section 4. **Table 3.2** summarizes the existing average and peak dry weather flows measured by each flow monitor. The table is not a comprehensive summary of all dry weather flows in the City's sewer system. A more comprehensive understanding of the system's existing capacity will emerge as the City continues to develop its hydraulic sewer model and collect additional flow monitoring data.

Table 3.2 Measured Dry Weather Flows at 2023 Flow Monitored Sewersheds Only

Flow Monitor ID	Existing ADWF[1] (MGD)	Existing PDWF[1] (MGD)
FM 01	0.13	0.18
FM 02	0.20	0.30
FM 03	0.43	0.60
FM 04	0.42	0.55
FM 05[2]	-	-
FM 06	0.37	0.50
Partial System Total Flow (MGD)	1.55	2.13

Notes:

1 ADWF = Average Dry Weather Flow; PDWF = Peak Dry Weather Flow

2 Zero flow was recorded at FM 05. The configuration of the sewer system in the field likely differed from what was shown on the existing system index map. See Section 4.2 for details.

3.3 Future Dry Weather Flows

Two future dry weather flow scenarios, Near-Term (2030) and Ultimate (2045), were developed as part of this Sewer Master Plan Update. The Near-Term scenario is based on planned development data provided by City staff, including dwelling unit increases and land use changes, for projects that are anticipated to finish construction by 2030. The City's RHNA of 1,004 dwelling units is included in the Near-Term scenario.

The Ultimate scenario estimates an increase in sewer flows throughout the collection system using the City's projected population growth rate described in Section 3.1. The following sections describe the methods used to develop the Near-Term and Ultimate dry weather flow scenarios.

3.3.1 Near-Term (2030) Developments

According to the City's Housing Element, seven (7) developments have been approved or proposed for construction by 2030. As detailed in **Table 3.3**, all 7 projects are residential and will contribute 563 units toward the City's overall RHNA of 1,004 dwelling units. **Figure 3.1** highlights the locations of the proposed developments.

Of the 7 projects, only the Compton Innovation Center by KBK Enterprises lies within the extents of Phase I of the City's new sewer model developed for this Sewer Master Plan Update and is therefore included in the modeled Near-Term (2030) scenario. For reference, the average dry weather flow of each planned development is presented in Table 3.3, estimated using the unit generation factors summarized in Section 3.3.1.1. As the City expands its sewer model, the estimated dry weather flows from each planned development should be added to the Near-Term scenario to more accurately represent future projected flows. All 7 proposed near-term developments are located north of Alondra Blvd, with 5 located west of N Alameda St and 2 east of N Alameda St.

Pursuant to state law, accessory dwelling units (ADUs) can be counted toward the City's RHNA requirement. Between 2018 and 2022, 104 ADUs were constructed within the City, or an average of 20 new ADUs per year. As a conservative measure, the Housing Element estimated that 130 new ADUs will be constructed between 2021 and 2029.

The anticipated 130 new ADUs are included in the outstanding 441 dwelling units that, when added to the 563 units from the proposed near-term developments, comprise the City's total RHNA requirement of 1,004 housing units. Based on the high densification of the proposed developments and limited availability of vacant land within the City, it was assumed that the 311 non-ADU housing units will be multifamily or apartment-style residential units.

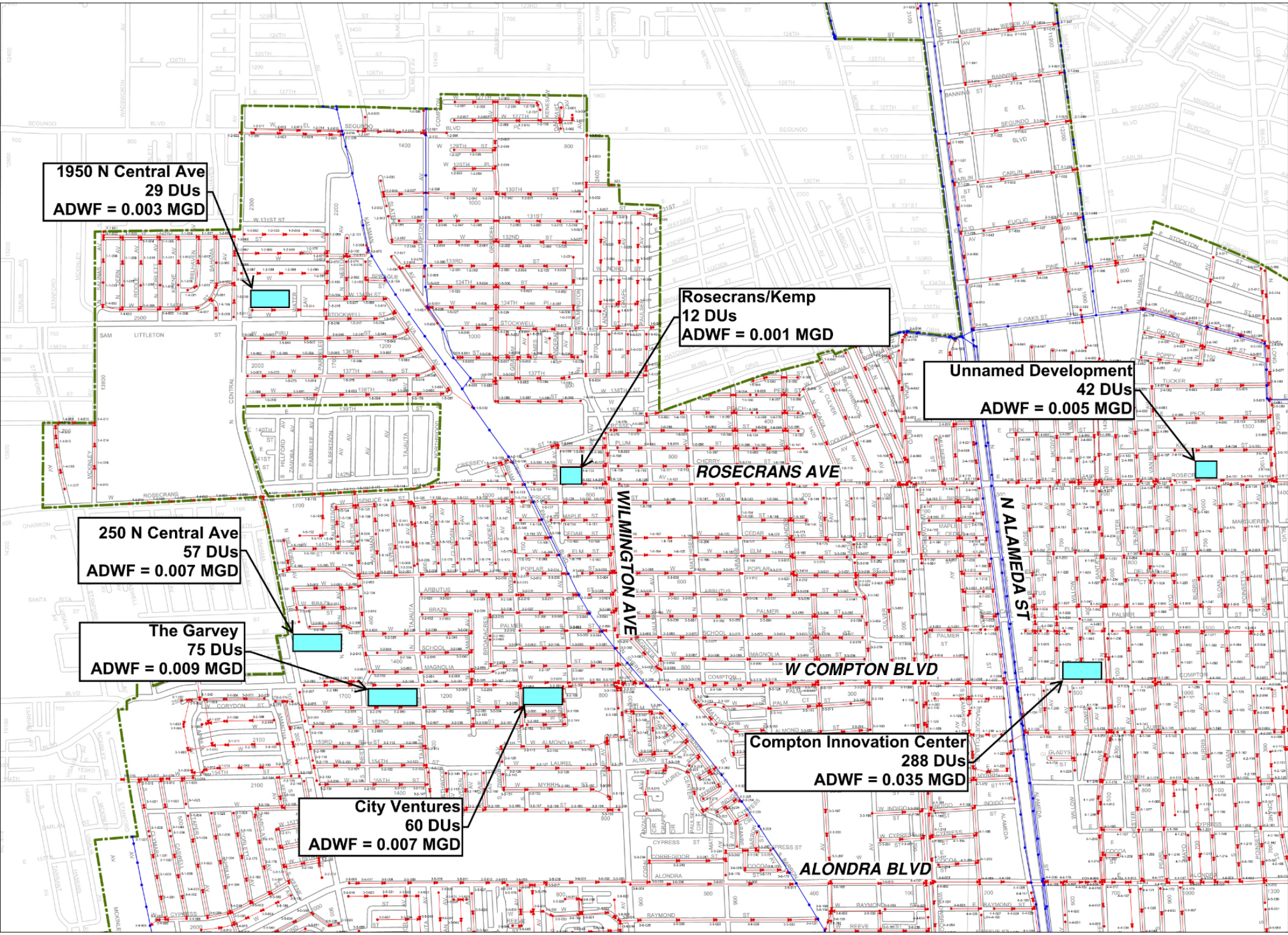
Table 3.3 Proposed Near-Term (2030) Developments and Estimated ADWF[1,2]

Project Name / Developer	Existing Site Address	Status	Residential Land Use Type	Proposed Dwelling Units	Estimated ADWF (MGD)	Potential Connection Point / Modeled Manhole ID
1950 N Central Ave – Olson Company	1950 N Central Ave	Completed	High Density Residential	29	0.003	Water Way between W 134th St and W 135th St
The Garvey – Landspire Group	1434 W Compton Blvd	City Council Review	High Density Residential	75	0.009	W Compton Blvd between S Nestor Ave and S Tajauta Ave
The Compton Innovation Center – KBK Enterprises[2]	501-601 E Compton Blvd	Approved	High Density Residential	288	0.035	E Compton Blvd between N Spring Ave and N Willow Ave Manhole ID: 4-1-089
Unnamed Development	1119 and 1121 Rosecrans Ave	Approved	High Density Residential	42	0.005	Rosecrans Ave at Sloan Ave
City Ventures – City of Compton	930 W Compton Blvd	Approved	High Density Residential	60	0.007	W Compton Blvd between S Dwight Ave and S Kemp Ave
250 N Central Ave – Olson Company	250 N Central Ave	In Construction	High Density Residential	57	0.007	W Palmer St at N Albertson Ave
Rosecrans/Kemp	845 Rosecrans Ave	Approved	High Density Residential	12	0.001	Rosecrans Ave between N Kemp Ave and N Wilmington Ave
			Total	563	0.068	-
Total Including RHNA Balance (130 ADUs and 311 Other High Density Residential Units)				1,004	0.121	-

Notes:

1 ADWF = Average Dry Weather Flow

2 The Compton Innovation Center is the only Near-Term development that was included in the limits of Phase I of the hydraulic sewer model created for this Sewer Master Plan Update.


1950 N Central Ave
29 DUs
ADWF = 0.003 MGD
Rosecrans/Kemp
12 DUs
ADWF = 0.001 MGD
Unnamed Development
42 DUs
ADWF = 0.005 MGD
250 N Central Ave
57 DUs
ADWF = 0.007 MGD
The Garvey
75 DUs
ADWF = 0.009 MGD
Compton Innovation Center
288 DUs
ADWF = 0.035 MGD
City Ventures
60 DUs
ADWF = 0.007 MGD
ROSECRANS AVE
WILMINGTON AVE
N ALAMEDA ST
W COMPTON BLVD
ALONDRA BLVD

3.3.1.1 Unit Sewer Flow Generation Factors

Table 3.4 summarizes the unit generation factors used to develop the projected Near-Term dry weather flows from planned developments. The generation factor for light industrial (i.e., logistics warehouse) was developed based on dry weather flow data collected by FM 01. General commercial, institutional, and open space unit generation factors are derived from planning criteria published by comparable agencies in southern California.

A City-specific unit generation factor for multifamily residential units could not be derived from the limited flow monitoring data collected in 2023. Instead, an indoor water use factor of 60 gallons per day per capita (gpcd) was assumed for sewer flow generation of multifamily residential units. The Department of Water Resources' (DWR) recommended indoor water use factor for 2023 is 55 gpcd; therefore, a factor of 60 gpcd is a conservative assumption suitable for planning purposes. Assuming an average household size of 2 persons, the unit generation factor for multifamily residential dwelling units (DU) is equivalent to 120 gpd/DU.

While typically standalone structures, ADUs often have less square footage than traditional single-family homes and therefore can reasonably be assumed to house 2 persons each so that the multifamily residential unit generation factor also applies.

Lastly, the generation factor of 240 gpd/DU for single family residential dwelling units is based on an assumed household size of 4 persons (per census data) and indoor water use factor of 60 gpcd. The generation factors for multifamily and single-family residential units are consistent with those of similar agencies in Los Angeles and Orange County.

Table 3.4 Unit Sewer Flow Generation Factors by Land Use Type

Land Use Type	Unit Generation Factor	
	gpd/DU	gpd/acre
Single-Family Residential[1]	240	-
Multifamily Residential[1]	120	-
General Commercial[2]	-	1,200
Light Industrial[3]	-	500
Public / Institutional[2]	-	1,200
Open Space / Recreation[2]	-	100

Notes:

1 Single-Family and Multifamily Residential factors are based on an indoor water use factor of 60 gpcd and 4 and 2 persons per household, respectively.

2 General Commercial, Public / Institutional, and Open Space / Recreation factors are per published planning criteria from similar agencies in southern California.

3 Light Industrial factor is per 2023 flow monitoring data collected for this Sewer Master Plan Update.

Approximately 11.5% of the City's existing sewer system was surveyed and included in Phase I of the hydraulic model for this Sewer Master Plan Update. To simplify the process for allocation of dry weather flows in the Near-Term scenario, it was assumed that 11.5% of the 130 projected ADUs (15 ADUs) and the 311 undefined (i.e., not already included in a proposed near-term development) RHNA multifamily housing units (36 units) will connect to areas of the system that are included in Phase I of the model. The following **Table 3.5** compares the Near-Term dry weather flows included in Phase I of the model to the total flow that is anticipated following completion of the planned developments and overall RHNA requirement.

Table 3.5 Near-Term Dry Weather Flows – Phase I Model Only

Near-Term Development Type	Proposed Multifamily DUs	Estimated ADWF[1] (MGD)
Planned Development (From Table 3.3)[1]	288	0.035
ADUs[2]	15	0.002
Balance of RHNA Units[2]	36	0.004
Total	**339**	**0.041**

Notes:

1 ADWF = Average Dry Weather Flow

2 Only the Compton Innovation Center (288 DUs) is included in the geographical extents of Phase I of the hydraulic sewer model.

3 Based on the size of Phase I of the model relative to the overall sewer system, it was assumed that 11.5% of the 130 total projected ADUs and 311 remaining RHNA dwelling units will connect to the modeled collection network.

3.3.2 Ultimate (2045) Developments

At the time of writing this Sewer Master Plan Update, no additional developments beyond those already identified in the Near-Term (2030) scenario are anticipated within the City's service area. In the absence of specific development information, the City's projected population growth between 2030 and 2045 was used to calculate a system-wide multiplier representing the increase in sewer flow through the system by the Ultimate (2045) scenario.

As described in Section 3.1.2, the City's population is anticipated to increase 2.6% from 100,455 in 2030 to 103,100 in 2045. Therefore, a system-wide multiplier of 1.026 was applied to the Near-Term dry weather flows to develop the Ultimate scenario.

3.4 Modeled Existing and Future ADWF Summary

Table 3.6 summarizes the average dry weather flows (ADWF) included in each planning scenario of Phase I of the sewer model developed for this Sewer Master Plan Update. Not all dry weather flows within the City's collection system could be measured or otherwise quantified in 2023. Furthermore, the modeled extents of the system were limited by the minimal availability of existing system information.

Table 3.6 Existing and Future ADWF – Phase I Model Only

Model Scenario (Year)	Projected ADWF Increase (MGD)	Total ADWF (MGD)
Existing (2023)	-	1.54[1]
Near-Term (2030)	0.041[2]	1.58
Ultimate (2045)	0.041[3]	1.62

Notes:

[1] Existing ADWF is the sum of all flows measured by the temporary flow monitors installed in Summer 2023 for this Sewer Master Plan Update and does not represent all flows within the City's existing sewer system.

[2] Projected net ADWF increase in Near-Term scenario is per Table 3.5.

[3] Projected net ADWF increase in Ultimate scenario is equivalent to the total modeled (Phase I) Near-Term ADWF multiplied by a population growth factor of 1.026.

As the City continues to survey and model its existing sewer system, additional flow monitoring data should be collected and analyzed to better characterize total dry weather flows within the system and refine the unit generation factors presented in this section. The total ADWF of each planning scenario presented in Table 3.6 is therefore expected to increase and should be updated in anticipation of the City's next master plan update.

4 Sewer Model Development and Calibration

The following section describes the initial existing sewer system survey used to create the sewer model and flow monitoring program conducted in 2023 as part of this Sewer Master Plan Update. The field survey data was used to construct Phase I of the City's new AquaTwin Sewer model. Phase I of the model was calibrated to existing dry weather flows using the flow monitoring data collected in Summer 2023. Since the sewer model was developed within a GIS-based software program, the modeled elements can be exported to a GIS database for City staff to use as the basis of their new digitized asset management system.

4.1 Existing Manhole Survey

A typical sewer model generated using industry standard software, such as the AquaTwin Sewer program by Aquanuity selected by City staff, is based on an existing GIS database of the collection system. The typical GIS database includes invert elevations, pipeline diameters, lengths, and other relevant physical and hydraulic information.

Since the City does not maintain a GIS database or other digitized files of its existing sewer system, a field survey was conducted to obtain the current invert elevations of 100 representative manholes and their associated inlet and outlet pipe diameters. Manholes located upstream of the flow monitors described in Section 4.2 were selected to facilitate calibration of Phase I of the model to existing dry weather flows. Given the limited field survey scope and to maximize the modeled extents of each flow monitored sewershed, manholes at key intersections were selected for survey instead of 100 adjacent manholes. Manhole selection was based on review of the City's sewer index map, which was assumed to be accurate in the absence of any other system data.

Invert elevations for those manholes between the surveyed intersections were interpolated using the field survey data. Future, more comprehensive surveying efforts by the City will "fill in the gaps" with accurate invert elevations for the interpolated manholes and verify pipeline slopes and diameters throughout the collection network.

The existing manhole survey was completed over the course of several months in 2023 by a licensed surveying subcontractor and with the assistance of City maintenance staff. An additional abbreviated field survey was conducted in July 2024 to confirm the invert elevations of several key manholes prior to calibration of Phase I of the model. After the capacity analysis for this project was performed, Dudek had additional surveying performed in April 2025 on approximately 50 manholes to confirm two areas that were showing potential capacity restrictions in the initial capacity analysis. Due to the uncertainty of pipeline diameters and pipe configurations between key intersections, Dudek determined it was valuable to confirm exact data to confirm the capacity analysis results. As a result of the third April 2025 survey, one location was found to no longer show a capacity limitation in the hydraulic model, The locations of the surveyed manholes are depicted in **Figure 4.1**.

Comparison of the manhole survey data to the City's sewer index map revealed several discrepancies in pipeline network configuration between the two information sources. Most notably, the City's index map indicated that all connected gravity mains west of Manhole 4-5-013 at E Alondra Blvd and S Crane Ave flow into the pipeline whose flows are measured by FM 06 as shown in Figure 4.1. However, the survey data revealed that flows from most of the

collection network west of Manhole 4-5-013 are not measured by FM 06 but instead likely turn south prior to Santa Fe Ave.

Therefore, certain surveyed areas of the City's collection system were not included in Phase I of the sewer model since the dry weather flows generated within these areas were not measured by the 2023 flow monitors as previously assumed. Any manhole and connected gravity mains that were surveyed in 2023 but found to not lie within the measured sewersheds are represented as dashed blue lines in Figure 4.1.

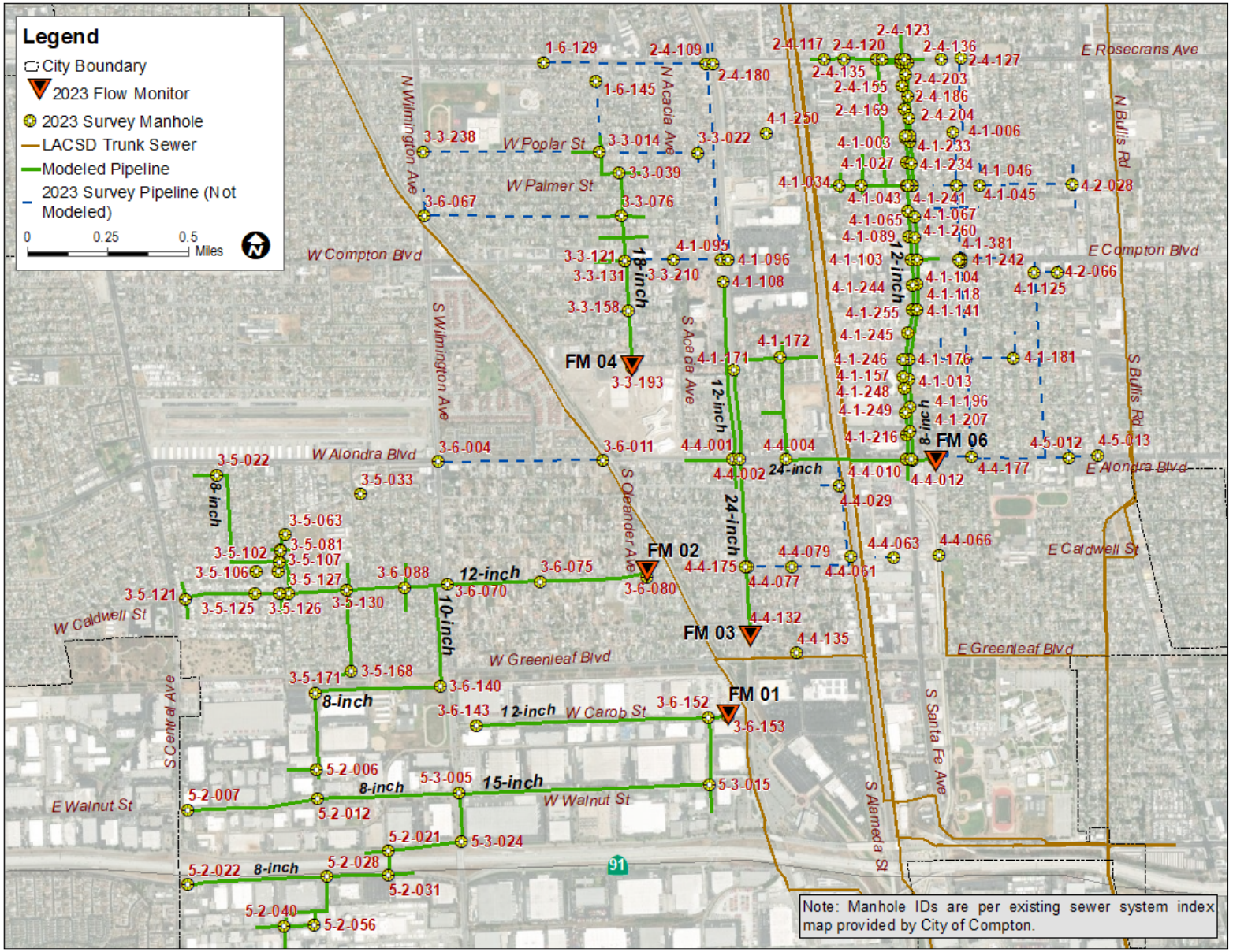


Figure 4.1 2023 Manhole Survey and Flow Monitor Locations

4.2 Flow Monitoring Program

Sewer flow monitoring data is used to evaluate the current usage patterns and remaining capacity within an existing collection system. Critical for this Sewer Master Plan Update, flow monitoring data also serves as the basis for validation of model calibration to existing flow conditions. The resultant flow monitoring data should reflect the system's general response to rainfall dependent inflow and infiltration (RDII) as well as typical dry weather flow patterns.

As stated in previous sections, the 2008 Master Sewer Study was not based on field measured sewer flows. Instead, the 2008 Study employed a highly conservative approach in which the maximum potable water usage was used to develop the existing dry weather scenario. In reality, the sewer flows generated by a community will always be less than the corresponding water demand due to consumption, surface runoff, and other factors.

For the Sewer Master Plan Update, a temporary sewer flow monitoring program was implemented, featuring six (6) strategically-placed flow monitors. These locations were selected based on the City's index map of the collection system to accurately measure flows within designated sewersheds. A sewershed is defined as an area where all sewer flows converge to a single point, which can be measured using a flow monitoring device. With the approval of City staff, ADS Environmental Services (ADS) was contracted to oversee the installation, data analysis, and removal of the six flow monitors. Each of these six locations was situated upstream of a LACSD outfall, where the City's collection system discharges into the regional collection system.

The flow monitoring period extended from August 12 through September 13, 2023, as summarized in the report prepared by ADS and included in **Appendix B.** The flow monitor locations are depicted in Figure 4.1.

4.2.1 Flow Monitoring Results

ADS logged flow data at six locations within the City's collection system from August 12, through September 13, 2023, for a total of four weeks.

A review of the flow monitoring data generated the following conclusions, later applied during the dry weather model calibration described in Section 4.4.

- FM 03 recorded continuous backwater conditions starting on August 13, 2023, and persisting throughout the flow monitoring period. Surcharging was observed from August 14 to August 24, until downstream cleaning of the LACSD regional pipelines was completed. Afterward, FM 03 continued to experience backwater conditions and occasional surcharging. Data collected after midday on August 13 are considered unreliable due to the severe backwater conditions. These conditions were assumed to be caused by the LACSD siphon located downstream of the LACSD outfall, upstream of which FM 03 was located. This issue was unknown at the time of flow monitor site selection.

- FM 05 measured effectively zero flow during the monitoring period, indicating the City's index map does not accurately depict the upstream sewer alignment used to select the sewershed for monitoring. This sewershed was therefore not modeled nor calibrated to existing sewer flows in Phase I of the sewer model.

- The wet weather event that occurred on August 20, 2023, is equivalent to approximately a one-year frequency storm and was the only wet weather event recorded during the monitoring period.

4.2.2 Dry Weather Time Patterns

The flow monitoring data was used to develop a unique dry weather hourly time pattern for each measured sewershed. An hourly time pattern is a series of twenty-four (24) multipliers, one for each hour of a day, that is applied to a given average dry weather flow to approximate the observed daily variations in sewer flow within a sewershed. The multiplier assigned to each hour is also known as a peaking factor. Hourly time patterns are created by normalizing measured sewer flows over a 24-hour period, such that the average of all peaking factors is 1.0.

The highest peaking factor in an hourly time pattern represents the peak dry weather flow measured at the outlet pipe of its associated sewershed, as summarized by the following formula:

Peak Dry Weather Flow (PDWF) = Maximum Peaking Factor (PF) x Average Dry Weather Flow (ADWF)

Of the five viable flow monitors, four were located downstream of sewersheds containing predominantly residential parcels. In general, residential sewersheds experience higher flows during the weekends than weekdays. Therefore, the residential sewersheds were calibrated to weekend dry weather flow data.

Consistent with a typical resident's daily routine, a residential time pattern often exhibits two peaks that occur in the late morning and early evening. In general, smaller sewersheds will experience a more significant peaking response (i.e., higher maximum peaking factor) compared to larger sewersheds due to the concentrated effect of fewer dwelling units. The average diurnal maximum peaking factor of the four residential sewersheds is 1.35.

FM 01 measured flows generated by an area of the City dominated by commercial and light industrial land use types. Compared to residential time patterns, a commercial pattern does not demonstrate distinct peaks but rather a sustained level of flow during typical working hours.

Predictably, a sewershed containing primarily commercial or industrial customers experiences higher flows during the weekdays than weekends. To establish a conservative base flow, the sewershed measured by FM 01 was calibrated to weekday dry weather flow data. The diurnal maximum peaking factor of this sewershed is 1.50.

Figure 4.2 depicts the dry weather hourly time patterns of the five flow monitored sewersheds in the City's existing system.

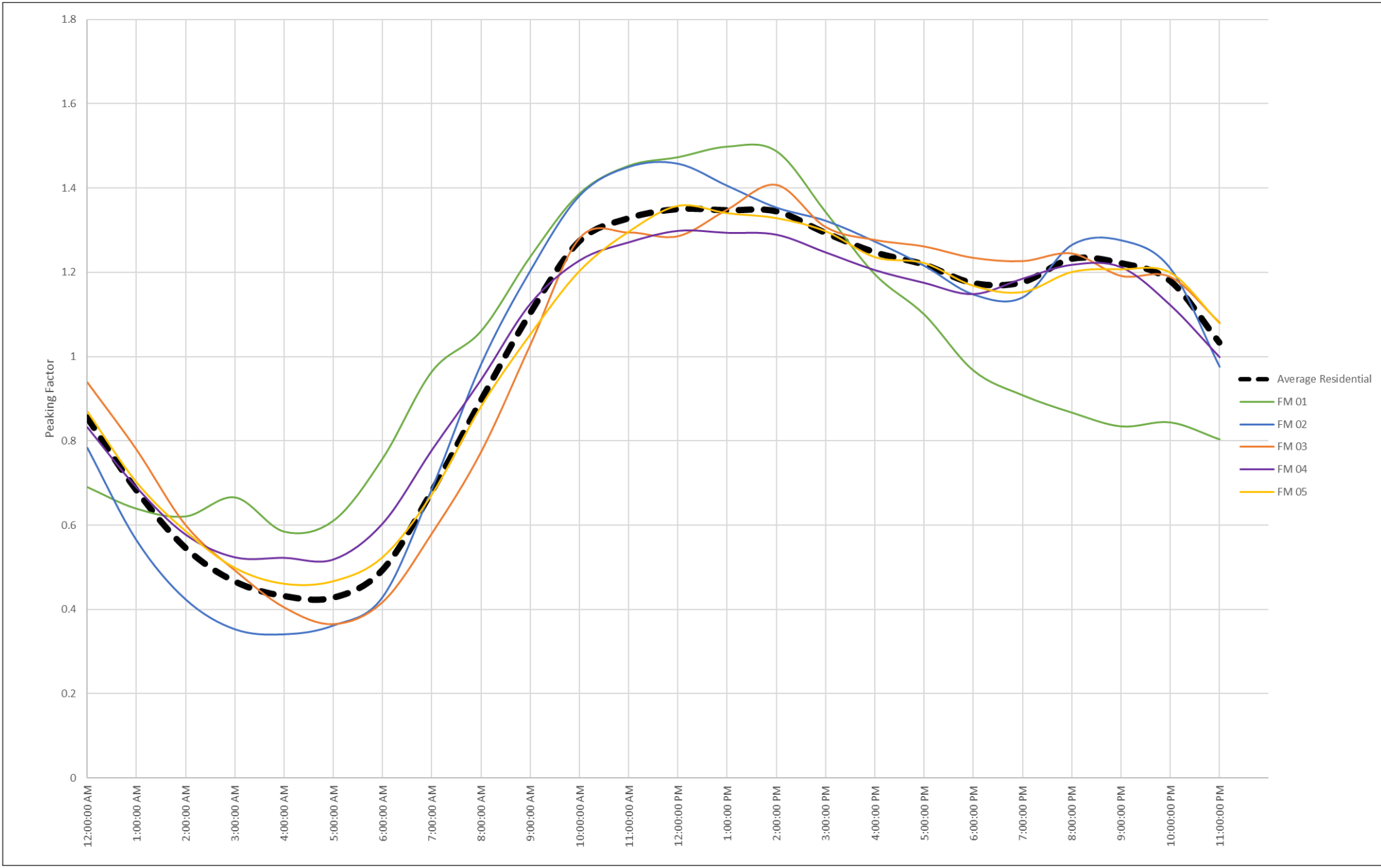


Figure 4.2 Dry Weather Hourly Time Patterns

4.3 Sewer Model Development

The principal tool used to analyze the capacity of a sewer collection system is a hydraulic model of the system that can simulate dry and wet weather flow conditions. As part of this Sewer Master Plan Update, the initial phase or Phase I of a new hydraulic model was developed within Aquanuity's AquaTwin Sewer program using current survey and flow monitoring data.

4.3.1 Model Network Generation

Since the City does not maintain a GIS database of its sewer system, the following data sources were referenced during development of the model network:

- Existing City sewer system index map with manhole ID and flow arrow labels in PDF format
- Existing City sewer system index map with only pipeline diameter labels in PDF format
- Sewer maps associated with the City's "Sewer Management Program" dated December 1987 and prepared by CH2MHill. These maps generally align with the index maps listed above but are not stamped as as-built drawings and therefore should not be considered as a definitive representation of the City's existing system.
- CCTV condition assessment data
- Invert elevations, pipeline diameters, and flow directions for 100 manholes as selected for the 2023 field survey of the City's existing system
- Google Earth satellite imagery and Street View technology

The model creation process encountered several significant challenges, including the absence of any sewer system data in GIS file format and observed inconsistencies between contemporary field survey data and the City's sewer index map. A field survey of 100 manholes was conducted to collect accurate invert and pipeline information and subsequent creation of Phase I of a new hydraulic sewer model. As described in Section 7, the City should include provisions for expanding the sewer model using additional survey data in future fiscal year budgets.

Phase I of the model was envisioned to include six sewersheds whose extents were approximated using the City's existing sewer system index map. 100 manholes across the six sewersheds were selected for field survey, with particular emphasis on manholes located at major street intersections, flow diversion points, or changes in pipeline diameter based on the index map. Of the six sewersheds, FM 05 did not measure any flow during the designated monitoring period, suggesting that the upstream pipe network configuration has changed significantly since publication of the City's index map.

Generally, when the diameter of a surveyed pipeline was noted to be greater than the diameter shown on the index map, it was assumed that an improvement project had been completed in the field but not incorporated into the index map. In such cases, the surveyed pipeline diameter was included in Phase I of the sewer model if it made sense in the context of the smaller pipelines (e.g. smaller diameter pipes flow downstream to larger diameter pipes).

Additionally, human error may have occurred during the field survey, especially at locations where numerous sewer manholes share the same street intersection (e.g., Compton Blvd and Pearl Ave). Survey data collected at these manholes are of "low-confidence" but still included as inactive elements in Phase I of the sewer model. For any other

observed discrepancies, all data sources summarized above were thoroughly reviewed and best engineering judgment applied to determine pipeline diameters and connectivity.

4.3.2 Existing Dry Weather Flows Allocation

Average measured weekend dry weather flows were allocated evenly across all modeled manholes within the primarily residential sewersheds of FM 02, FM 03, FM 04, and FM 06. For FM 03, the average flow from only a single day (August 12, 2023) was used due to the backwater effects observed during most of the flow monitoring period.

The average measured weekday dry weather flow was allocated evenly across all modeled manholes within the primarily commercial and light industrial sewershed of FM 01. In addition, the City provided daily water consumption rates for the top twenty water users within the City of Compton Water Department's service area. The majority of the top 20 users were industrial and commercial land use types. Four of the top 20 users are contained within the limits of Phase I of the sewer model and summarized in **Table 4.1** below.

Table 4.1 Top Water Users in Phase I Sewer Model

Service Address	User Type	Water Consumption (GPD)	Equivalent ADWF (MGD)	Sewershed
609 W Compton Blvd	Laundry (Commercial)	919	0.0009	FM 04
509 W Compton Blvd	Laundry (Commercial)	644	0.0006	FM 04
608 E Compton Blvd	Pacific Bell (Industrial)	593	0.0006	FM 06
215 N Mayo Ave	Multi-Family Residential	527	0.0005	FM 06

As a conservative measure, and due to user type, it was assumed that the average daily water consumption is equivalent to the sewer flows generated by each top user under dry weather conditions. As noted previously, in practice the sewer flow generation rate is always less than the corresponding water demand factor. However, the water consumption of the top users is sufficiently minor compared to the overall measured flows within each sewershed that a sewer reduction factor was deemed unnecessary. Following the addition of the top water users to Phase I of the model, the dry weather flows assigned to each modeled manhole in the affected sewersheds were adjusted to better align modeled calibration results to measured flows.

4.3.3 Existing Wet Weather Flows Allocation

As summarized in Section 4.2.1, the most significant wet weather event recorded in Summer 2023 was a one-year storm. In the context of a Sewer Master Plan Update, which typically occurs every ten years or more, flow monitoring data collected during a one-year storm is not considered statistically significant to warrant creation and calibration of a wet weather scenario. Nevertheless, the following section summarizes the typical methodology used to calibrate a sewer model to design storm data for the benefit and understanding of City staff.

During and following a wet weather event, flows through a wastewater collection system increase due to the dual phenomena of inflow and infiltration (I&I). Typically, inflow occurs at the onset of a wet weather event, as rainwater enters a collection system directly via illicit storm drain connections or unsealed manhole covers. The impact of inflow is reflected as a sudden increase in flow within the collection system. In contrast, infiltration is the process by which water from saturated soils enters the system through pipeline defects such as fractures, breaks, or improperly fitted lateral connections. A persistently high groundwater table may result in low levels of system infiltration throughout the year regardless of wet weather events.

Model parameters are developed and adjusted to reproduce the observed characteristics of rainfall-derived inflow and infiltration (RDII) during the selected design storm. These parameters are specific to each measured sewershed and contained within a model element known as a RDII hydrograph. Each RDII hydrograph is comprised of three-unit hydrographs, representing the short-term, intermediate-term, and long-term response of a sewershed to RDII as illustrated in **Figure 4.3**.

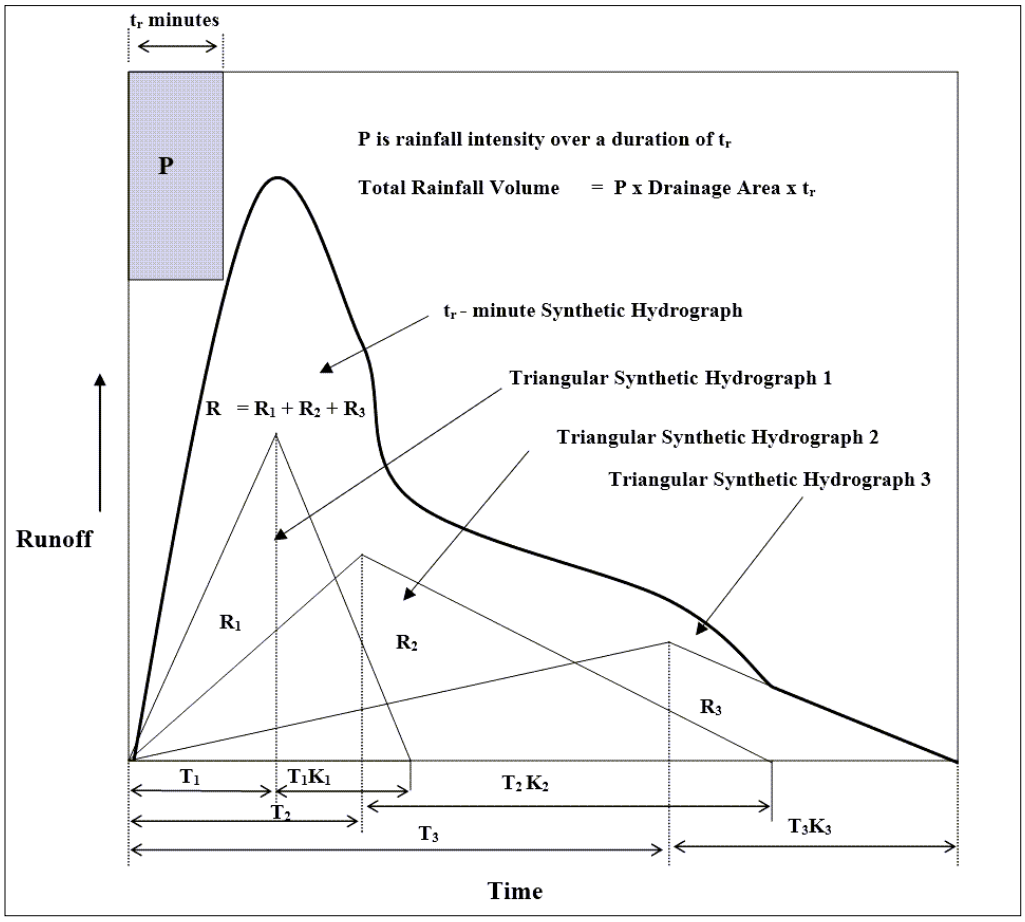


Figure 4.3 Model RDII Hydrograph

Each of the three-unit hydrographs is defined by the following three variables:

- R – Percentage of rainfall volume that enters the sewer collection system
- T – Time from start of rainfall to the peak of the hydrograph, in hours
- K – Ratio of time to recession of the unit hydrograph to the time of peak rainfall

Instead of calibrating Phase I of the City's sewer model to a statistically insignificant (i.e., one-year) storm, an artificial diurnal pattern was developed to replicate the effects of a probable wet weather event. The methodology used to develop a simulated wet weather scenario for capacity analysis of the City's modeled sewer system is summarized in Section 5.4.

4.4 Dry Weather Model Calibration

Phase I of the City's sewer model was calibrated to existing (2023) dry weather flows by comparing the modeled to measured flows at each flow monitor location over a 24-hour period and, if necessary, adjusting each sewershed's diurnal time pattern until both modeled average and peak dry weather flows were within 10% difference of their measured counterparts.

Table 4.2 compares the modeled average and peak dry weather flows of each viable sewershed (i.e., excluding FM 05) to their corresponding measured values. All sewersheds were calibrated to less than 1% difference between their measured and modeled average and peak dry weather flows.

Figure 4.4 through **4.7** depicts the modeled and measured diurnal dry weather flow pattern for each sewershed, excluding FM 05.

Table 4.2 Model Calibration Results – Existing (2023) Dry Weather Flow

Sewershed/ Flow Monitor ID[1]	Average Dry Weather Flow			Peak Dry Weather Flow		
	Measured (MGD)	Modeled (MGD)	% Difference	Measured (MGD)	Modeled (MGD)	% Difference
FM 01	0.125	0.125	0.4%	0.187	0.182	2.5%
FM 02	0.204	0.203	0.4%	0.298	0.296	0.5%
FM 03	0.428	0.428	0.0%	0.602	0.601	0.2%
FM 04	0.417	0.419	0.4%	0.541	0.544	0.4%
FM 06	0.368	0.370	0.5%	0.500	0.495	0.9%
Totals	1.542	1.545	0.2%	2.128	2.118	0.5%

Note:

[1] FM 05 was excluded due to measuring zero flow during the monitoring period. Refer to Section 4.2.1 for additional detail.

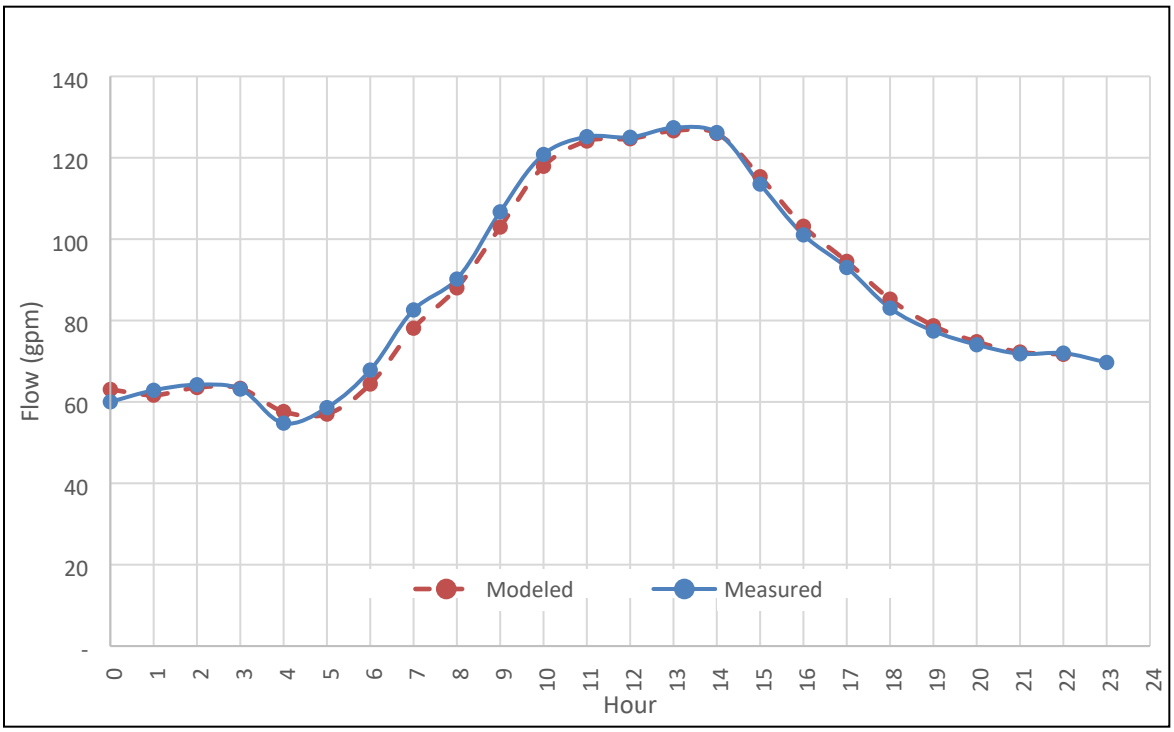


Figure 4.4 FM 01 Modeled vs Measured Flow

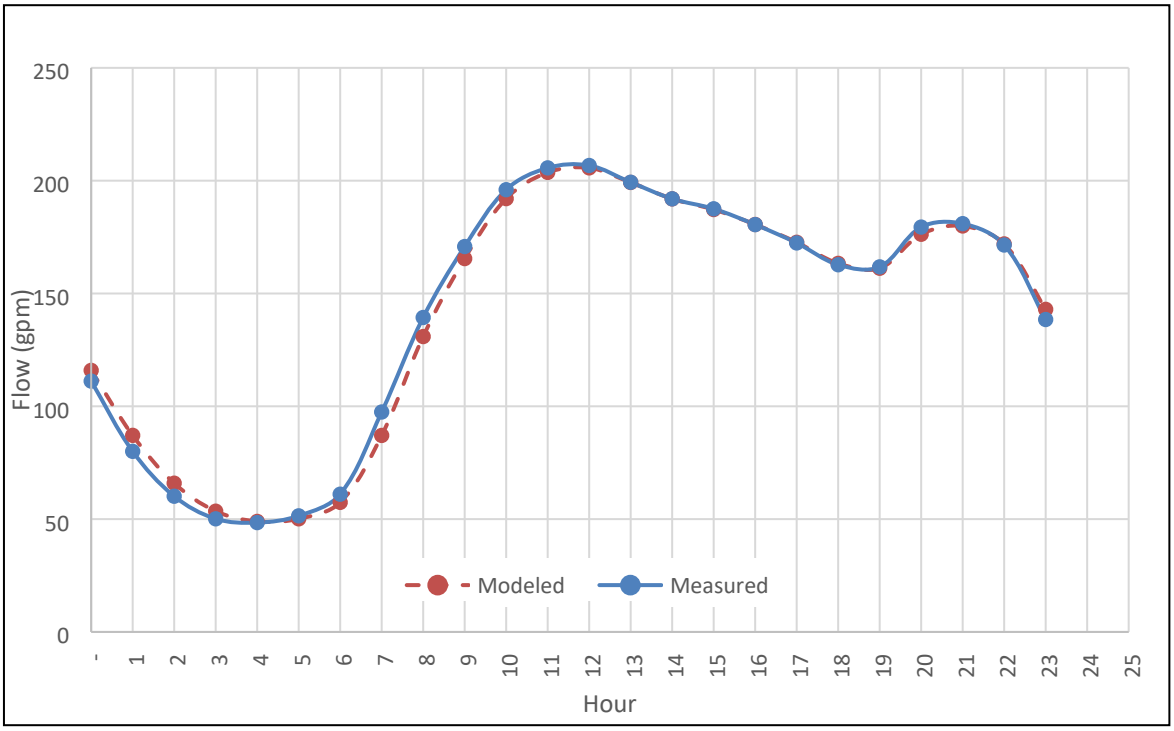


Figure 4.5 FM 02 Modeled vs Measured Flow

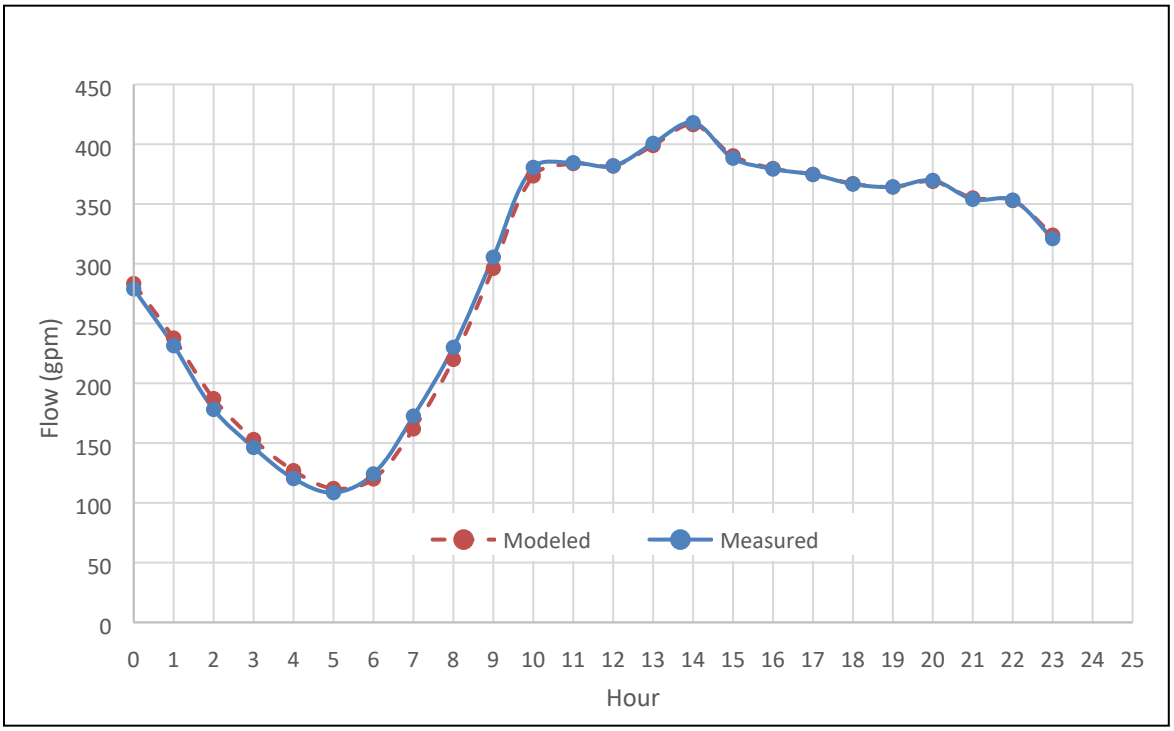


Figure 4.6 FM 03 Modeled vs Measured Flow

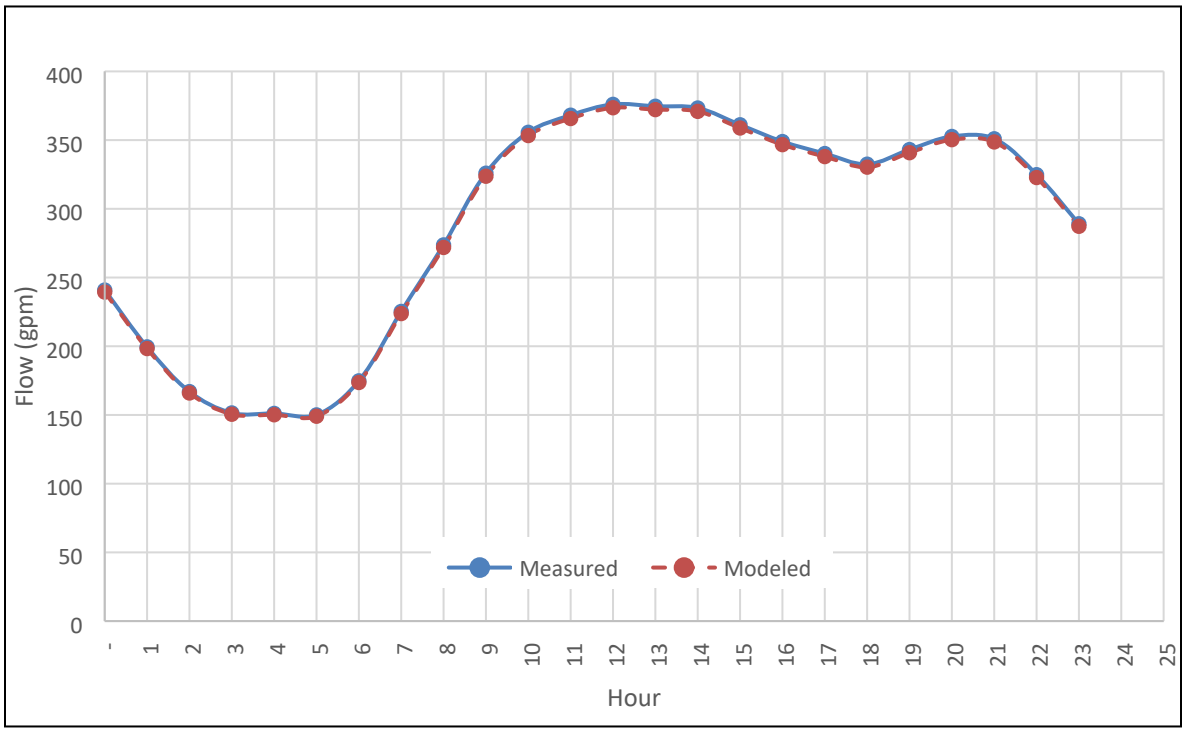


Figure 4.7 FM 04 Modeled vs Measured Flow

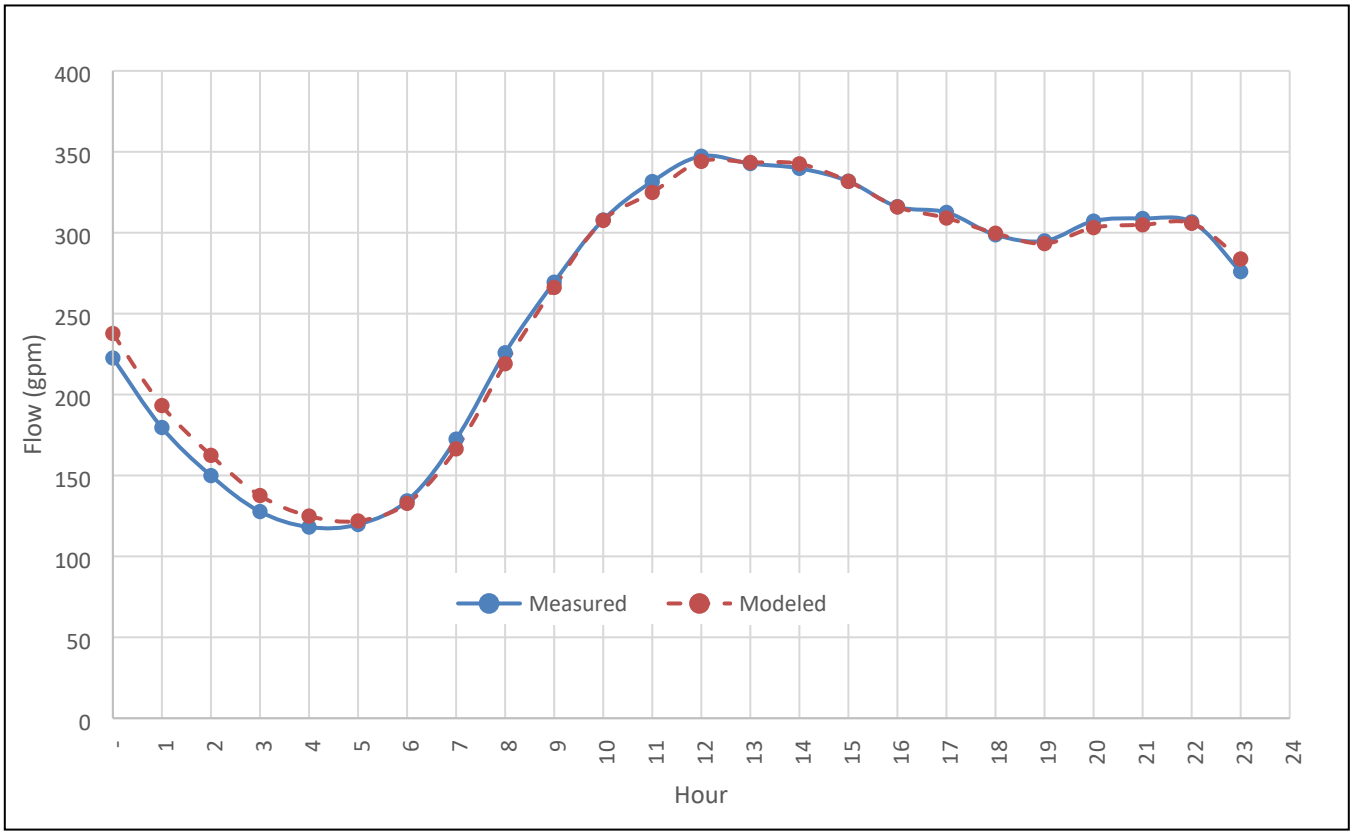


Figure 4.8 FM 06 Modeled vs Measured Flow

5 Collection System Capacity Analysis

The following section summarizes the results of the capacity analyses performed on Phase I of the City's existing sewer system model under Existing, Near-Term (2030), and Ultimate (2045) dry and simulated wet weather flow conditions. Phase I of the newly created and calibrated sewer model was used to analyze each flow scenario. Model results were compared to criteria developed for this Sewer Master Plan Update and used to identify pipelines with potential capacity deficiencies.

In addition, this section summarizes recommended pipeline design criteria for the City to reference when designing new facilities intended to improve or expand the existing system.

5.1 Pipeline Design Criteria

Sewer design criteria are guidelines for the City to follow when planning or designing improvements to the existing system. Such improvements may be intended to address existing system deficiencies or accommodate future projected flows from planned developments, like those described in Section 3. The 2008 Master Sewer Study did not provide any sewer design criteria for the City to adopt. Historically, the City has not formally published any criteria for the design of gravity collection mains or other sewer facilities.

The sewer design criteria presented in **Table 5.1** were developed after consultations with City staff and a review of design criteria published by neighboring agencies in southern California. Design criteria for force mains and lift stations are not included as the City does not own or operate any sewage pumping facilities.

Due to a lack of wet weather flow data and corresponding RDII rates collected in the City's service area for this Sewer Master Plan Update, the following design criteria were developed based on peak dry weather flows (PDWF). An allowance for potential wet weather flows is accounted for through a conservative recommended depth of flow relative to the new gravity main diameters.

Table 5.1 Sewer Design Criteria – Pipelines

General Criteria	Minimum Pipeline Diameter	8-inch
	Minimum Velocity at Peak Dry Weather Flow (PDWF)	2.0 fps
	Minimum Velocity at PDWF for Inverted Siphons[1]	3.5 fps
	Manning's Roughness Coefficient "n"	0.013
Maximum d/D[2] at PDWF	Diameter < 12-inch	0.50
	Diameter = 12-inch	0.67
	Diameter > 12-inch	0.75

Notes:

1 All inverted siphons shall have a minimum of two barrels such that one barrel can be taken out of service for maintenance. The design minimum daily flushing velocity for inverted siphons may be as low as 3.0 fps.

2 d/D is the ratio of the depth of sewer flow ("d") in the gravity main to the pipeline diameter ("D").

The capacity within a sewer gravity main is a function of pipeline diameter, roughness, allowable flow depth, and slope as described by Manning's Equation:

$$\boldsymbol{Q = 1.486 \times A \times R^{2/3} \times S^{1/2} \times n^{-1}}$$

Where:

Q = Volumetric flow rate (cubic feet per second)

A = Cross-section area of flow (square feet)

R = Hydraulic radius (feet)

S = Pipe slope (feet per feet)

n = Manning's roughness coefficient

Where:

$R = A/P$

P = Wetted perimeter (feet)

The maximum depth over diameter ratio (d/D) of a gravity main can be derived using Manning's Equation and is the primary value used to evaluate the available capacity of an existing or proposed gravity main.

In general, sewer gravity mains are not intended to flow full (i.e., maximum d/D of 1.0), as unoccupied space at the top of the pipeline is required to accommodate sewer gases in addition to a measure of RDII entering the system during a typical wet weather event. In a standard collection system, gravity mains that are constantly flowing at or near full capacity may be at increased risk of sanitary sewer spills during periods of peak flow or a significant wet weather event.

The Manning's roughness coefficient ("n") of pipelines varies with material and age. A roughness coefficient of 0.013 is commonly used when evaluating existing pipeline capacity and assessing future system needs. Studies have indicated that a roughness coefficient of 0.013 is a conservative estimate of the average friction factor of typical gravity mains over their useful lifespan.

5.2 Pipeline Deficiency Criteria

The recommended sewer design criteria presented in Section 5.1 were developed with consideration for a degree of unoccupied space within the pipeline to accommodate increased flows through the system during a wet weather or other elevated flow event. In addition to these design criteria, agencies often employ separate deficiency criteria to determine when an existing pipeline should be replaced with a larger diameter (i.e., upsized) line to mitigate the risk of spills or other service interruptions.

Deficiency criteria are also referred to as "trigger" criteria because they result in a recommendation for a pipeline improvement project. For example, the 2008 Master Sewer Study allowed for a maximum d/D of 0.50 under any flow condition regardless of pipeline diameter before triggering a capacity improvement project.

Table 5.2 summarizes the pipeline deficiency criteria used to evaluate the capacity of existing gravity sewer mains in this Sewer Master Plan Update. Compared to the 2008 Master Sewer Study, the criteria used to evaluate the City's

existing collection system under PDWF conditions is less conservative but more realistic, as they account for the variation in pipeline diameters throughout a collection system. For example, an 18-inch trunk main flowing half full (i.e., maximum d/D of 0.50) has significantly more remaining available capacity than an 8-inch main also flowing half full. In addition, the complexity and cost of pipeline replacement projects typically increases as the diameter increases.

When determining the order of completion of recommended improvement projects, any potential capacity deficiencies identified under PDWF conditions are prioritized over those anticipated under PWWF.

Table 5.2. Sewer Deficiency Criteria – Pipelines

Maximum d/D at PDWF	Diameter < 24-inch	0.75
	Diameter ≥ 24-inch	1.0
Maximum d/D at PWWF	All Diameters	1.0

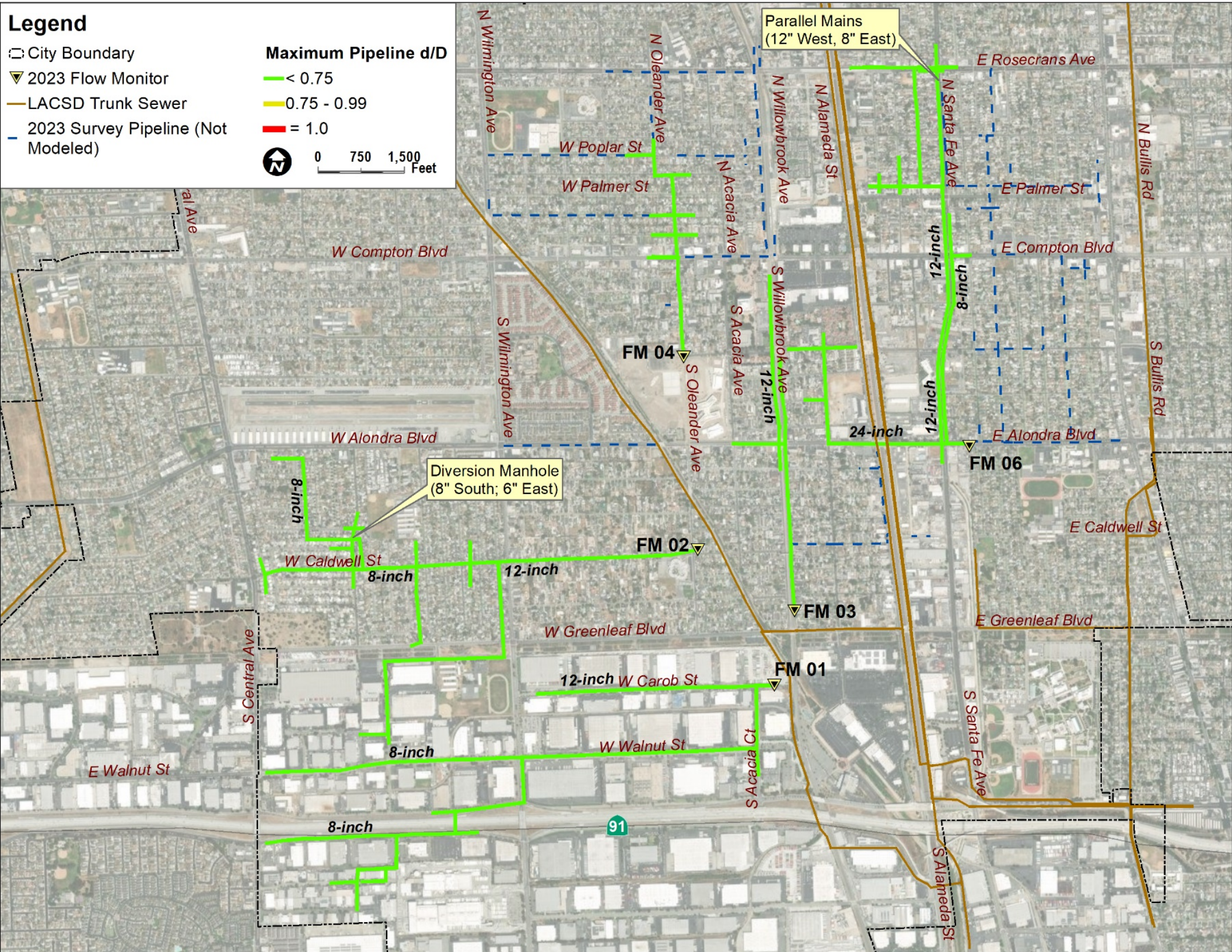
5.3 Dry Weather Capacity Analysis

The following sections present the results of the capacity analyses performed on Phase I of the City's sewer model under Existing, Near-Term (2030), and Ultimate (2045) PDWF conditions.

5.3.1 Existing (2023) Dry Weather Flow

The capacity of the City's modeled collection system was analyzed under Existing (2023) PDWF conditions. Maximum d/D for modeled City-owned gravity pipelines as predicted by the model over a representative 24-hour dry weather period were compared to the deficiency criteria summarized in Section 5.2.

As depicted in **Figure 5.1,** no City-owned gravity pipelines are anticipated to exceed the deficiency criteria under Existing PDWF conditions.


Legend
City Boundary
2023 Flow Monitor
LACSD Trunk Sewer
2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 0.75
0.75 - 0.99
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
FM 01
FM 02
FM 03
FM 04
FM 06
N Wilmington Ave
N Oleander Ave
N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
W Carob St
W Walnut St
E Walnut St
S Central Ave
S Santa Fe Ave
S Alameda St
S Acacia Ct
8-inch
12-inch
24-inch
91

5.3.2 Near-Term (2030) Dry Weather Flow

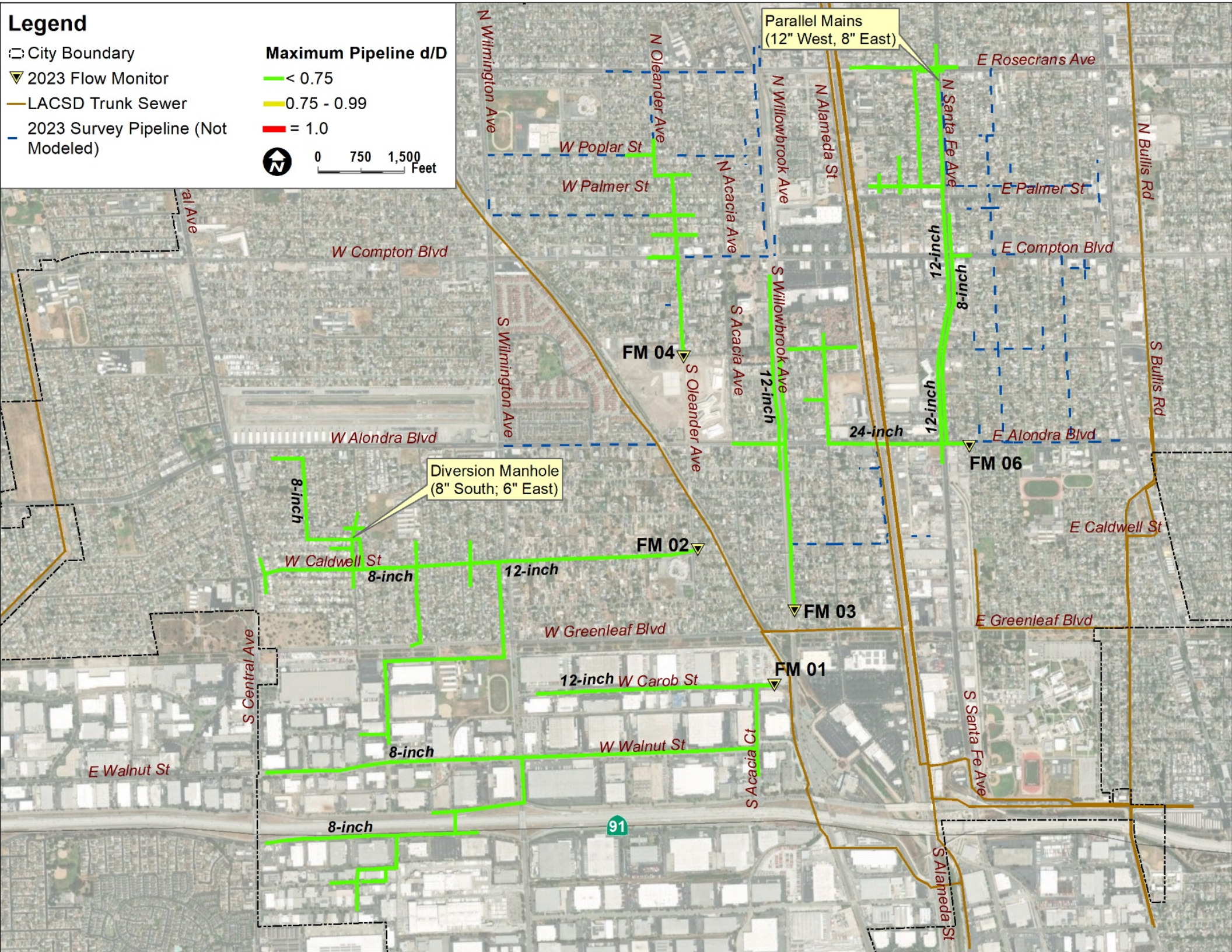
The capacity of the City's modeled collection system was analyzed under Near-Term (2030) PDWF conditions. Maximum d/D for modeled City-owned gravity pipelines as predicted by the model over a representative 24-hour dry weather period were compared to the deficiency criteria summarized in Section 5.2.

As depicted in **Figure 5.2,** no modeled City gravity mains are anticipated to exceed the deficiency criteria under Near-Term PDWF conditions. Given the minimal increase in dry weather flow (339 multifamily dwelling units or 0.041 MGD), no material difference in capacity results was anticipated between the Existing and Near-Term scenarios.

5.3.3 Ultimate (2045) Dry Weather Flow

The capacity of the City's modeled collection system was analyzed under Ultimate (2045) PDWF conditions. Maximum d/D for modeled City-owned gravity pipelines as predicted by the model over a representative 24-hour dry weather period were compared to the deficiency criteria summarized in Section 5.2.

As depicted in **Figure 5.3,** like the preceding scenarios no City gravity mains are anticipated to exceed the deficiency criteria under Ultimate PDWF conditions. Due to the mostly built out nature of the City, the modeled increase in dry weather flow between the Existing and Ultimate scenarios is only anticipated to be 0.082 MGD or 5%, a minor change that is unlikely to impact any pipeline capacity results that are not already on the verge of exceeding deficiency criteria.


Legend
City Boundary
2023 Flow Monitor
LACSD Trunk Sewer
2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 0.75
0.75 - 0.99
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
FM 01
FM 02
FM 03
FM 04
FM 06
N Wilmington Ave
N Oleander Ave
N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
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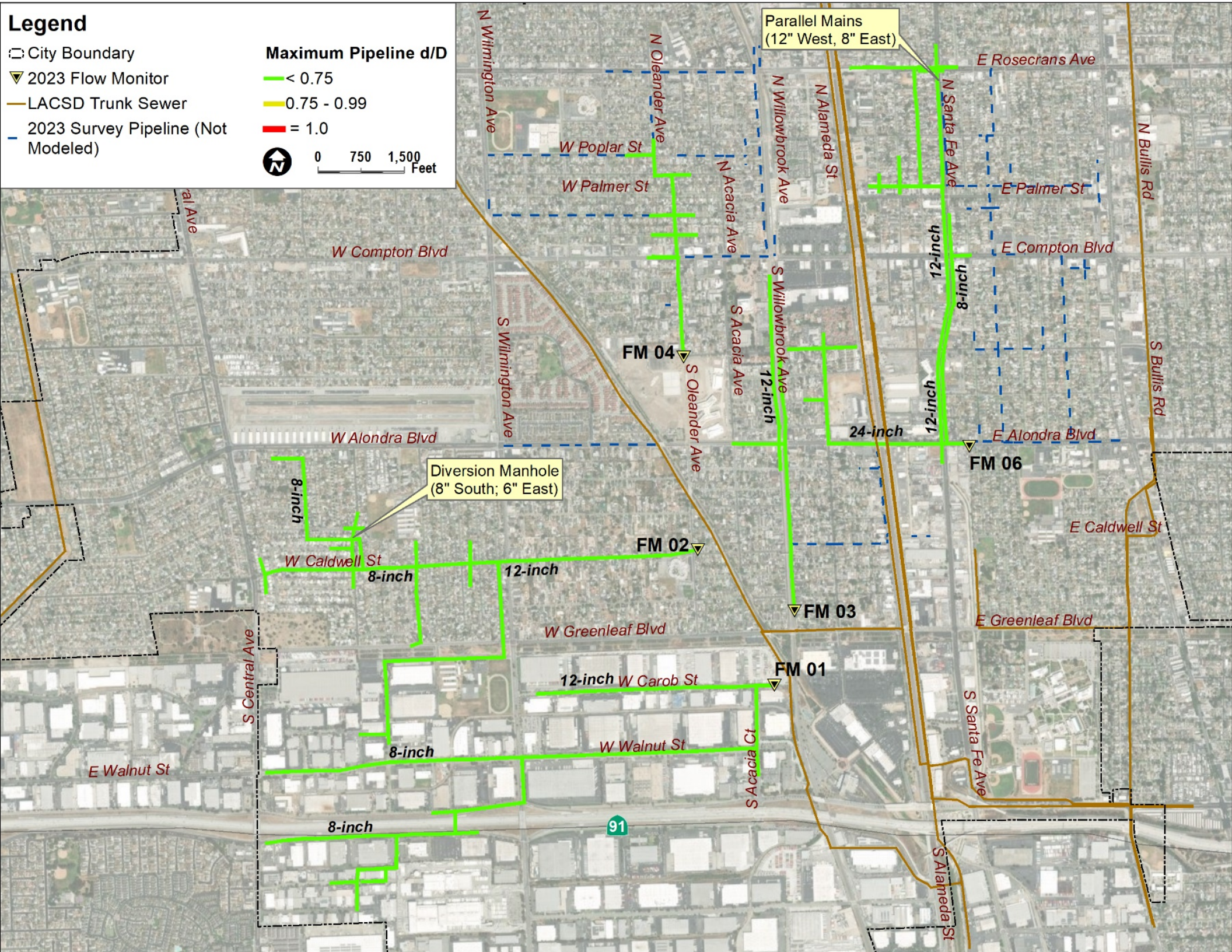
8-inch
12-inch
24-inch
91


Legend
City Boundary
2023 Flow Monitor
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2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 0.75
0.75 - 0.99
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
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FM 02
FM 03
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N Wilmington Ave
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N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
W Carob St
W Walnut St
E Walnut St
S Central Ave
S Santa Fe Ave
S Alameda St
S Acacia Ct
8-inch
12-inch
24-inch
91

5.4 Wet Weather Capacity Analysis

The following sections present the results of the capacity analyses performed on Phase I of the City's sewer model under Existing, Near-Term (2030), and Ultimate (2045) simulated PWWF conditions.

5.4.1 Existing (2023) Wet Weather Flow

No historical wet weather flow monitoring data was available to use in development of an existing model wet weather flow scenario based on observed RDII factors. Instead, the following equations were used to calculate average and peak wet weather flows within each sewershed in Phase I of the City's sewer model, respectively:

$$AWWF = 1.2\ x\ ADWF$$

$$PWWF = 3.0\ x\ PDWF$$

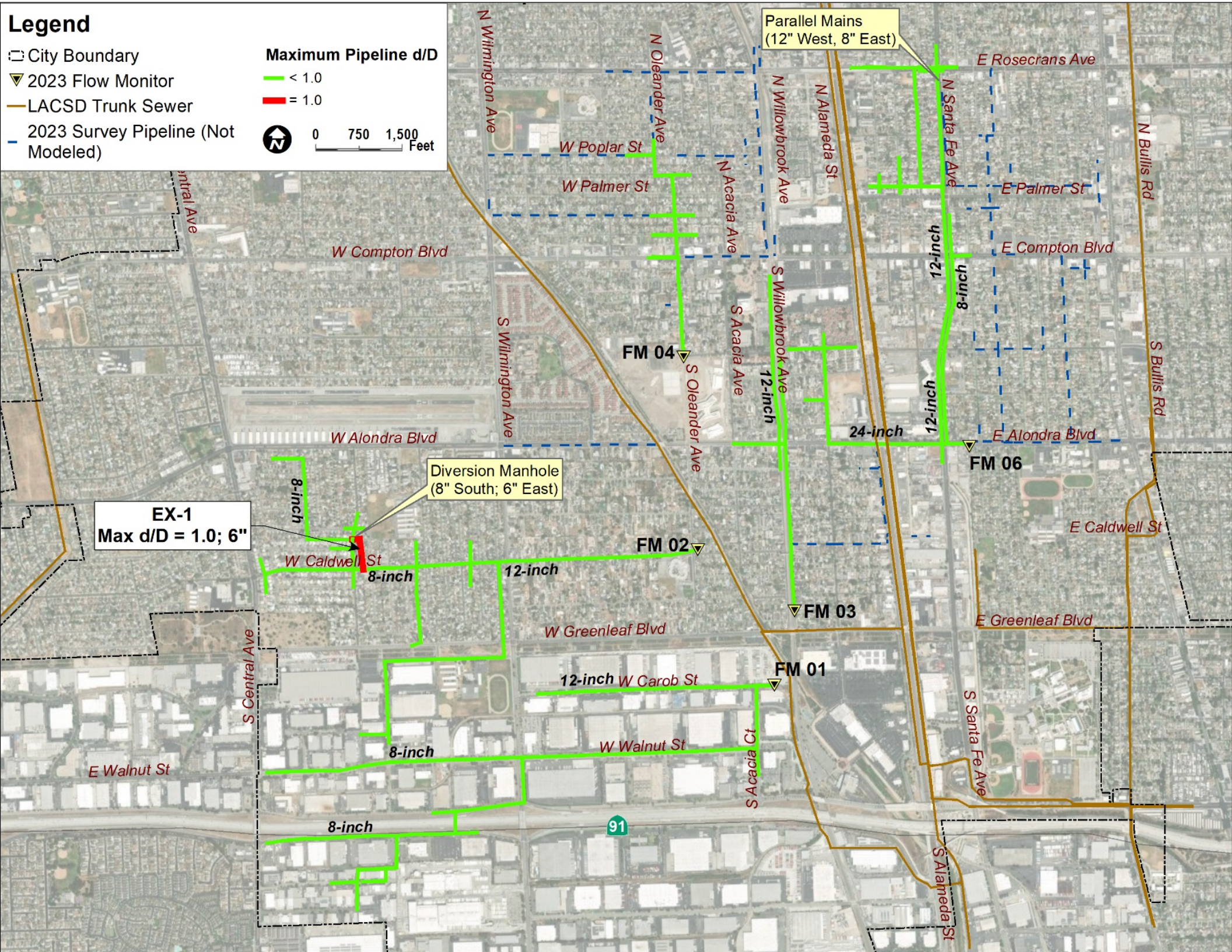
In other words, the simulated existing wet weather flow scenario assumes that over a 24-hour period the average wet weather flow is 20% greater than the average flow over an equivalent dry weather period to account for RDII that may enter the system. Similarly, the peak hourly flow over a 24-hour wet weather period is assumed to be three times the peak dry weather flow. These values are based on plausible peaking factors seen at similar agencies in Southern California and are intended to provide a probable wet weather simulation for a capacity evaluation of the City's existing system under PWWF conditions.

Maximum d/D for modeled City-owned gravity pipelines, as predicted by the model over the simulated 24-hour wet weather period, were compared to the deficiency criteria summarized in Section 5.2. As depicted in **Figure 5.4**, an existing 6-inch gravity main in S Cliveden Ave north of W Caldwell St is anticipated to flow full under simulated Existing PWWF conditions. The 6-inch main is the eastern outlet of a diversion manhole located at the intersection of W Tichenor St and S Northwood Ave, identified during the April 2025 field survey. A second outlet pipe with a surveyed diameter of 8-inch continues directly south within S Northwood Ave. According to field survey data, the 6-inch main in S Cliveden Ave is the current preferred direction of flow through the diversion manhole.

Table 5.4 summarizes the pipeline deficiency identified under Existing simulated PWWF conditions.

Table 5.4 Existing (2023) System Pipeline Capacity Deficiencies – Simulated PWWF

Deficiency ID	Location	Ex. Diameter (inch)	Model Worst Condition	Length (LF)
EX-1	W Tichenor St & S Cliveden Ave, north of W Caldwell St	6	d/D = 1.0	750
			Total Length (LF)	**750**


Legend
City Boundary
2023 Flow Monitor
LACSD Trunk Sewer
2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 1.0
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
EX-1
Max d/D = 1.0; 6"
FM 01
FM 02
FM 03
FM 04
FM 06
N Wilmington Ave
N Oleander Ave
N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
W Carob St
W Walnut St
E Walnut St
S Central Ave
S Santa Fe Ave
S Alameda St
S Acacia Ct
8-inch
12-inch
24-inch
91

5.4.2 Near-Term (2030) Wet Weather Flow

The capacity of the City's modeled collection system was analyzed under Near-Term (2030) simulated PWWF conditions. Maximum d/D for modeled City-owned gravity pipelines as predicted by the model over an artificial 24-hour wet weather period were compared to the deficiency criteria summarized in Section 5.2.

As depicted in **Figure 5.5** and summarized in **Table 5.5,** the capacity deficiency in S Cliveden Ave identified under Existing PWWF conditions is also present in the Near-Term scenario.

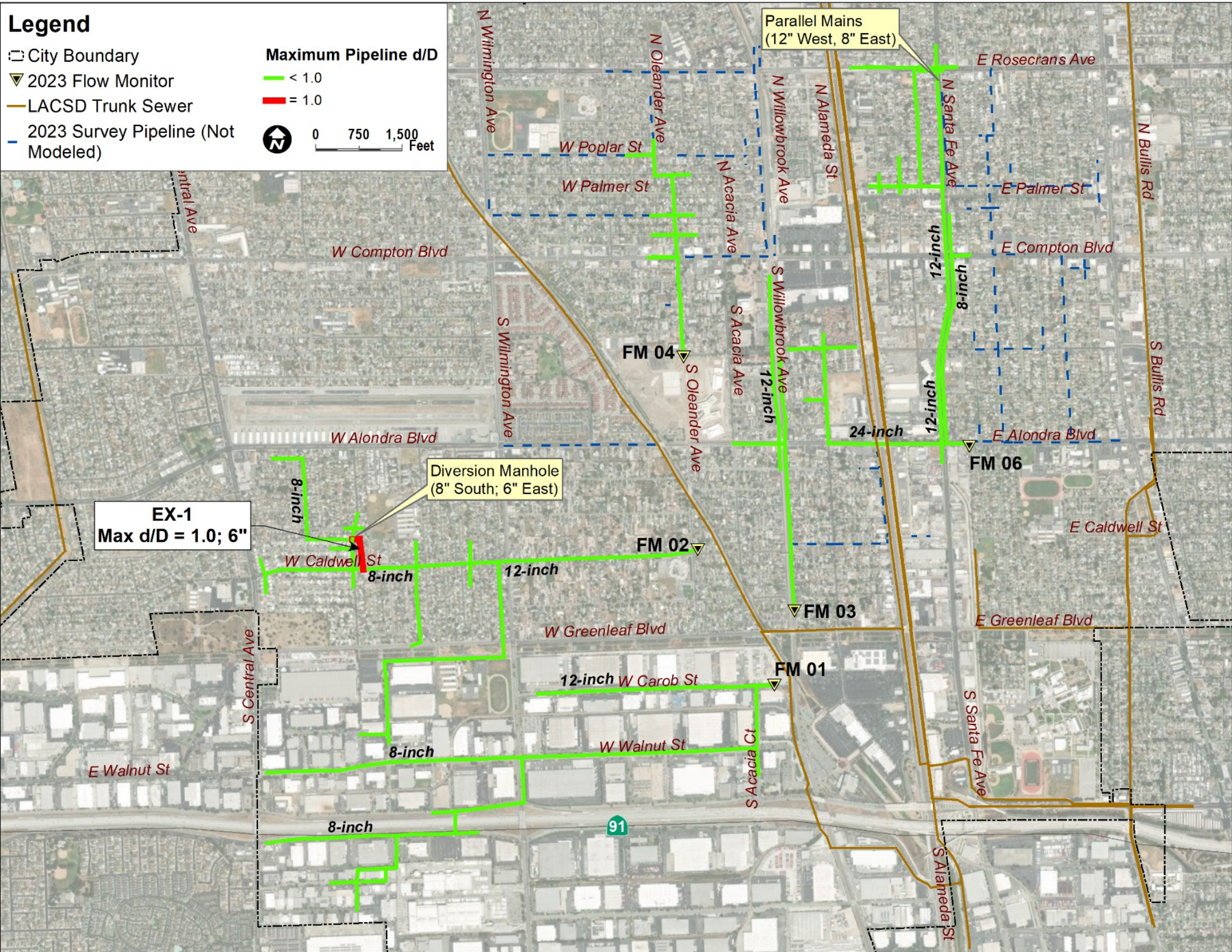
Table 5.5 Near-Term (2030) System Pipeline Capacity Deficiencies – Simulated PWWF

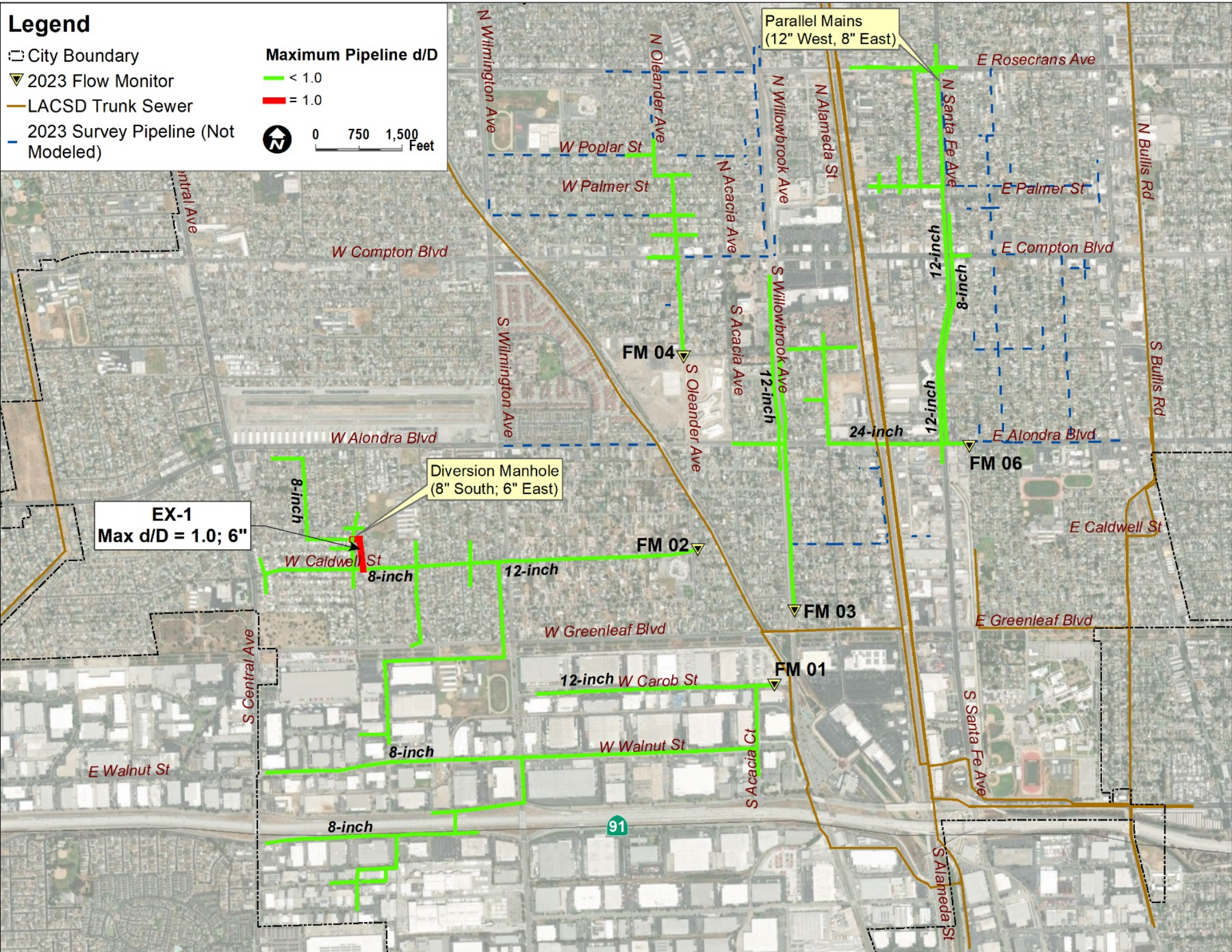
Deficiency ID	Location	Ex. Diameter (inch)	Model Worst Condition	Length (LF)
EX-1	W Tichenor St & S Cliveden Ave, north of W Caldwell St	6	d/D = 1.0	750
			Total Length (LF)	**750**

5.4.3 Ultimate (2045) Wet Weather Flow

Finally, the capacity of the City's modeled collection system was analyzed under Ultimate (2045) simulated PWWF conditions. Maximum d/D for modeled City-owned gravity pipelines as predicted by the model over an artificial 24-hour wet weather period were compared to the deficiency criteria summarized in Section 5.2.

As depicted in **Figure 5.6,** the capacity deficiency in S Cliveden Ave identified under Near-Term PWWF conditions is also present in the Ultimate scenario.


Legend
City Boundary
2023 Flow Monitor
LACSD Trunk Sewer
2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 1.0
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
EX-1
Max d/D = 1.0; 6"
FM 01
FM 02
FM 03
FM 04
FM 06
N Wilmington Ave
N Oleander Ave
N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
W Carob St
W Walnut St
E Walnut St
S Central Ave
S Santa Fe Ave
S Alameda St
S Acacia Ct
8-inch
12-inch
24-inch
91


Legend
City Boundary
2023 Flow Monitor
LACSD Trunk Sewer
2023 Survey Pipeline (Not Modeled)
Maximum Pipeline d/D
< 1.0
= 1.0
0 750 1,500 Feet
Parallel Mains (12" West, 8" East)
Diversion Manhole (8" South; 6" East)
EX-1
Max d/D = 1.0; 6"
FM 01
FM 02
FM 03
FM 04
FM 06
N Wilmington Ave
N Oleander Ave
N Willowbrook Ave
N Alameda St
N Santa Fe Ave
N Bullis Rd
W Poplar St
W Palmer St
N Acacia Ave
E Rosecrans Ave
E Palmer St
E Compton Blvd
W Compton Blvd
S Wilmington Ave
S Oleander Ave
S Acacia Ave
S Willowbrook Ave
S Bullis Rd
W Alondra Blvd
E Alondra Blvd
E Caldwell St
W Caldwell St
W Greenleaf Blvd
E Greenleaf Blvd
W Carob St
W Walnut St
E Walnut St
S Central Ave
S Santa Fe Ave
S Alameda St
S Acacia Ct
8-inch
12-inch
24-inch
91

6 Collection System Condition Assessment

The following section summarizes the results of the pipeline condition assessment completed as part of this Sewer Master Plan Update. Closed Circuit Television (CCTV) inspection reports for 169 City-owned gravity main segments, totaling approximately 8.6 miles, were reviewed to determine an appropriate rehabilitation or repair method intended to address observed structural and other physical defects.

Pipeline rehabilitation and repair methods range from the in-situ (i.e., trenchless), such as trimming of intruding laterals and lining with Cured-In-Place Pipe (CIPP), to the more complex including excavation point repairs and complete replacement of the pipe segment. Wherever appropriate, in-situ pipeline rehabilitation and repair methods are recommended in the following section to minimize costly open trench construction.

The 2016 Consent Judgment ordered the City to complete an Initial Video Analysis of its entire collection system within two (2) years of entry of the judgment. The City is required to repair or rehabilitate any gravity main assigned a PACP (Pipeline Assessment Certification Program) condition grade of 5 within 4 years of completion of the Initial Video Analysis. Similarly, any gravity main assigned a PACP condition grade of 4 must be addressed within 10 years of completion of the Initial Video Analysis. Therefore, this Sewer Master Plan Update prioritized the review of pipelines with a PACP grade of 4 or 5 to support City staff in meeting the most immediate requirements of the Consent Judgment, Exhibit A Sections 6.2 and 6.3. The PACP condition grading system is described in detail in Section 6.1.

6.1 Condition Assessment Methodology

The following methodology was used for condition assessment of the 169 gravity main segments reviewed for this Sewer Master Plan Update. These segments include the pipelines with available CCTV inspection data with PACP Grades 4 and 5 to comply with the 2016 Consent Judgement.

1. Review CCTV inspection reports prepared by National Plant Services (NPS). If necessary, request and review corresponding video recordings for additional clarity. The City has an ongoing contract with NPS to perform CCTV inspections of its collection system.
2. Record observed structural defects and other operations & maintenance (O&M) concerns for each inspected gravity main segment in a well-organized and accessible log.
3. Investigate and identify suitable rehabilitation or repair method(s) for each inspected segment.
4. Prepare a planning-level engineer's cost estimate for each identified rehabilitation and repair method based on the complexity and quantity of impacted segments.

CCTV inspections of the gravity main segments highlighted in Figure 6.1 were conducted between 2019 and 2022 as part of the City's ongoing video surveillance program to comply with the 2016 Consent Judgment. NPS prepared a corresponding report for each inspected segment in accordance with the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP) standards.

The PACP standards define a uniform set of codes used to easily categorize any frequently encountered structural defects, faults and imperfections, or other physical observations within an inspected pipeline. The following **Table 6.1** summarizes the most common defects and observations noted during condition assessment of the City's pipelines and their corresponding PACP code. Examples of typical defects observed during condition assessment of the City's pipelines are depicted in **Figures 6.1** through **6.9**. Example recommendations are included on several figures to exemplify a rehabilitation or repair that may be recommended to correct the defect.

Table 6.1 Pipeline Assessment Certification Program (PACP) Codes

PACP Code	Definition
B	Broken
BSV/BVV	Broken Soils/Void Visible
CC/CL/CM	Crack Circumferential/Longitudinal/Multiple
DAE/DAGS	Deposits Attached Encrustation/Grease
DSC/DSZ	Deposits Settled Hard (Compacted)/Other
FC/FL/FM	Fracture Circumferential/Longitudinal/Multiple
H	Hole
JOL/JOM	Joint Offset Large/Medium
MCU	Miscellaneous Camera Underwater
MSA	Miscellaneous Survey Abandoned
MWL/MWM	Miscellaneous Water Level/Mark
MWLS	Miscellaneous Water Level Sag
OBI/OBZ	Obstruction through Wall/Other
RBL/RML	Roots Ball/Medium Lateral
RFJ/RMJ	Roots Fine Joint/Medium Joint
TBA/TBI	Tap Break In Active/Intruding
TFA/TFC/TFD	Tap Factory Active/Capped/Defective
X	Collapse

Figure 6.1 156th St – Crack Multiple

Recommendation: CIPP Lining

Figure 6.2 Holly Ave – Fracture Circumferential

Recommendation: CIPP Lining

Figure 6.3 Chester Ave – Broken Soil Visible

Recommendation: Excavation Point Repair or Replace

Figure 6.4 Alameda St – Broken

Recommendation: CIPP Lining

Figure 6.5 Stoneacre Ave – Joint Offset Large
Recommendation: Excavation Point Repair or Replace

Figure 6.6 N Palmer St (Alley) – Deposits Attached Encrustation

Figure 6.7 134th St (Easement) – Tap Break-In Intruding

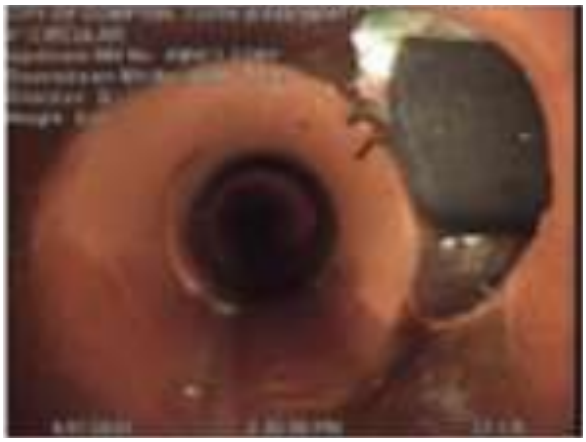


Figure 6.8 Poinsettia Ave – Roots Ball Lateral
Recommendation = Heavy Clean

Figure 6.9 Caldwell St – Collapse
Recommendation = Excavation Point Repair or Replace

Additionally, NASSCO PACP standards require all observed structural defects be assigned a condition grade from 1 to 5. The condition grades noted in each CCTV inspection report can be used to quickly determine the presence and quantity of major defects in a pipeline. As summarized in **Table 6.2** below, a higher condition grade corresponds to a more severe defect, with the most critical assigned a grade of 4 or 5. In general, a pipeline with a single Grade 5 structural defect is considered significantly more likely to fail and therefore requires immediate attention, compared to a pipeline with several Grade 1 or 2 defects that may remain in good condition for years to come.

Table 6.2 Pipeline Condition Grades

Grade	Description	Estimated Time to Failure
1	Excellent	Unlikely
2	Good	20+ years
3	Fair	10-20 years
4	Poor	5-10 years
5	Immediate Action	Has failed or could fail within 5 years

The following rehabilitation and repair methods were considered during condition assessment of the City's pipelines to address defects with the potential to compromise the structural integrity of the pipe or obstruct flow:

- **Replace in Place:** Excavation and replacement of the entire pipeline segment from manhole to manhole.
- **Excavation Point Repair:** Replacement of a short segment of existing pipe via open trench construction to address a severe defect. Dresser style couplings for connections to the existing pipe are recommended to reduce the potential for differential settlement.
- **CIPP Lining:** Cured-In-Place Pipe (CIPP) lining of an entire pipeline segment from manhole to manhole. CIPP lining effectively establishes a new pipe within an existing pipe by using the existing pipe as a mold. The liner is comprised of a resin-saturated felt tube, inverted into the existing pipe between manholes and cured using steam or hot water. The resulting pipe is as strong as the original "host" pipe and has an expected useful life of over 50 years.
- **In-situ Point Repair:** Trenchless/in-situ repair of a single defect, typically 4 feet in length or less, using a CIPP short liner.
- **Trim Intrusion:** Laterals or other objects intruding into a pipeline can collect debris and impede regular sewer flow. Such intrusive elements can be trimmed by a robotic device placed inside a pipeline to aid in unobstructed flow.
- **Heavy Cleaning:** Unless a segment is recommended for complete replacement from manhole to manhole (i.e., Replace in Place), all pipelines are typically cleaned via several passes with a nozzle connected to a jetter pump prior to repair or rehabilitation. Heavy cleaning is often required to clear deposits that occupy more than 25% of the pipe's cross-sectional area. For pipelines through which flow is nearly completely obstructed by attached encrusted (DAE) or hard/compacted (DSC) deposits, this Sewer Master Plan Update recommends an excavation point repair at the blockage location to prevent potential sewer backups.

Appendix C includes a database of all reviewed pipeline segments with their observed defects and recommended rehabilitation or repair method(s).

6.2 Condition Assessment Summary

The following **Table 6.3** quantifies the various rehabilitation and repair methods recommended to address observed defects in the City's collection system.

Table 6.3 Condition Assessment Recommendations Summary

Rehabilitation/Repair Method	Number of Segments (Manhole to Manhole)	Quantity (LF or EA)
Replace in Place	34	8,371 LF
Excavation Point Repair	36	36 EA
CIPP Lining	99	29,233 LF
Trim Intrusion	18	18 EA
Heavy Cleaning	60	15,741 LF

The City's existing sewer system index map was used to highlight the location of each condition assessment recommendation. The highlighted index map is included in **Appendix C**.

7 Capital Improvement Program

The following section summarizes the recommended pipeline improvement projects designed to address the capacity and condition deficiencies identified in Sections 5 and 6. In addition to individual improvement projects, this section outlines a multi-year phased program for the field survey and digitization of the City's entire sewer collection network.

This section also compiles the numerous pipeline improvement projects listed in the 2016 Consent Judgment. While the City is legally required to complete these projects within the specified timeframes and should prioritize compliance, it is recommended that the City renegotiate the terms of this agreement. The analysis conducted as part of this Study revealed that constructing these projects without higher quality analysis could negatively impact the performance of the collection system, potentially causing more problems than they solve. For a more detailed analysis on why Dudek recommends improved analysis prior to construction of these projects, refer to Section 7.4.

To assist the City in annual fiscal planning, this section also provides preliminary engineer's cost estimates for each improvement project, including the phased system survey and digitization program and all identified 2016 Consent Judgment projects. Additionally, this section outlines potential funding sources the City may consider for financing of the Capital Improvement Program (CIP).

7.1 Pipeline Capacity Improvement Projects

Based on the results of the capacity analysis completed on Phase I of the City's modeled collection system, one (1) pipeline improvement project is recommended to address anticipated capacity deficiencies under Existing (2023) PWWF conditions. The following **Table 7.1** summarizes the recommended pipeline capacity improvement project. **Figure 7.1** depicts the location of the project within the City's modeled collection system.

Table 7.1 Recommended Pipeline Capacity Improvement Projects Summary

Project ID	Deficiency ID	Planning Scenario	Project Description
PCAP-1	EX-1	Existing (2023) PWWF	Modify diversion manhole 3-5-103 located at the intersection of W Tichenor St and S Northwood Ave to direct flow into the 8-inch outlet pipe to the south.

Figure 7.1 Recommended Pipeline Capacity Improvement Project PCAP-1

7.2 Pipeline Condition Improvement Projects

The following **Table 7.2** summarizes the recommended improvement projects for those City-owned pipelines with a PACP condition grade of 4 or 5 and reviewed as part of this Sewer Master Plan Update. The condition-related projects are organized according to the state of the existing pipeline and their corresponding rehabilitation or repair method. For example, pipelines recommended for complete replacement have serious observed structural defects that may result in failure within the next five years and should be prioritized over those pipelines recommended for CIPP lining rehabilitation. Examples of defects that resulted in each of these rehabilitation methods are shown in Figures 6.1 through 6.9. **Appendix C** provides a color-coded map and log of all pipelines included in projects PCON-1 through PCON-5.

Table 7.2 Pipeline Condition Improvement Projects Summary

Project ID	Description
PCON-1	Replace 107 LF of existing 6-inch gravity main; replace 7,944 LF of existing 8-inch main; replace 320 LF of existing 10-inch main
PCON-2	Excavation point repair on the following gravity segments: One (1) 6-inch main; Two (2) 8-inch mains; One (1) 10-inch main
PCON-3	Excavation point repair and CIPP lining of thirty-two (32) gravity segments, from manhole to manhole: 179 LF of 6-inch main; 9,576 LF of 8-inch main; 470 LF of 15-inch main
PCON-4	CIPP lining of sixty-seven (67) gravity segments, from manhole to manhole: 304 LF of 6-inch main; 18,013 LF of 8-inch main; 691 LF of 12-inch main. Heavy cleaning of 8,602 LF of main prior to CIPP lining.
PCON-5	Heavy cleaning of 7,140 LF of existing gravity main. Heavy cleaning includes removal of encrusted deposits and/or root balls in laterals connected to gravity mains.

7.3 Sewer System Survey and Digitization Program

As stated in previous sections, the City does not maintain a GIS database or other digital files of its existing sewer collection system. To develop a comprehensive understanding of the existing collection system and more effectively plan for future system improvements, the City is advised to conduct a survey of all manholes and pipelines within its sewer service area as part of a multi-year data collection, analysis, and digitization program. The collected survey data should include invert elevations, pipeline diameters and network connectivity information to support City staff in efficient development of a sewer system GIS database.

The new GIS database can be used to update the City's existing collection system index map, a static document which has been determined to contain inaccuracies based on the initial field survey and flow monitoring completed as part of this Sewer Master Plan Update. A digitized map of the City's collection system will facilitate the management of operational and maintenance concerns such as odor control, FOG buildup and potential spill locations.

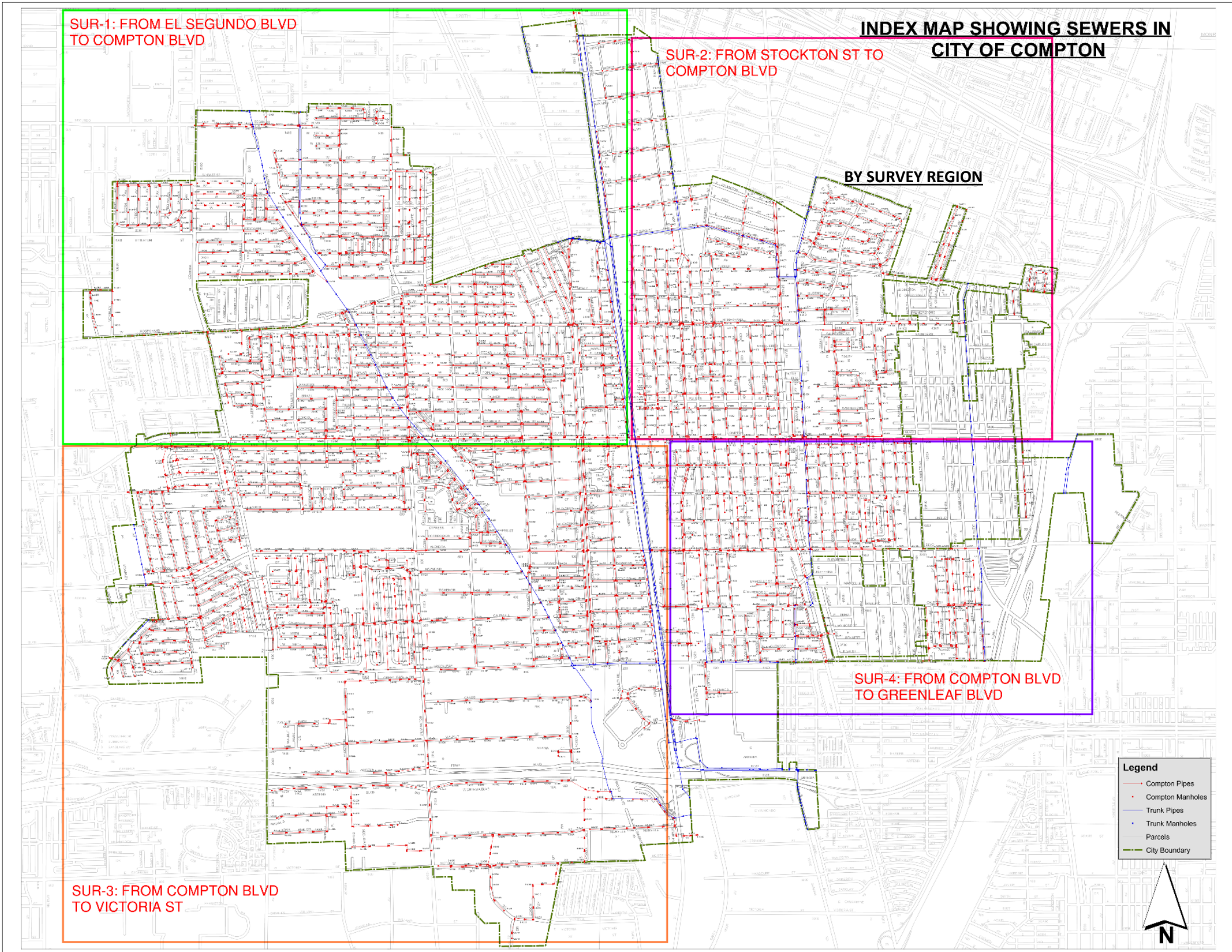
After collecting and incorporating the field survey data into a GIS database, the City is encouraged to retain the services of an engineering consulting firm proficient in the AquaTwin Sewer software program to continue developing and calibrating the existing sewer system model. Phase I of the sewer model was constructed and calibrated as part of this Sewer Master Plan Update. Following development of the City's sewer system GIS database, the hydraulic model should be expanded to reflect the surveyed collection network with additional flows allocated according to future flow monitoring data.

The following **Table 7.3** summarizes a preliminary multi-year program for field survey and digitization of the City's entire sewer collection system. For simplicity, the City's existing system is divided into four quadrants, with each quadrant corresponding to a single phase of the overall program, as shown in **Figure 7.2**. Each phase is anticipated to be at least one year in duration and include the field survey, analysis, and conversion of survey data to GIS files within each quadrant. Depending on the complexity of the City's collection system within a specific quadrant, any phase may exceed the estimated one year duration.

If permitted by staff availability and budget, the City should aim to complete the recommended sewer system survey and digitization program prior to commencing a new Sewer Master Plan Update in the next 5 years.

Table 7.3. Sewer System Survey & Digitization Program Summary

Project ID	Description
SUR-1	Survey City-owned sewer collection system from in the vicinity of El Segundo Blvd south to Compton Blvd, and from City's western limits east to Alameda St. Convert field survey data to GIS database.
SUR-2	Survey City-owned sewer collection system from Stockton St south to Compton Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database.
SUR-3	Survey City-owned sewer collection system from Compton Blvd south to Victoria St, and from City's western limits east to Alameda St. Convert field survey data to GIS database.
SUR-4	Survey City-owned sewer collection system from Compton Blvd south to Greenleaf Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database.


INDEX MAP SHOWING SEWERS IN CITY OF COMPTON
BY SURVEY REGION
SUR-1: FROM EL SEGUNDO BLVD TO COMPTON BLVD
SUR-2: FROM STOCKTON ST TO COMPTON BLVD
SUR-3: FROM COMPTON BLVD TO VICTORIA ST
SUR-4: FROM COMPTON BLVD TO GREENLEAF BLVD
Legend
Compton Pipes
Compton Manholes
Trunk Pipes
Trunk Manholes
Parcels
City Boundary
N

7.4 2016 Consent Judgment Projects

The 2016 Consent Judgment ordered the City to complete a series of Planned Capital Improvement Projects and Sewer Master Plan Projects within specified timeframes. **Table 7.4** and **7.5** summarize the Planned Capital Improvement Projects and Sewer Master Plan Projects as presented in Exhibit B of the Consent Judgment, respectively.

The Sewer Master Plan Projects listed in the Consent Judgment are identical to those presented in the 2008 Master Sewer Study. However, and as described in previous sections, the 2008 Study used a highly simplified and overly conservative method to calibrate the existing system sewer model that does not confirm to traditional or industry standard methods.

Given the limited growth observed within the City's service area and statewide water conservation efforts over the past 15 years since adoption of the 2008 Study, it is likely that several of the Sewer Master Plan Projects required by the Consent Judgment no longer address existing capacity concerns within the collection system. If so, then blanket implementation of every project required by the Consent Judgment will introduce oversized gravity mains throughout the system that may result in low flow velocities followed by solids deposition and odor complaints. This updated Sewer Master Plan found sufficient capacity within the portion of the sewer system modeled well into buildout conditions.

Therefore, it is recommended that City representatives meet with the Regional Water Quality Control Board, Los Angeles Region (LARWQCB) to obtain approval to perform temporary flow monitoring at each project site identified in the 2008 Study prior to embarking on the design and construction of each project. Current flow monitoring data may indicate that certain pipelines identified as capacity deficient in the 2008 Study do not exceed the maximum d/D criteria established in this Master Plan. A thorough re-evaluation of the improvements recommended in the 2008 Study (and subsequently required by the Consent Judgment) may reduce the number of costly and disruptive pipeline replacement projects in the City's service area and avoid potential long-term operational issues resulting from oversized sewer mains.

To assist City staff in planning for and ultimately complying with the Consent Judgment, planning-level engineer's cost estimates for each project are included in the following Section 7.5.

Table 7.4 2016 Consent Judgment Planned Capital Improvement Projects[1]

Project Number	Location	Length (LF)	Completion Date
CIP 10-4	Fruit Town Sewer Replacement (Oleander)	11,000	Immediate
CIP 10-5	Willowbrook Culver Sewer Replacement	5,000	Immediate
CIP 10-21	Pearl Ave Sewer Replacement	9,600	Immediate

Note:
[1] Dudek recommends City representatives meet with the LARWQCB to obtain approval to perform temporary flow monitoring at each project site prior to commending design and construction of these projects. Refer to the text in Section 7.4 for additional discussion.

Table 7.5 2016 Consent Judgment Sewer Master Plan Projects[1]

Project Number	Description	Length (LF)	Completion Date
1-1	Myrrh & Mid of Williams and Gibson to North 1156 ft	1,156	Immediate
1-2	Laurel & Harris to South to South 663 ft	663	Immediate
1-3	Rosecrans between Castlegate & Cookace to West	682	Immediate
2-6	218 ft S Cypress and Appila to South 398 ft	398	Immediate
2-7	Laurel and Sherrer to SE 248 ft	248	Immediate
3-12	Rosecrans & Oleander to East 677 ft	677	Immediate
3-15	Rosecrans & Acacia to East 400 ft	400	Immediate
4-17	Grandee & 136th to East 268 ft	268	Immediate
4-18	Compton & Willowbrook to East 544 ft	544	Immediate
4-20	Caldwell and Wilmington to North 184 ft	184	Immediate
5-22	Poplar & Oleander to East 2171 ft	2,171	Immediate
5-26	Palmer & Tamarind to East 204 ft	204	Immediate
5-27	325 ft S of Willowbrook to East 482 ft	482	Immediate
5-28	240 ft N of Elm & Willowbrook to South 1545 ft	1,545	Immediate
5-29	Poplar & Tamarind to East 250 ft	250	Immediate
5-30	Elm & Willowbrook to East 782 ft	782	Immediate
5-31	Carson Pl & Alameda to West 182 ft	182	Immediate
5-32	190 ft S of Carson Pl & Alameda to West 170	170	Immediate
6-33	Spruce & Pacific to West 150 ft	150	Immediate
6-34	Rosecrans & Pacific to West 1219 ft	1,219	Immediate
6-35	Rosecrans & Tajauta to West 1022 ft	1,022	Immediate
6-36	Rosecrans & Parmalee to West 461 ft	461	Immediate
6-37	Rosecrans & Central to East 103 ft	103	Immediate
6-40	Palmer & Wilmington to West 397 ft	397	Immediate
6-41	185 ft W of Poplar & Paulson to East 377 ft	377	Immediate
6-42	93 ft W of Compton & Nester to South 50 ft	50	Immediate
7-44	136th & Slater to East 61 ft	61	Immediate
7-45	134th & Slater to East 880 ft	880	Immediate
7-46	134th & Bahama to NE, then North to Central 1052 ft	1,052	Immediate
7-47	South of 134th & Central to East 1241 ft	1,241	Immediate
8-48	Laurel & Santa Fe to North 325 ft	325	Immediate
8-49	350 ft N of Myrrh & Santa Fe to South 777 ft	777	Immediate
8-50	Alondra & Santa Fe to North 599 ft	599	Immediate
8-51	157 ft W of Alondra & Chester to South 1328 ft	1,328	Immediate
9-52	134th & Salinas to East 1308 ft	1,308	Immediate
9-53	139th & McKinley to North 1632 ft	1,632	Immediate
9-54	139th & McKinley to West 473 ft	473	Immediate
10-55	Compton & Bullis East 5 ft	5	Immediate
10-56	Alondra & Long Beach to North 518 ft	518	Immediate

Note:
[1] Dudek recommends City representatives meet with the LARWQCB to obtain approval to perform temporary flow monitoring at each project site prior to commending design and construction of these projects. Refer to the text in Section 7.4 for additional discussion.

7.5 Recommended Projects Cost Summary

The following **Tables 7.6** and **7.7** present the planning-level cost estimates developed for each recommended pipeline capacity and pipeline condition improvement project identified within this Sewer Master Plan Update. The condition improvement projects are organized based on recommended repair method (e.g., replace in place, CIPP liner, etc.) instead of geographical area. In practice, City staff may elect to complete a series of condition-related improvement projects located near each other to minimize repeated disturbances in the same area. Regardless, pipelines recommended for replacement should be prioritized over those with less intensive repairs such as CIPP lining.

Table 7.8 presents the estimated costs associated with implementation of the sewer system survey and digitization program recommended to establish a virtual database of the City's collection system. Actual costs may vary widely depending on the complexity of the City's system, for which limited information is currently available.

Lastly, updated costs were developed for the Planned Capital Improvement Projects and Sewer Master Plan Projects as presented in Exhibit B of the 2016 Consent Judgement, which are presented in **Tables 7.9** and **7.10**, respectively.

Appendix D contains the detailed cost estimates for each project.

All costs presented herein are present value and correspond to an Engineering News Record (ENR) Construction Cost Index (CCI) value of 15,778.4 for Los Angeles in March 2025.

Table 7.6. Recommended Capacity Improvement Projects Cost Summary

Project ID	Project Name	Description	Justification	Project Costs by Planning Scenario ($1,000)		
				Existing (2025)	Near-Term (2030)	Ultimate (2045)
PCAP-1	Diversion Manhole ID 3-5-103 Modification	Modify diversion manhole 3-5-103 located at the intersection of W Tichenor St and S Northwood Ave to direct flow into the 8-inch outlet pipe to the south.	Maximum d/D = 1.0 anticipated under PWWF conditions in the preferred 6-inch diameter outlet pipeline	$29	--	--
			TOTAL:	$29	--	--

Table 7.7. Recommended Condition Improvement Projects Cost Summary

Project ID	Project Name	Description	Justification	Project Cost ($1,000)
				Existing (2025)
PCON-1	Complete Pipe Replacement	Replace 107 LF of existing 6-inch gravity main Replace 7,944 LF of existing 8-inch main Replace 320 LF of existing 10-inch main	Multiple existing pipeline segments are in very poor condition with several structural defects	$4,781
PCON-2	Excavation Point Repairs	Excavation point repair on the following gravity segments: One (1) 6-inch main; Two (2) 8-inch mains; One (1) 10-inch main	Pipeline segments have one significant structural defect or encrusted/compacted deposits that severely impact normal sewer flow.	$247
PCON-3	Excavation Point Repairs & Full CIPP Lining	Excavation point repair and CIPP lining of thirty-two (32) gravity segments, from manhole to manhole: 179 LF of 6-inch main; 9,576 LF of 8-inch main; 470 LF of 15-inch main	Pipeline segments have one significant structural defect and multiple cracks or minor fractures.	$3,443
PCON-4	CIPP Lining - No Excavation	CIPP lining of sixty-seven (67) gravity segments, from manhole to manhole: 304 LF of 6-inch main; 18,013 LF of 8-inch main; 691 LF of 12-inch main. Heavy cleaning of 8,602 LF of main prior to CIPP lining.	Pipeline segments have multiple cracks or minor fractures.	$3,883

Project ID	Project Name	Description	Justification	Project Cost ($1,000) Existing (2025)
PCON-5	Heavy Cleaning - No Excavation	Heavy cleaning of 7,140 LF of existing gravity main. Heavy cleaning includes removal of encrusted deposits and/or root balls in laterals connected to gravity mains.	Pipeline segments have encrusted grease deposits, debris, and/or intruding roots.	$72
			TOTAL:	$12,426

Table 7.8. Sewer System Survey and Digitization Program Cost Summary

Project ID	Project Name	Description	Justification	Project Cost ($1,000)[1]
SUR-1	Sewer System Survey Phase 1	Survey City-owned sewer collection system from in the vicinity of El Segundo Blvd south to Compton Blvd, and from City's western limits east to Alameda St. Convert field survey data to GIS database. (Est. 500 manholes.)	Create a full, accurate and up-to-date sewer system GIS for the City. This will provide the City with the ability to create a full system hydraulic model.	$250
SUR-2	Sewer System Survey Phase 2	Survey City-owned sewer collection system from Stockton St south to Compton Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database. (Est. 400 manholes)		$200
SUR-3	Sewer System Survey Phase 3	Survey City-owned sewer collection system from Compton Blvd south to Victoria St, and from City's western limits east to Alameda St. Convert field survey data to GIS database. (Est. 500 manholes)		$250
SUR-4	Sewer System Survey Phase 4	Survey City-owned sewer collection system from Compton Blvd south to Greenleaf Blvd, and from Alameda St east to City's eastern limits. Convert field survey data to GIS database. (Est. 400 manholes)		$200
			TOTAL:	$900

Note:

[1] Cost based on estimates of total numbers of manholes in each survey zone.

Table 7.9. 2016 Consent Judgment Planned Capital Improvement Projects Cost Summary

Project ID	Project Name	Description[1]	Justification	Project Cost ($1,000)[1]
CIP 10-4	Fruit Town Sewer Replacement (Oleander)	Replace 11,000 LF of 8-inch diameter pipe with 10-inch diameter pipe	Required by 2016 Consent Judgement	$7,040
CIP 10-5	Willowbrook Culver Sewer Replacement	Replace 5,000 LF of 8-inch diameter pipe with 10-inch diameter pipe		$3,200
CIP 10-21	Pearl Ave Sewer Replacement	Replace 9,600 LF of 8-inch diameter pipe with 10-inch diameter pipe		$6,144
				$16,384

Notes:

[1] Existing and proposed diameters are assumed "best guess" from 2008 Master Sewer Study.

Table 7.10. Estimated Cost for Projects Required by 2016 Consent Judgement

Project Number	Project Description	Length (LF)	Ex. Diam (inch)[1]	Prop. Diam (inch)[1]	Total Est. Constr. Cost ($1,000)[2]	Markup (60%)	Total Est. Project Cost ($1,000)
1-1	Myrrh & Mid of Williams and Gibson to North	1,156	8	10	$463	$278	$741
1-2	Laurel & Harris to South to South	663	8	10	$266	$160	$426
1-3	Rosecrans between Castlegate & Cookace to West	682	8	10	$273	$164	$437
2-6	218 ft S Cypress and Appila to South	398	8	10	$160	$96	$256
2-7	Laurel and Sherrer to SE	248	8	10	$100	$60	$160
3-12	Rosecrans & Oleander to East	677	8	10	$271	$163	$434
3-15	Rosecrans & Acacia to East	400	8	10	$160	$96	$256
4-17	Grandee & 136th to East	268	10	15	$161	$97	$258
4-18	Compton & Willowbrook to East	544	10	15	$327	$197	$524
4-20	Caldwell and Wilmington to North	184	10	15	$111	$67	$178
5-22	Poplar & Oleander to East	2,171	8	10	$869	$522	$1,391
5-26	Palmer & Tamarind to East	204	8	10	$ 82	$ 50	$132
5-27	325 ft S of Willowbrook to East	482	8	10	$193	$116	$309
5-28	240 ft N of Elm & Willowbrook to South	1,545	8	10	$618	$371	$989
5-29	Popular & Tamarind to East	250	8	10	$100	$60	$160
5-30	Elm & Willowbrook to East	782	8	10	$313	$188	$501
5-31	Carson Pl & Alameda to West	182	8	10	$ 73	$44	$117
5-32	190 ft S of Carson Pl & Alameda to West	170	8	10	$ 68	$41	$109
6-33	Spruce & Pacific to West	150	8	10	$ 60	$36	$96
6-34	Rosecrans & Pacific to West	1,219	8	10	$488	$293	$781
6-35	Rosecrans & Tajauta to West	1,022	8	10	$409	$246	$655
6-36	Rosecrans & Parmalee to West	461	8	10	$185	$111	$296
6-37	Rosecrans & Central to East	103	8	10	$42	$26	$68
6-40	Palmer & Wilmington to West	397	8	10	$159	$96	$255

Project Number	Project Description	Length (LF)	Ex. Diam (inch)[1]	Prop. Diam (inch)[1]	Total Est. Constr. Cost ($1,000)[2]	Markup (60%)	Total Est. Project Cost ($1,000)
6-41	185 ft W of Poplar & Paulson to East	377	8	10	$151	$91	$242
6-42	93 ft W of Compton & Nester to South	50	8	10	$20	$12	$32
6-44	136th & Slater to East	61	8	10	$25	$15	$40
6-45	134th & Slater to East	880	8	10	$352	$212	$564
6-46	134th & Bahama to NE, then North to Central	1,052	8	10	$421	$253	$674
6-47	South of 134th & Central to East	1,241	8	10	$497	$299	$796
8-48	Laurel & Santa Fe to North	325	12	15	$195	$117	$312
8-49	350 ft N of Myrrh & Santa Fe to South	777	12	15	$467	$281	$748
8-50	Alondra & Santa Fe to North	599	12	15	$360	$216	$576
8-51	157 ft W of Alondra & Chester to South	1,328	12	15	$797	$479	$1,276
9-52	134th & Salinas to East	1,308	8	10	$524	$315	$839
9-53	139th & McKinley to North	1,632	8	10	$653	$392	$1,045
9-54	139th & McKinley to West	473	8	10	$190	$114	$304
10-55	Compton & Bullis East	5	8	10	$2	$2	$4
10-56	Alondra & Long Beach to North	518	8	10	$208	$125	$333
	TOTALS:	**24,984**	--	--	**$10,813**	**$6,501**	**$17,314**

Notes:

[1] Existing and proposed diameters are assumed "best guess" from 2008 Master Sewer Study.

[2] Assumes replacement cost of $40/in-diam/LF.

7.6 Potential Funding Sources

The following table presents descriptions of potential State and Federal funding sources the City may want to consider for the sewer CIP.

Table 7.11. Potential Funding Sources

Funding Source	Program	Description	Type	Typical Range of Funding	Estimated Time to Acquire Funds
California State Water Resources Control Board (SWRCB)[1]	Clean Water State Revolving Fund (CWSRF)	Provides low-interest loans for water quality improvement projects, including sewer system upgrades.	State	$1 million to $100 million	6-12 months
California Infrastructure and Economic Development Bank (IBank)	Infrastructure State Revolving Fund (ISRF) Program	Offers low-cost financing to public agencies for various infrastructure projects, including sewer systems.	State	$1 million to $65 million	45-90 days
Community Development Block Grants (CDBG)[2]	Department of Housing & Urban Development (HUD)	Administered by HUD, these grants can be used for infrastructure projects in low- to moderate-income communities.	Federal	Varies, typically $500,000 to $5 million	6-12 months
U.S. Environmental Protection Agency (EPA)	Water Infrastructure Finance and Innovation Act (WIFIA)	Provides long-term, low-cost supplemental loans for significant water and wastewater projects.	Federal	$20 million to $7.5 billion	6-18 months

Notes:

[1] Compton does not appear to qualify as a disadvantaged community (DAC) under this opportunity due to the City's median household income (MHI) being higher than the value to qualify. As a result, Compton could quality to receive a low interest loan. The 2023 MHI for Compton is $74,270 (https://www.census.gov/quickfacts/fact/table/comptoncitycalifornia/PST045223), while the MHI to qualify as a DAC (under the California Water Code definition) is $73,524. (https://www.waterboards.ca.gov/drinking_water/services/funding/documents/srf/mhi.pdf). If Compton has data supporting that the MHI is under $73,524, this loan could turn into a principal forgiveness opportunity (effectively a grant).

[2] The City of Compton already receives funding through CDBG (https://www.comptoncity.org/departments/city-manager/grants-division/cdbg). However, upgrades benefiting low/middle income residents could potentially be funded under this program.

APPENDIX A

CITY OF COMPTON SEWER INDEX MAP

APPENDIX B

ADS ENVIRONMENTAL SERVICES 2023 FLOW MONITORING REPORT

APPENDIX C

PIPELINE CONDITION ASSESSMENT DATA AND MAP

APPENDIX D

RECOMMENDED CIP PROJECT COST ESTIMATE DETAILS

July 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY CONTROLLER**

SUBJECT: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2025-2026**

SUMMARY

The purpose of this Ordinance is to authorize the levy of the assessed valuation municipal tax rate for Fiscal Year 2025-2026.

BACKGROUND

The City has levied a municipal tax (parcel tax) for many years in line with Section 1402, 1600 and 1601 of the City Charter to pay for the City's obligations under the Employees' Retirement Plan managed by the California Public Employees' Retirement System (CalPERS). The municipal tax is collected by the Los Angeles County Auditor-Controller on behalf of the City. The Los Angeles County Auditor-Controller has based assessed values at market values and it is necessary to set the municipal tax at a rate based on market value. The tax rate will be at 0.439147, lower than the prior fiscal year.

STATEMENT OF ISSUE

The Los Angeles County Auditor-Controller requires that the municipal tax rate ordinance be passed each year by the City Council. This agenda item is required to comply with the County requirements.

FISCAL IMPACT

The passing of the attached Ordinance will ensure that the City's retirement fund continues to receive the municipal parcel tax revenues in line with the requirements of the City Charter for the purposes stipulated by the Charter. The municipal parcel tax generates approximately $35 million per year.

ALTERNATIVE

The City's General Fund would have to pay the cost of the retirement obligations resulting in severe financial consequences to other City programs and services.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Ordinance.

SHARON RAHBAN NAVIZADEH,
CITY CONTROLLER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2025-2026

WHEREAS, the City has levied a municipal tax (parcel tax) for many years in line with Section 1402, 1600, and 1601 of the City Charter to pay for the City's obligations under the Employees' Retirement Plan managed by the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the municipal tax is collected by the Los Angeles County Auditor-Controller on behalf of the City; and

WHEREAS, the Los Angeles County Auditor-Controller has based assessed rates at market values and it is necessary to set the municipal tax at rate based on market value; and

WHEREAS, it is required that the City certify the municipal tax rate every year.

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

Section 1. That there is hereby levied a municipal tax upon the equalized assessment of the taxable property in the City of Compton at a market valuation of the following rates (per cent):

Taxation District #1…….0.439147

(Old City of Compton, Annexations 1 to 3 inc; 5 to 10 inc; 13 to 32 inc; 106, 107 111 to 122 inc; 125 to 133 inc; 136 to 139 inc; 141 to 143 inc; 145, 147, 149, 151, 152, 153A, 155, 158, 159, 160, 161, 163, 164, 168, 172A, 173B)

Rosecrans Redevelopment Project……0.439147

Walnut Industrial Redevelopment Project…….0.439147

Section 2. That said rate is made up as follow:

Employment Retirement (Debt Service)…… 0.439147

Section 3. That the City Clerk shall certify to the adoption of this Ordinance by the City Council and shall cause this Ordinance to be published as required by law.

Section 4. That pursuant to Section 611 of the Compton Charter, this Ordinance shall take effect upon adoption of the City Council.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Ordinance was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

ORDINANCE NO. 2,360

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2024-2025

WHEREAS, the City has levied a municipal tax (parcel tax) for many years in line with Section 1402, 1600, and 1601 of the City Charter to pay for the City's obligations under the Employees' Retirement Plan managed by the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the municipal tax is collected by the Los Angeles County Auditor-Controller on behalf of the City; and

WHEREAS, the Los Angeles County Auditor-Controller has based assessed rates at market values and it is necessary to set the municipal tax at rate based on market value; and

WHEREAS, it is required that the City certify the municipal tax rate every year.

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

Section 1. That there is hereby levied a municipal tax upon the equalized assessment of the taxable property in the City of Compton at a market valuation of the following rates (per cent):

Taxation District #1.....0.446484,

(Old City of Compton, Annexations 1 to 3 inc; 5 to 10 inc; 13 to 32 inc; 106, 107 111 to 122 inc; 125 to 133 inc; 136 to 139 inc; 141 to 143 inc; 145, 147, 149, 151, 152, 153A, 155, 158, 159, 160, 161, 163, 164, 168, 172A, 173B)

Rosecrans Redevelopment Project.....0.446484,

Walnut Industrial Redevelopment Project.....0.446484,

Section 2. That said rate is made up as follow:

Employment Retirement (Debt Service).....0.446484,

Section 3. That the City Clerk shall certify to the adoption of this Ordinance by the City Council and shall cause this Ordinance to be published as required by law.

Section 4. That pursuant to Section 611 of the Compton Charter, this Ordinance shall take effect upon adoption of the City Council.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance.

ADOPTED this 23rd day of JULY, 2024.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 23rd day of JULY, 2024.

That said Ordinance was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS-** DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: **COUNCILMEMBERS-** NONE
ABSTAIN: **COUNCILMEMBERS-** NONE
ABSENT: **COUNCILMEMBERS-** NONE

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON

July 22, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CITY CONTROLLER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,181 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A NEW AGREEMENT WITH PRICE PAIGE & COMPANY LLP, AND TO OPEN A NEW PURCHASE ORDER TO PRICE PAIGE & COMPANY LLP FOR CONTINUED CERTIFIED PUBLIC ACCOUNTANT SERVICES ($36,478).**

SUMMARY

Adoption of the attached Resolution will rescind Resolution #26,181 and authorize the City Manager to established a new agreement with Price Paige & Company LLP, and to open an additional Purchase Order of Thirty-Six-Thousand Four-Hundred Seventy-Eight Dollars ($36,478) for the continued Certified Public Accountant (CPA) services of Price Paige & Company LLP.

BACKGROUND

In June 2023, the adopted Resolution #25,857 authorized the City Manager to execute the initial agreement with Price Paige & Company LLP and Badawi & Associates to assist in achieving compliance with the State of California Auditor's audit findings and recommendations for various areas of improvement needed for the City listed in the Auditor's Report (October 2022). The audit findings from the State Controller's Audit Report, along with the City's external auditor (Eadie and Payne LLC), were stated in the Fiscal Year 2019-2020 Single Audit report, and repeated in subsequent Single Audits as well.

In accordance to the audit report, the City's audits need to be completed on time and all audit findings resolved by December 2024. With the City Controller's Department being understaffed, the City Controller requested the assistance of CPA firms to assist while maintaining operations and catching up on delayed obligations of the Controller's office. Resolution #25,857, approved $424,000 for the combined services of Price Paige & Company LLP ($184,000) and Badawi & Associates ($240,000).

Contracted services with Price Paige & Company LLP were expected to expire in August 2024. Staff felt it was in the best interest of the City to continue with their services for additional catch up work and assistance with the completion of the FY2022-2023 audit preparation. In October 2024, staff requested an amendment to extend the duration of the contract through February 28, 2025. During this extended period, the FY2022-2023

audit worksheets were completed, and the start of the FY2023-2024 audit preparation began.

STATEMENT OF THE ISSUE

The vacant staffing conditions of the City Controller's office has been of concern over the past few years. The City Controller's office has been working with the Human Resources Department and the Bargaining Unit representatives of the vacant positions in an effort to fill the vacancies permanently or temporarily. Staff recruitment is still a work in progress, and as helpful as the temporary staff has been, their time working with the City is quite volatile.

With the need to catch up on audits, the City has contracted with Certified Public Accountants to assist in resolving the audit findings. CPA services have assisted the City in catching up with the FY2020-2021, FY2021-2022, and FY2022-2023 audits. We are currently in the process of working on FY2023-2024's audit, and the continued CPA services are greatly needed.

Cost projections from outside CPA services to assist with the FY2023-2024 audit is $68,050 (*Please see Attachment A for projected cost breakdown)*. With the need to continue the use of the Certified Public Accountant services for the FY2023-2024 audit, staff is requesting for the approval to enter into a new agreement with Price Paige & Company LLP.

Price Paige & Company LLP have assisted with resolving audit findings and catching up with past audits. As the catch-up work progressed, the actual hours of work that was anticipated by Price Paige & Company LLP was below budget. In Resolution #26,181, it is mentioned that approximately $34,000 in savings resulted from the diminished actual hours of work that was anticipated, and the balance of $34,050 would be needed as additional funding for Price Paige LLP to continue services. The additional funding was approved with Resolution #26,181, but due to the expiration of the contract on February 28, 2025, and issues with the availability of the Controller Department's budget, the Purchase Order was not permissible to open in FY2024-2025. Per the recommendation of the City's Legal Department, staff would like to enter into a new agreement with Price Paige & Company LLP to assist in completing the FY2023-2024 audit preparation.

Additionally, after further review, staff recognized there was a miscalculation in the savings amount previously mentioned. While still having savings, the $34,000 was recognized to be overstated due to an outstanding invoice in the amount of $2,853. The recalculated approximate amount of savings is $31,500.

Staff is requesting for Resolution #26,181 to be rescinded, and the revised balance amount of ($36,478) be allowed in the new contract.

Staff is also requesting authorization to open an additional Purchase Order to cover the remaining amount of the projected cost in the amount of Thirty-Six-Thousand Four

Hundred Seventy-Eight Dollars ($36,478) for the continued services of Price Paige & Company LLP until all deliverables relating to the FY2023-2024 audit are complete.

FISCAL IMPACT

The total cost for Price Paige & Company LLP's services is estimated at $68,050 to assist in the preparation of the FY2023-2024 audit. With the approximate savings of $31,500 from a previously approved Purchase Order, an additional Purchase Order in the amount of Thirty-Six-Thousand Four-Hundred Seventy-Eight Dollars ($36,478) is requested from the FY2025-2026 City Controller's Department Budget from the following account:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund Controller's Department Other Professional Services	$36,478

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to established a new agreement with Price Paige & Company LLP, and to approve an additional Purchase Order for Price Paige & Company LLP for continued Certified Public Accountant services.

SHARON RAHBAN NAVIZADEH
CITY CONTROLLER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,181 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A NEW AGREEMENT WITH PRICE PAIGE & COMPANY LLP, AND TO OPEN A NEW PURCHASE ORDER TO PRICE PAIGE & COMPANY LLP FOR CONTINUED CERTIFIED PUBLIC ACCOUNTANT SERVICES ($36,478).

WHEREAS, noted in the State of California Auditor's audit findings and recommendations for various areas of improvement needed for the City listed in the Auditor's Report (October 2022), the City's audits need to be completed on time and all audit findings resolved by December 2024; and

WHEREAS, the vacant staffing conditions of the City Controller's office has been of concern over the past few years. The City Controller's office has been working with the Human Resources Department and the Bargaining Unit representatives of the vacant positions in an effort to fill the vacancies permanently or temporarily. Staff recruitment is still a work in progress, and as helpful as the temporary staff has been, their time working with the City is quite volatile; and

WHEREAS, with the need to catch up on all audits, the City Controller requested the assistance of Certified Public Accountant (CPA) firms to assist; and

WHEREAS, in June 2023, Resolution #25,857 authorized the City Manager to execute the initial agreement with Price Paige & Company LLP and Badawi & Associates to assist in achieving compliance with the State of California Auditor's. Resolution #25,857 approved $424,000 for the combined contracted services of Price Paige & Company LLP ($184,000) and Badawi & Associates ($240,000); and

WHEREAS, with the with need to catchup, the City has contracted with Certified Public Accountants to assist in resolving the audit findings, as well as help with some of the catch-up work. CPA services have assisted the City in catching up with the FY2020-2021, FY2021-2022, and FY2022-2023 audits. We are currently in the process of working on FY2023-2024's audit, and the continued CPA services will be greatly needed; and

WHEREAS, the cost projection from outside CPA services to assist with the FY2023-2024 audit is $68,050. With the need to continue the use of the Certified Public Accountant services for the FY2023-2024 audit, staff is requesting for the approval to enter into a new agreement with Price Paige & Company LLP; and

WHEREAS, Price Paige & Company LLP have assisted with resolving audit findings and catching up with past audits. As the catch-up work progressed, the actual hours of work that was anticipated by Price Paige & Company LLP was below budget.

WHEREAS, in Resolution #26,181, it was mentioned that approximately $34,000 in savings resulted from the diminished actual hours of work that was anticipated, and the balance of $34,050 would be needed as additional funding for Price Paige LLP to continue services. The additional funding was approved, but due to the expiration of the contract on February 28, 2025, and issues with the availability of the Controller's Department FY24-25 budget, the Purchase Order was not permissible to open in FY2024-2025. To remain consistent with legal division recommendations, staff would like to enter into a new agreement with Price Paige & Company LLP to assist in completing the FY2023-2024 audit preparation; and

WHEREAS, additionally, staff recognized there was a miscalculation in the savings amount previously mentioned. While still achieving savings, the $34,000 was recognized to be overstated due to an outstanding invoice in the amount of $2,853. The new approximate amount of savings is $31,500; and

WHEREAS, staff is requesting for Resolution #26,181 to be rescinded, and the revised balance amount of ($36,478) be allowed in the new contract

WHEREAS, staff is also requesting authorization to open an additional Purchase Order to cover the remaining amount of the projected cost in the amount of Thirty-Six-Thousand Four Hundred Seventy-Eight Dollars ($36,478) for the continued services of Price Paige & Company LLP until all deliverables relating to the FY2023-2024 audit are complete. Funds are available in the FY2025-2026 City Controller's Department Budget for the continued services of Price Paige & Company LLP from the following account:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund Controller's Department Other Professional Services	$36,478

WHEREAS, staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to established a new agreement with Price Paige & Company LLP, and to approve an additional Purchase Order for Price Paige & Company LLP for continued Certified Public Accountant services; and

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

SECTION 1. That Resolution #26,181 shall be rescinded.

SECTION 2. That the City Council hereby authorizes the City Manager to establish a new agreement for the continued services of Price Paige & Company LLP for Certified Public Accountant services in assisting with the preparation of the FY2023-2024 audit for an amount of Thirty-Six-Thousand Four-Hundred Seventy-Eight Dollars ($36,478).

SECTION 3. That the City Manager is hereby authorized to issue an additional Purchase Order to Price Paige & Company LLP in the amount of Thirty-Six-Thousand Four-Hundred Seventy-Eight Dollars ($36,478) for continued Certified Public Accountant services until all deliverables relating to the FY2023-2024 audit are complete out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund Other Professional Services Controller's Department	$36,478

SECTION 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS -
NOES: COUNCILMEMBERS -
ABSTAIN: COUNCILMEMBERS -
ABSENT: COUNCILMEMBERS -

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Attachment "A"

Project Breakdown	Estimated Hours	FY2024 Fee
General Planning and Administration	**28**	**$5,500.00**
Bank Reconciliations (July 2023 through June 2024)		
Housing Authority (Fund 2820) x 3	67	$12,000.00
Successor Agency (Fund 1201)	22	$4,000.00
Housing Successor (Fund 1205)	22	$4,000.00
Total Bank Reconciliations	**111**	**$20,000.00**
Investment Statement Reconciliation (And Interest Receivable)		
Local Agency Investment Fund (LAIF)	**22**	**$4,000.00**
Accounts/Intergovernmental Receivables		
Search for Subsequent Receipts > $3,000/Journal Entry Reconciliaiton	72	$12,000.00
Tax Apportionments (Sales, Gas, SB1)	15	$2,000.00
Total Accounts/Intergovernmental Receivables	**87**	**$14,000.00**
Land Held for Resale	**19**	**$3,500.00**
Capital Assets Additions Search	**34**	**$6,200.00**
Compensated Absences	**31**	**$5,500.00**
Net Pension Liability (GASB 68)	**22**	**$4,000.00**
Net OPEB Liability (GASB 75)	**11**	**$2,000.00**
Claims Payable	**14**	**$3,350.00**
Total Projected	**380**	**$68,050.00**

RESOLUTION NO. 25,857

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENTS WITH AND TO ISSUE PURCHASE ORDERS TO BADAWI AND ASSOCIATES ($240,000) AND WITH PRICE PAIGE AND COMPANY ($184,000) FOR CERTIFIED PUBLIC ACCOUNTANT (C.P.A.) FIRM PROFESSIONAL SERVICES, AND TO AUTHORIZE A BUDGET AMENDMENT TO THE CITY CONTROLLER'S FY2022-2023 DEPARTMENT BUDGET.

WHEREAS, the State of California State Auditor's Department issued an Audit report to the City in October of 2022. This report had findings and recommendations for various areas of improvement needed for the City. A few of the recommendations included in this report were (on page 4 and 6 of the report) stated that (1) the Controller's Department needs to be fully staffed with qualified individuals by July 2023, (2) the City's audits need to be done on time, and (3) the City should resolve all audit findings by December of 2024.

WHEREAS, prior to the State Auditor's Report of October of 2022, there were also audit findings and recommendations to enhance the ability for the City Controller's department to meet its deliverables that were published in the City's Single Audit Report and in the State Controller's Audit Report of 2018. The audit findings from the State Controller's Audit Report which were combined with the City's external auditor (Eadie & Payne LLC)'s audit findings were stated in the Fiscal Year 2019-2020 Single Audit report as follows. They display the urgent need to staff the City Controller's department with sufficient and qualified staffing:

The City has received 8 findings from the State Controller's office and from Eadie and Payne LLP external audit firm during FY2018- FY2020 with finding numbers as follows:

- 2014-074B-Commitment to Competence (SD)
- 2014-064A-Lack of Adequate Staff Performing Critical Functions (MW)
- 2014-085B-Management Philosophy and Operating Style (SD)
- 2014-089B-Organizational Structure (MW)
- 2014-091B-Organizational Structure (MW)
- 2014-116B-Information (SD)
- 2014-072B-Commitment to Competence (SD)
- 2014-073B-Commitment to Competence (SD)

WHEREAS, the City Controller's Department is currently deficient in being fully staff with qualified staff. In order comply with the State Auditor, State Controller, and External Auditor recommendations for increases in qualified staffing in the department, and for catching up on all audits, the City Controller is requesting that an agreement with more than one C.P.A. firm be approved so that operations can be maintained and so that the City Controller's office can catch up on the backlog of account reconciliations, audit preparation work, accounting and bookkeeping work that has been delayed. The catching up would directly affect the City Controller Department's ability to adhere to the audit recommendations to catch up on all delayed audits and to implement all audit findings.

WHEREAS, an agreement with affected Bargaining Unit representatives has already been reached on May 25th, 2023, that all other routine avenues of staffing the department were exhausted and that a CPA firm would be the only avenue at this time to assist the Controller's Department to catch up on its late audits.

WHEREAS, Controller staff has issued an RFP for CPA firms in order to search for the firm or firms that could provide the needed services at the best prices.

WHEREAS, an RFP was issued for C.P.A. firm help by the City Controller's Office a total of 5 times. The first three times the RFP was issued (on May 18, 2022, on June 22, 2022, on July 20, 2022, and on December 7, 2022), the RFP received zero qualified responses. The fourth RFP issued on February 15, 2023 received only two respondents.

With the fifth RFP issuance, three firms responded. the amount of work needed to assist the City Controller's Department to achieve its goals of fulfilling the auditing authority requirements will be a time intensive task. Therefore, agreements with two firms are being requested so that the City can take advantage of a greater number of C.P.A.'s to be able to complete the needed work in-time for the State Auditor's recommended due date. This approach increases the opportunities for the City to achieve its objectives at the soonest possible time-frame.

WHEREAS, two Purchase Orders are being requested, one for each firm with a total-combined not-to-exceed-spending-amount of Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00).

WHEREAS, the cost for these services is Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00), which is made up of two purchase orders, one to Badawi and Associates for Two-Hundred Forty-Thousand Dollars ($240,000.00), and another to Price Paige and Company for One-Hundred-Eighty-Four-Thousand Dollars ($184,000.00) for Certified Public Accountant (C.P.A.) Firm Professional Services. A budget amendment to the FY2022-2023 City Controller's Department Budget is being requested for the following:

Increase in Revenue appropriations:

Account Code	Account Name	Amount
2810-000-000-3565	American Rescue Plan Fund Other Federal Grant Revenue	$224,000.00

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Salaries	$200,000.00

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
2810-650-000-4262	American Rescue Plan Fund Other Professional Services	$224,000.00
1001-650-000-4262	General Fund, Controller's Other Professional Services	$200,000.00
		$424,000.00

WHEREAS, two purchase orders totaling Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00) which is made up of one to Badawi and Associates for Two-Hundred Forty-Thousand Dollars ($240,000.00), and another to Price Paige and Company for One-Hundred-Eighty-Four-Thousand Dollars ($184,000.00) for Certified Public Accountant (C.P.A.) Firm Professional Services are requested to be issued out of the following account:

Account Code	Account Name	Amount
2810-650-000-4262	American Rescue Plan Fund Other Professional Services	$224,000.00
1001-650-000-4262	General Fund, Controller's Other Professional Services	$200,000.00
		$424,000.00

WHEREAS, it is recommended that the City Council adopt the attached Resolution to approve the agreements and to authorize the City Manager to open a purchase order to Badawi and Associates and to Price Paige and Company for Certified Public Accountant (C.P.A.) Firm Professional Services.

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

SECTION 1. That the City Manager is hereby authorized to enter into professional services agreements with Badawi and Associates and with Price Paige and Company for Certified Public Accountant (C.P.A.) Firm Professional Services.

SECTION 2. That the City Council hereby authorizes a term ending August 31st, 2024 for Certified Public Accountant (C.P.A.) Firm Professional Services with Badawi and Associates and with Price Paige and Company at a combined cost of Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00), which is made up of one agreement with Badawi and Associates for Two-Hundred Forty-Thousand Dollars ($240,000.00), and another agreement to Price Paige and Company for One-Hundred-Eighty-Four-Thousand Dollars ($184,000.00).

SECTION 3. That the term of the agreements will begin on June 27th, 2023 and end on August 31, 2024.

SECTION 4. That the City Controller's Department Fiscal Year 2022-2023 Budget is authorized to be amended as follows:

Increase in Revenue appropriations:

Account Code	Account Name	Amount
2810-000-000-3565	American Rescue Plan Fund Other Federal Grant Revenue	$224,000.00

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Salaries	$200,000.00

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
2810-650-000-4262	American Rescue Plan Fund Other Professional Services	$224,000.00
1001-650-000-4262	General Fund, Controller's Other Professional Services	$200,000.00
		$424,000.00

SECTION 5. That the amount of Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00) will be available in the Fiscal Year 2022-2023 Budget allocated from the following account numbers:

Account Code	Account Name	Amount
2810-650-000-4262	American Rescue Plan Fund Other Professional Services	$224,000.00
1001-650-000-4262	General Fund, Controller's Other Professional Services	$200,000.00
		$424,000.00

SECTION 6. That purchase orders shall be issued to Badawi and Associates for Two-Hundred Forty-Thousand Dollars ($240,000.00), and to Price Paige and Company for One-Hundred-Eighty-Four-Thousand Dollars ($184,000.00) for Certified Public Accountant (C.P.A.) Firm Professional Services from the following account with a combined total of Four-Hundred Twenty-Four-Thousand Dollars ($424,000.00):

Account Code	Account Name	Amount
2810-650-000-4262	American Rescue Plan Fund Other Professional Services	$224,000.00
1001-650-000-4262	General Fund, Controller's Other Professional Services	$200,000.00
		$424,000.00

SECTION 7. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 8. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 27th day of JUNE, 2023.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 27th day of JUNE, 2023.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS -** DUHART, SPICER, DARDEN, SHARIF
NOES: **COUNCILMEMBERS -** NONE
ABSTAIN: **COUNCILMEMBERS -** BOWERS
ABSENT: **COUNCILMEMBERS -** NONE

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. 26,181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE THE CITY MANAGER TO AMEND THE AGREEMENT ESTABLISHED WITH PRICE PAIGE & COMPANY LLP, AND TO OPEN AN ADDITIONAL PURCHASE ORDER TO PRICE PAIGE & COMPANY LLP FOR CONTINUED CERTIFIED PUBLIC ACCOUNTANT SERVICES ($34,050).

WHEREAS, noted in the State of California Auditor's audit findings and recommendations for various areas of improvement needed for the City listed in the Auditor's Report (October 2022), the City's audits need to be completed on time and all audit findings resolved by December 2024; and

WHEREAS, the vacant staffing conditions of the City Controller's office has been of concern over the past few years. The City Controller's office has been working with the Human Resources Department and the Bargaining Unit representatives of the vacant positions in an effort to fill the vacancies permanently or temporarily. Staff recruitment is still a work in progress, and as helpful as the temporary staff has been, their time working with the City is quite volatile; and

WHEREAS, with the City Controller's Department being understaffed, the City Controller requested the assistance of Certified Public Accountant (CPA) firms to assist while maintaining operations and catching up on delayed obligations of the Controller's office; and

WHEREAS, in June 2023, Resolution #25,857 authorized the City Manager to execute the initial agreement with Price Paige & Company LLP and Badawi & Associates to assist in achieving compliance with the State of California Auditor's. Resolution #25,857 approved $424,000 for the combined contracted services of Price Paige & Company ($184,000) and Badawi & Associates ($240,000); and

WHEREAS, the services of the CPA firms have assisted the City in catching up with the FY2020-2021, FY2021-2022, and FY2022-2023 audits. Their services will be greatly needed in the audit process for FY2023-2024.

WHEREAS, as the catch-up work progressed, the actual hours of work that was anticipated by Price Paige and Company LLP was below budget, resulting in approximately $34,0000 in savings retained in the previously established Purchase Order; and

WHEREAS, projections of outside CPA services assistance needed to assist in preparation for the FY2023-2024 audit is $68,050; and

WHEREAS, with the need to continue the use of the Certified Public Accountant services for the FY2023-2024 audit, staff is requesting for the approval of an amendment to the established agreement, and to open an additional Purchase Order in the amount of Thirty-Four-Thousand Fifty Dollars ($34,050) for the continued services of Price Paige & Company LLP from the following account:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund Controller's Department Other Professional Services	$34,050

WHEREAS, staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to amend the established agreement, and to approve an additional Purchase Order for Price Paige & Company LLP for continued Certified Public Accountant services; and

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

SECTION 1. That the City Council hereby authorizes the City Manager to execute the amendment to the established agreement for the continued services of Price Paige and Company LLP for Certified Public Accountant services for Thirty-Four Thousand Fifty Dollars ($34,050.00).

SECTION 2. That the City Manager is hereby authorized to issue an additional Purchase Order to Price Paige & Company in the amount of Thirty-Four-Thousand Fifty Dollars ($34,050) for continued Certified Public Accountant service out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund Other Professional Services Controller's Department	$34,050

SECTION 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 14th day of JANUARY, 2025.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 14th day of JANUARY, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS - DUHART, SPICER, BOWERS, SHARIF
NOES: COUNCILMEMBERS - NONE
ABSTAIN: COUNCILMEMBERS - NONE
ABSENT: COUNCILMEMBERS - DARDEN

Latrá Dee Zuniga
CITY CLERK OF THE CITY OF COMPTON

PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
PRICE PAIGE & COMPANY

This **AGREEMENT** is entered by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as **"City"**) located at 205 South Willowbrook Avenue, Compton, California 90220, and **PRICE PAIGE & COMPANY.** (hereinafter referred to as **"Consultant"**), located at 570 N. Magnolia Ave., Suite 100, Clovis, California 93611.

RECITALS:

WHEREAS, the City has determined that it will be prudent to engage the services of a professional and experienced Certified Public Accountant consultant firm to assist the City with Bookkeeping and Audit Preparation Services; and

WHEREAS, Consultant warrants that it is specifically trained, experienced, competent, and has the resources to provide such services which will be required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, Consultant and City**,** for the consideration, terms and conditions herein described, mutually agree as follows:

AGREEMENT:

1. SCOPE OF SERVICES TO BE RENDERED BY CONSULTANT

It is the mutual understanding of the parties that the Consultant shall perform and be responsible for rendering services regarding bookkeeping and audit preparation services. Professional services shall include, but not be limited to, the Task(s) indicated below:

Task(s) – Bookkeeping and Audit Preparation Services:

- Assistance with Bank Reconciliations
- Assistance with Audit Worksheet preparation
- Assistance with Bookkeeping and accounting research

and any other duties as more fully described in the engagement letter**,** dated July 5, 2023, submitted by Consultant, which is attached hereto as an exhibit and incorporated herein by reference.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. While performing the Services, Consultant agrees to perform

all the said work and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City**.**

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City**.** "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of City, if any employee or subcontractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she will be discharged immediately from the services.

Joshua Giosa, CPA, Partner of Consultant, will serve as the **Project Manager** and shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. Consultant agrees to commence the services provided for herein upon written Notification to Proceed from the City and to continue in a diligent and professional manner until the project is complete, or upon exhaustion of authorized funding, whichever occurs first, unless this Agreement is terminated as provided herein. The parties anticipate that **Consultant's services will be completed by or before July 31, 2025.**

Consultant will generally adhere to the schedule set forth within Consultant's Proposal provided that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

Consultant acknowledges the importance to City of City's project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. Compensation. The method of payment for these services will be billed on a time-and-materials basis, as identified in Consultant's attached/incorporated **Proposal**. The total price paid the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City**.**

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Consultant shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the City of itemized invoices for services completed. Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the City Controller Department at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

The Consultant is required to comply with all federal, state and local laws and ordinances applicable to the services provided under this Agreement.

As full and complete compensation for performance of all the services performed by the Consultant as described in Section 1 of this Agreement, City shall pay, and Consultant agrees to accept, a not-to-exceed maximum sum of **Thirty-Six-Thousand Four-Hundred Seventy-Eight Dollars ($36,478).**

Consultant agrees to provide all professional services at the following hourly rates:

Partner	$300.00
Manager	$250.00
Supervisory Staff	$200.00
Staff	$150.00

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, s, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement. Consultant will have the right to make one (1) copy of the Work Product for Consultant's records.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use, the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of

Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, subconsultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of Consultant's independent calling, and not as an employee of City. The persons used by Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights.

The payment made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or contractor of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination;

rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, subconsultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the above-designated insureds except for Workers Compensation and Professional Liability (i.e. errors and omissions insurance). Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. $1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Automobile Liability. $1,000,000 combined single-limit per accident for bodily injury and property damage.

11.3 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of $1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.4 Professional Liability. Errors and omissions liability appropriate to Consultant’s profession with limits of not less than $1,000,000 per claim. The coverage shall also provide an extended two (2) year period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance and Automobile Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as **“additional insureds”** with respect to liability arising out of the activities of the Consultant. Any failure to comply with provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant shall furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant

will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. Federal and State Withholding Taxes. Consultant shall be responsible for paying when due all federal and state income withholding taxes for all earning under this Agreement. Consultant agrees to indemnify City for any claims, costs, losses, fees, penalties, interest, or damages suffered by City resulting from Consultant's failure to comply with this provision.

16. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations.

17. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Consultant has performed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at the project site, at Consultant's place of business, or at the offices of a subconsultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering thirty (30) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

18. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

19. Claims And Lawsuits. By signing this Agreement, Consultant agrees that any Agreement claim submitted to City must be asserted as part of the Agreement process as set forth in this Agreement and not in anticipation of litigation or in conjunction with litigation. Consultant acknowledges that if a false claim is submitted to City by Consultant, it may be considered fraud and Consultant may be subject to criminal prosecution. Consultant acknowledges that California Government Code sections 12650 *et seq.*, the False Claims Act, applies to this Agreement and, provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of information. If City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees. Consultant acknowledges that the filing of a false claim may subject Consultant to an administrative proceeding as the result of which Consultant may be prevented to act as a Consultant on any public work or improvement for a period of up to five (5) years. Consultant acknowledges debarment by another jurisdiction is grounds for City to terminate this Agreement.

20. Certifications. The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and
- are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this contract. Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Joshua Giosa, CPA, Partner **(Date)**

21. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

22. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

23. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

24. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

25. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

26. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the

City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

27. Confidentiality. All documents, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the Services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

28. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

29. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

TO CONSULTANT:
Price Paige & Company.
570 Magnolia Avenue, Suite 100
Clovis, CA. 93611
Attn: Joshua Giosa, CPA, Partner
(559) 299-9540

TO CITY:
CITY OF COMPTON
205 South Willowbrook Avenue
Compton, California 90220
Attn: Sharon Rahban Navizadeh, City Controller
City Controller Department
(310) 605-5678

Note: A copy of any notice provided to the Director shall also be provided to: City Manager, 205 South Willowbrook Avenue, Compton, California 90220.

30. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, Consultant has executed this Agreement, and the City, by its City Manager, who is authorized to do so, has executed this Agreement.

PRICE PAIGE & COMPANY

Dated: _____ **By _____**
Joshua Giosa, CPA, Partner

CITY OF COMPTON
Recommended for Approval:

By _____ **Dated: _____**
Sharon Rahban Navizadeh, City Controller
City Controller Department

Approved by:

Dated: _____ **By _____**
Willie A. Hopkins Jr., City Manager

Approved as to form:

By _____ **Dated: _____**
Eric Perrodin, City Attorney

ATTEST:

Dated: _____ **By _____**
Satra Zurita, City Clerk

July 22, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMPTON FIRE DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER TO THE CITY OF DOWNEY FOR FIRE AND EMERGENCY MEDICAL DISPATCHING SERVICES ($800,000)**

SUMMARY

Adoption of this resolution by the City Council will authorize the City Manager to establish a purchase order in the amount of Eight Hundred Thousand Dollars ($800,000.00) for the City of Downey to provide Fire and Emergency Medical Services dispatching services for the Compton Fire Department during Fiscal Year 2025-2026. The purchase order will provide funds to cover anticipated invoices for Fire and Emergency dispatching services that are generated quarterly for the Fiscal Year 2025-2026.

BACKGROUND

The Compton Fire Department ("Department") has been a member of the Joint Powers Association ("JPA") for a number of years. Through the JPA, each member entity (i.e. the cities of Downey, Santa Fe Springs and Compton) contract to share in the costs of the infrastructural and operational services required to provide emergency communication and dispatch services. On January 17, 2017, the City Council authorized Compton's continued participation in this cooperative by adoption of Resolution No. 24,509, which approved a three (3) year (i.e. July 1, 2016 through June 30, 2019) agreement with the City of Downey, which provides, through its Communication Center, communication and dispatch services for emergency fire and medical response to the member cities. Pursuant to the terms of the agreement the term is automatically renewed for consecutive one (1) terms until terminated by one of the JPA parties by providing six (6) months advance written notice of termination. Agreeing to this provision assures that these vital and lifesaving services are not interrupted or discontinued due to inadvertent failure to timely renew the agreement.

STATEMENT OF ISSUE

911 Fire and Emergency Medical Services dispatching services are required to properly manage and direct responding units to an emergency and while on the scene of an emergency. This service is best delivered to the citizens of Compton through the JPA where all the needed aspects of a communications center are best done through shared processes.

The current year of the agreement began July 1, 2025. In accordance with the terms of the agreement, the City will be billed for its share of the costs quarterly, forty-five (45) days after each of the following intervals: September 31st, December 31st, March 31st and June 30th. Since the fourth (4th) quarter payment is not submitted to the City until 45 days after June 30th, the authorized purchase order should be held at least 60 days past the end of Fiscal Year 2025-2026 to assure that funds are available to pay the invoice.

ALTERNATIVE

The alternative is to find a new dispatching center and purchase the hardware and software that is required for their system. This alternative will cost the City a greater impact on the budget.

FISCAL IMPACT

The cost for services provided is based on a charge of Sixty-Three Dollars ($63.00) per call. Over the last several years, Compton has responded to more than 12,000 – 911 calls per year. Compton's cost for services to be rendered during Fiscal Year 2025-2026 is anticipated to be approximately $800,000.00.

Funds for this expenditure are available in the Fire Department's 2025-2026 Fiscal Year budget in Account No. 1001-690-000-4266.

RECOMMENDATION

Staff recommends that Council approve the attached Resolution.

RONERICK SIMPSON
FIRE CHIEF

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER TO THE CITY OF DOWNEY FOR FIRE AND EMERGENCY MEDICAL DISPATCHING SERVICES ($800,000)

WHEREAS, 911 Fire and Emergency Medical Services dispatching services are required to properly manage and direct responding units to an emergency and while on the scene of an emergency; and

WHEREAS, the Compton Fire Department ("Department") has been a member of the Joint Powers Association ("JPA") for a number of years, which provides each member entity (i.e. the cities of Downey, Santa Fe Springs and Compton) with the ability to share in the costs of the infrastructural and operational services required to provide emergency communication and dispatch services; and

WHEREAS, on January 17, 2017, the City Council authorized Compton's continued participation in this cooperative by adoption of Resolution No. 24,509, which approved a three (3) year (i.e. July 1, 2016 through June 30, 2019) agreement with the City of Downey, which provides, through its Downey Communication Center, communication and dispatch services for emergency fire and medical response to the JPA member cities; and

WHEREAS, pursuant to the terms of the agreement the term is automatically renewed for consecutive one (1) terms until terminated by one of the JPA parties by providing six (6) months advance written notice of termination; and

WHEREAS, the current year of the agreement began July 1, 2025 and in accordance with the terms of the agreement, the City will be billed for its share of the costs quarterly, forty-five (45) days after each of the following intervals: September 31st, December 31st, March 31st and June 30th; however, since the fourth (4th) quarter payment is not submitted to the City until 45 days after June 30th, the authorized purchase order should be held at least 60 days past the end of Fiscal Year 2024-2025 to assure that funds are available to pay the invoice; and

WHEREAS, over the last several years, Compton has responded to more than an approximate 12,000 – 911 calls per year and the cost for services provided is based on a charge of Sixty-Three Dollars ($63.00) per call; thus, staff estimates that the cost for services to be rendered during Fiscal Year 2025-2026 to be approximately $800,000.00; and

WHEREAS, funds for this expenditure are available in the Fire Department's 2025-2026 Fiscal Year budget.

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

Section 1. That the City Manager is hereby authorized to establish a purchase order in the amount of Eight Hundred Thousand Dollars ($800,000.00), which shall be held at least 60 days past the end of Fiscal Year 2025-2026, for the City of Downey for provision of Fire and Emergency Medical Services communication and dispatching services during the 2025-2026 Fiscal Year.

Section 2. That funds for this expenditure are available in the Fire Department's 2025-2026 Fiscal Year budget in Account No. 1001-690-000-4266.

Section 3. That a certified copy of this Resolution shall be provided to the City Clerk, City Manager, City Attorney, City Controller and the Fire Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, do hereby certify that the forgoing Resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAINS: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

ORIGINAL

AGREEMENT BETWEEN THE CITY OF DOWNEY AND THE CITY OF COMPTON FOR COMMUNICATION AND DISPATCH SERVICES

This Agreement ("Agreement") is made on this 1st, day of March, 2017 ~~2016~~ by and between the CITY OF DOWNEY ("DOWNEY") a California municipal corporation and charter city, and the CITY OF COMPTON ("CITY") , a California municipal corporation and collectively referred to herein as the "Parties".

WHEREAS, DOWNEY, to minimize the effect of fire and disaster and to provide the basis for effective mobilization and dispatch of all available firefighting and emergency medical resources, DOWNEY provides fire communication and dispatch services ("DOWNEY SYSTEM") to CITY;

WHEREAS, CITY desires to contract with DOWNEY to provide communication and dispatch services for emergency fire and medical response pursuant to the terms and conditions of this Agreement; and

WHEREAS, the Parties acknowledge that DOWNEY has substantial operational experience providing communication and dispatch services to local fire agencies and wishes to provide the services as described herein.

NOW, THEREFORE, the Parties agree as follows:

A. RESPONSIBILITIES OF DOWNEY. It shall be the responsibility of DOWNEY to operate the DOWNEY SYSTEM and to do all of the following:

1. Receive 911 and wireless emergency calls;
2. Transfer 911 and wireless emergency calls to other agencies as appropriate;
3. Receive 7-digit emergency and direct connect (ring-down,) calls on numbers/circuits maintained by Downey (if applicable);
4. Provide Teletypewriter Device (TTY) and foreign language translation;
5. Provide Emergency Medical Dispatch pre-arrival and life-saving protocols as established by the Priority Dispatch Corporation;
6. Enter incident information into computer aided dispatch system (CAD), including verified incident address/location, specific location information, informant's location, informant's telephone number, source code for call, basic EMD information, appropriate text and incident type codes;
7. Time stamp receipt of 911 calls, enter information into CAD, dispatch, and track status changes from mobile units. Electronically document all incident and pertinent non-incident information;
8. Review CAD recommended quantity and type of equipment and alert fire stations by electronic transmission;
9. Provide incident information via a hard copy printout (Rip-Run Printer), over mobile data system, over the voice system inside of the fire station, and broadcast vocal dispatch on designated frequency(ies);
10. Provide routine and emergency voice communications;
11. Track and record equipment status, location and availability;

12. Coordinate Area, Regional and specific agency Mutual Aid, Initial Action and Automatic Aid agreements for dispatch purposes only;
13. Formulate, dispatch and track Strike Team responses;
14. Provide CAD database, Records Management System (RMS), storage and standard reports;
15. Provide access to CAD information;
16. Provide access to unit histories;
17. Request and coordinate incident resources;
18. Coordinate station move-ups in accordance with Automatic and Mutual Aid agreements.
19. Provide staff notification by alarm level and/or incident type via wireless device;
20. Coordinate with other city departments and outside agencies as required;
21. Provide recording and retention of radio and telephone transmissions consistent with California law;
22. Provide management and supervision of the Downey Dispatch staff and system in the performance of this Agreement;
23. Provide an Annual Report of operations;
24. Provide access to the ReddiNet hospital status system;
25. Provide one Rip Run Printer at each fire station;
26. Provide privileges to the Area "E" web site;
27. Provide a cost per incident estimate for the following fiscal year to CITY by March 31st of each calendar year, including any Annual Contract Increase, if applicable.

B. RESPONSIBILITIES OF CITY. It shall be the responsibility of CITY to do all of the following:

1. Provide equipment and software which interface with the DOWNEY SYSTEM, (unless otherwise agreed to by all Parties), which include but are not limited to:
   (a) Telephone numbers and routing coordination with features consistent with the DOWNEY SYSTEM (9-1-1 and seven digit lines). Voice radio system comprised of a sufficient number of channels which adequately covers area of operation, using reliable equipment and sites.
   (b) Voice radio system comprised of a sufficient number of channels which adequately covers area of operation, using reliable equipment and sites.
   (c) Dispatching resources in all fire stations which receive and transmit voice and data signals with features consistent with the DOWNEY SYSTEM.
   (d) Reliable voice and data mobile radios and terminals in all fire apparatus, with capabilities and features consistent with the DOWNEY SYSTEM.
   (e) Reliable voice portable radios for all personnel, with the capabilities and features consistent with the DOWNEY SYSTEM.
   (f) Geographic file information suitable for entry into DOWNEY SYSTEM CAD, including street location data, including plot, city maps and other landmark/common place addresses, high value or brush areas, freeway information, and target hazards.
   (g) CITY may install special or extra telephone and/or electronic equipment in addition to the standard equipment required by this Agreement. CITY shall

be responsible for obtaining prior approval from DOWNEY for such installations. CITY shall pay for all installations in their entirety.

2. Provide listing of all apparatus, including radio designations, cross-staffed manned units and special response vehicles.
3. Provide dispatch tables, algorithms, file protocols, dispatch recommendations, and move-ups to formulate dispatch recommendations.
4. Provide Fire Department personnel list including titles, radio call signs, office and home phone numbers, and cellular telephone numbers.
5. Provide a list of key City personnel and telephone directory.
6. Provide a list of receiving hospitals and access method for paramedics.
7. Provide copies of mutual aid, automatic aid, initial action or other inter-agency agreements.
8. Provide initial and ongoing DOWNEY SYSTEM training to all radio users.
9. Provide copies of FCC licenses, if applicable.
10. Comply with DOWNEY SYSTEM Policies.
11. Use DOWNEY SYSTEM incident type codes, priorities and categories.

C. INFORMATION TECHNOLOGY SUPPORT

RESPONSIBILITIES OF DOWNEY. It shall be the responsibility of DOWNEY to do all of the following:

1. Provide technical assistance to CITY with connectivity to the DOWNEY Maintain and secure all critical hardware and software providing services to the DOWNEY SYSTEM. This includes, but is not limited to, regularly scheduled maintenance of routers, switches, servers, and firewalls. CITY will be given prior notice of all scheduled maintenance via email or phone.
2. Provide I.T. assistance by phone, remote assistance, or onsite if needed. All I.T. related service request(s) shall be submitted to: ITSupport@areaefire.org. Urgent or emergency requests can be initiated by calling (562) 904-7266 during regular business hours, M-F 7:30am - 5:30pm. After hours support or emergency I.T requests can be arranged if work cannot be completed during regular business hours.
3. Provide Terminal Services access to FDM software.
4. Provide VPN access from Mobile Data Computer (MDC) to Mobile-CAD and Mobile-RMS.
5. Provide Rip and Run printer network connectivity.
6. Provide network connectivity to Pre-Alert System.

RESPONSIBILITIES OF CITY. It shall be the responsibility of CITY to do all of the following:

1. CITY shall maintain and secure its computer equipment that provides connection to the DOWNEY SYSTEM with industry standard levels of security. This includes but is not limited to: anti-virus software which is maintained and updated regularly, regular updating of security patches and

"hotfixes" to agency computer and operating systems such as: Adobe, Flash, Java, Silverlight, Office suite, Internet browser, and any application used on the device to connect to the DOWNEY SYSTEM. CITY staff shall be responsible for proper operation of all connected computer equipment to the DOWNEY SYSTEM. Equipment and devices shall be checked for errors and Internet connectivity prior to contacting DOWNEY for support. Such equipment includes Mobile Devices, Laptops, Desktop workstations and/or any equipment connecting to the DOWNEY SYSTEM.

2. Approved mobile devices requiring access to the DOWNEY SYSTEM (Mobile Data Computer, laptops, tablets) shall be assigned a static IP address. Failure to comply will result in denial of access to the DOWNEY SYSTEM.

3. Notify DOWNEY of any changes to Mobile device IP address assignments or ISP carrier change(s) prior to implementation. Submit all information to ITSupport@areaefire.org

4. Provide VLAN and IP subnet(s) including topology drawings of your Agencies network(s) in order to meet and comply with the DOWNEY SYSTEMS' security standards and protocols.

5. CITY shall allow the DOWNEY SYSTEM access to the following systems: RipRun printers, Pre-Alert System, Fire Station computer workstations for Terminal Services (FDM) access, network printers and network share folders.

6. Maintain consumable supplies (paper, ink, toners, etc.) and provide regular maintenance of assigned RipRun Printers at each Fire station.

7. Notify DOWNEY regarding any disruption of services or scheduled maintenance of communications equipment or software upgrades.

D. TERM

This Agreement shall become effective on July 1, 2016, or on the date that the dispatching begins, whichever is earlier, ("EFFECTIVE DATE"). The Agreement shall remain operative and effective for three (3) years from the EFFECTIVE DATE, ("INITIAL TERM") or until terminated in accordance with the termination provisions herein, whichever occurs earlier. Unless terminated earlier, after the expiration of the INITIAL TERM, this Agreement shall thereafter be automatically renewed for consecutive one year terms for an indefinite period of time, without further action by the Parties hereto, until or unless terminated in accordance with the termination provisions herein.

E. TERMINATION

1. DOWNEY, acting by majority vote, may terminate this Agreement with CITY by giving written notice of such intent to CITY at least six (6) months prior to the effective date of such termination.

2. CITY may terminate this Agreement by giving written notice of such intent to DOWNEY at least six (6) months prior to the effective date of such termination.

F. COSTS AND BILLING STRUCTURE

1. **Per Incident Charge.** Beginning with the EFFECTIVE DATE and until July 1, 2019, CITY shall be charged on a per incident cost formula. Per Incident Costs for Fiscal Year (FY) 2016-17 is $63.00. Cost per Incident includes all dispatched incidents within the CITY and any mutual and automatic aid responses outside of the DOWNEY SYSTEM.

2. **Annual Contract Increase Calculation**. Each year the Cost per Incident fee may be increased by an amount not to exceed 5%. DOWNEY will include any annual contract increase in its proposed budget for the following fiscal year.

3. **Billing Cycle.** CITY shall be billed by written invoice for the services provided in this Agreement on a quarterly basis no later than forty five (45) days after the end of each fiscal quarter. All invoices shall be payable within thirty (30) days after receipt. The billing schedule is as follows:

4. **Fiscal Year Billing Quarters**

FY 1st Quarter (July 1 – September 31)
- Billed 45 days after end of quarter

FY 2nd Quarter (October 1 – December 31)
- Billed 45 days after end of quarter

FY 3st Quarter (January 1 – March 31)
- Billed 45 days after end of quarter

FY 4st Quarter (April 1 – June 30)
- Billed 45 days after end of quarter

5. **No Cost to DOWNEY.** Nothing in this Agreement shall be construed to require DOWNEY to incur any non-reimbursable cost and/or expense for the purpose of implementing this Agreement, or any of its provisions, or to require the DOWNEY SYSTEM to modify, alter, add to, remove or transform any of its existing equipment, system or facilities to implement any of the provisions of this Agreement. It is the intent of this Agreement, and the Parties acknowledge and agree, that any such changes, modifications or alterations shall be at the sole cost of CITY.

6. **Annual Budget Projection.** By March 31st of each calendar year, DOWNEY will provide CITY with a cost per incident estimate for the following fiscal year to CITY, including the Annual Contract Increase, if applicable.

G. INDEMNITY

1. **Assumption of Risk.** Each Party to this Agreement assumes full and sole responsibility for all risks of injury and damages, including damage to all operating equipment, arising from its own operation and use of, and its own

repairs and maintenance performed on the equipment and each shall be solely responsible for all claims, liability, loss, suits, damages, costs, and expenses (including attorneys, fees and costs of litigation) and personal injuries (including death at any time) resulting directly or indirectly from, or arising out of, its own operation and use of, and its own repairs and maintenance performed on the equipment and accessories. Each Party shall bear the full legal and financial responsibility for its own conduct, actions and omissions carried out in the performance of that Party's obligations and responsibilities under this Agreement.

2. Worker's Compensation. Worker's Compensation claims shall be paid by the employer of any injured worker, and subrogation rights against all Parties are expressly waived.

3. Liability for Mutual/Automatic Aid. Notwithstanding any other provisions of this Agreement and with respect to Section A.12, above, CITY shall indemnify, defend and hold harmless DOWNEY, and its officers, officials, employees, volunteers and any other public service provider, from and against any claims, damages, losses, expenses or liability, including death, injury or property damage, and including the costs of defense, arising out of the making of any calls, initiating any contract, or other actions or omissions relating to Area, Regional and/or specific agency mutual aid and/or automatic aid whenever such aid is contacted or otherwise summoned to respond from outside of the jurisdiction of CITY. The Parties acknowledge and agree that whenever such mutual aid and/or automatic aid is contacted or otherwise summoned by DOWNEY, such contact is made as a courtesy in order to facilitate the implementation of such mutual aid and/or automatic aid and is not intended to create any liability on the part of DOWNEY or any public service provider which provides such mutual air or automatic aid.

H. INSURANCE.

a. CITY's Insurance.

(1) Minimum Scope of Coverage.

CITY shall procure and maintain for the duration of the Agreement insurance or comparable coverage through a Joint Powers Authority (JPA) against claims for injuries to persons or damages to property which may arise from or in connection with the performance of this Agreement and the results of that work by CITY, its officials, officers, employees, agents and volunteers.

Coverage shall be at least as broad as:

- **Commercial General Liability** (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$5,000,000** per occurrence.
- **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, covering hired, (Code 8) and non-owned autos (Code 9), with limit no less than **$5,000,000** per accident for bodily injury and property damage.

- **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.
- **Professional Liability (Errors and Omissions):** Insurance appropriates to the Contractor's profession, with limit no less than **$1,000,000** per occurrence or claim, **$2,000,000** aggregate.

If CITY maintains broader coverage and/or higher limits than the minimums shown above, DOWNEY shall be entitled to the broader coverage and/or higher limits maintained by CITY.

(2) Other Insurance Provisions.

The coverages provided are to contain, or be endorsed to contain, the following provisions:

i. ***Additional Insured/ Additional Covered Party Status***

DOWNEY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds/covered parties on the CGL policy or Liability Memorandum of Coverage with respect to liability arising out of work or operations performed in accordance with this Agreement, including materials, parts or equipment furnished in connection with such work or operations. This coverage can be provided in the form of an endorsement to the CITY coverage (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms, if later revisions used).

ii. ***Primary Coverage***

For any claims related to this Agreement, CITY's coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects to DOWNEY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by DOWNEY, its officers, officials, employees, agents or volunteers shall be excess of CITY's coverage and shall not contribute with it.

(3) Notice of Cancellation

Coverage shall not be canceled, except with notice to DOWNEY.

(4) Waiver of Subrogation

CITY hereby grants to DOWNEY a waiver of any right to subrogation which any insurer or JPA providing liability coverage to DOWNEY which said CITY may acquire against DOWNEY by virtue of the payment of any loss under such insurance or liability coverage. CITY agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not DOWNEY has received a waiver of subrogation endorsement from CITY or the insurer/ coverage provider.

(5) Self-Insured Retentions

Self-insured retentions must be declared.

(6) Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to DOWNEY. Coverage placed through a JPA must be with a JPA that has been accredited with excellence by the California Association of Joint Powers Authorities (CAJPA) or equivalent.

(7) Verification of Coverage

CITY shall furnish DOWNEY with original certificates and amendatory endorsements or copies of the applicable coverage language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by DOWNEY before performance of this Agreement commences. However, failure to obtain the required documents prior to the work beginning shall not waive CITY's obligation to provide them. DOWNEY reserves the right to require complete, certified copies of all required insurance policies, or JPA coverage memoranda including endorsements required by these specifications, at any time.

(8) Special Risks or Circumstances

DOWNEY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, coverage, or other special circumstances.

b. DOWNEY's Insurance.

(1) Minimum Scope of Coverage.

DOWNEY shall procure and maintain for the duration of the Agreement insurance or comparable coverage through a Joint Powers Authority (JPA) against claims for injuries to persons or damages to property which may arise from or in connection with the performance of this Agreement and the results of that work by DOWNEY, its officials, officers, employees, agents and volunteers.

Coverage shall be at least as broad as:

- **Commercial General Liability** (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$5,000,000** per occurrence.
- **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, covering hired, (Code 8) and non-owned autos (Code 9), with limit no less than **$5,000,000** per accident for bodily injury and property damage.
- **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.
- **Professional Liability (Errors and Omissions):** Insurance appropriates to the Contractor's profession, with limit no less than **$1,000,000** per occurrence or claim, **$2,000,000** aggregate.

If DOWNEY maintains broader coverage and/or higher limits than the minimums shown above, CITY shall be entitled to the broader coverage and/or higher limits maintained by DOWNEY.

(2) Other Insurance Provisions.

The coverages provided are to contain, or be endorsed to contain, the following provisions:

i. ***Additional Insured/ Additional Covered Party Status***

CITY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds/covered parties on the CGL policy or Liability Memorandum of Coverage with respect to liability arising out of work or operations performed in accordance with this Agreement, including

materials, parts or equipment furnished in connection with such work or operations. This coverage can be provided in the form of an endorsement to the DOWNEY coverage (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms, if later revisions used).

ii. ***Primary Coverage***

For any claims related to this Agreement, DOWNEY's coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects to CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by CITY, its officers, officials, employees, agents or volunteers shall be excess of DOWNEY's coverage and shall not contribute with it.

(3) Notice of Cancellation

Coverage shall not be canceled, except with notice to CITY.

(4) Waiver of Subrogation

DOWNEY hereby grants to CITY a waiver of any right to subrogation which any insurer or JPA providing liability coverage to DOWNEY which said DOWNEY may acquire against CITY by virtue of the payment of any loss under such insurance or liability coverage. DOWNEY agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not CITY has received a waiver of subrogation endorsement from DOWNEY or the insurer/ coverage provider.

(5) Self-Insured Retentions

Self-insured retentions must be declared.

(6) Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to CITY. Coverage placed through a JPA must be with a JPA that has been accredited with excellence by the California Association of Joint Powers Authorities (CAJPA) or equivalent.

(7) Verification of Coverage

DOWNEY shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable coverage language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by CITY before performance of this Agreement commences. However, failure to obtain the required documents prior to the work beginning shall not waive DOWNEY's obligation to provide them. CITY reserves the right to require complete, certified copies of all required insurance policies, or JPA coverage memoranda including endorsements required by these specifications, at any time.

(8) Special Risks or Circumstances

CITY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, coverage, or other special circumstances.

I. EQUIPMENT

1. Purchase and Maintenance of Equipment. CITY shall purchase, install, test and maintain the following equipment and hardware: Fire Alerting System; Mobile Data Computers (MDC), Mobile Radios, Portable Radios, Personnel Alerting, and any

other Downey approved systems. In addition to the equipment, CITY shall be solely responsible for the cost of any additional or related equipment or hardware needed to implement this Agreement. This includes, but is not limited to, installation, testing, light/audio relays, shipping, insurance, taxes, antennas, coax, public address systems, speakers, power supplies or any other Downey approved equipment.

2. Radio Backbone Ownership. Title and ownership of the radio backbone including, but not limited to, base stations, repeaters, microwave and related equipment shall belong to DOWNEY.

J. GENERAL PROVISIONS

1. Entire Agreement. This Agreement supersedes any and all other Agreements, either oral or in writing, between the Parties hereto with respect to the subject matter hereof, and no other Agreement, statement, or promise relating to the subject matter of the Agreement which is not contained herein shall be valid or binding. In interpreting this Agreement and resolving any ambiguities, this Agreement will take precedence over any cover page or attachments.

2. Interpretation. This Agreement is the product of negotiation and compromise on each Party's part. Every provision in this Agreement shall be interpreted as though the Parties equally participated in its drafting. Therefore, notwithstanding the provisions in California *Civil Code* Section 1654 to the contrary, if this Agreement's language is uncertain, the Agreement shall not be construed against the Party causing the uncertainty to exist.

3. Governing Law. The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereunder, shall be governed by the laws of the State of California.

4. Severability. Should any part, term or provision of this Agreement or any document required herein to bet executed be declared invalid, void or unenforceable, all remaining parts, terms and provisions hereof shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby.

5. Attorneys' Fees. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which he/she/it may be entitled. "Prevailing party" means a party who dismisses the action or proceeding in exchange for payment of a sum(s) allegedly due; performance of the term(s) or covenant(s) allegedly breached or violated; or consideration substantially equal to the relief sought in the action.

6. Waiver of Breach. The waiver of either Party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision.

7. **Assignment.** Nothing under this Agreement shall be construed to give any rights or benefits to any party other than DOWNEY and CITY. All duties and responsibilities under this Agreement shall be for the sole and exclusive benefit of DOWNEY and CITY, and not for the benefit of any other party. CITY shall not assign any right or interest in this Agreement, and shall not delegate any duty owed, without DOWNEY's prior written consent. Any attempted assignment or delegation shall be void and totally ineffective for all purposes, and shall constitute a material beach upon which DOWNEY may immediately terminate or suspend this Agreement. In the event DOWNEY consents to an assignment or delegation, the assignee, delegate, or its legal representative shall agree in writing to personally assume, perform and be bound by this Agreement's covenants, conditions, obligations and provisions.

8. **Successors and Assigns.** Subject to the provisions regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the respective parties.

9. **Time is of the Essence.** Whenever a task is to be performed by CITY herein, the same shall be performed consistent with any time constraints set forth hereunder, including exhibits, time being considered of essence of this Agreement. Unless otherwise specified in this Agreement, all references to "days" refer to calendar days.

10. **Force Majeure.** None of the Parties shall be considered in default in the performance of their obligations hereunder or any of them, if such obligations were prevented or delayed by any cause, existing or future beyond the reasonable control of such Party which include but are not limited to acts of God, labor disputes or civil unrest. Any delays beyond the control of the Parties shall automatically extend the time schedule as set forth in this Agreement by the period of any such delay.

11. **Notices.** Notices hereunder must be in writing and, unless otherwise provided herein, shall be deemed validly given on the date either personally delivered to the address indicated below; or on the third (3rd) business day following deposit, postage prepaid, using certified mail, return receipt requested, in any U.S. Postal mailbox or at any U.S. Post Office; or when sent via facsimile to a Party at the facsimile number set forth below or to such other or further facsimile number provided in the notice sent under the terms of this paragraph, on the date of transmission of that facsimile. Should any of the Parties have a change of address, they shall immediately notify the other Parties in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box. All notices, demands or requests shall be given to the following addresses:

City of Downey:
11111 Brookshire Avenue
Downey, CA 90241
ATTN: Fire Chief
(562) 299-5400

City of Compton:
201 S. Acacia
Compton, CA, 90221
ATTN: Chief Bryan Batiste
(310)605-6500

12. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be an original, but all of which shall constitute one and the same document. Each of the Parties shall sign a sufficient number of counterparts, so that each Party will receive a fully executed original of this Agreement.

13. **Prior Agreements**. This Agreement supersedes all prior agreements between DOWNEY AND CITY for Dispatch Services.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year opposite each of their respective signatures.

CITY OF DOWNEY

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY OF COMPTON

2/9/17
City Manager

ATTEST:

2-9-17
City Clerk

APPROVED AS TO FORM:

1/31/17
City Attorney

JULY 22, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **WILLIE A. HOPKINS, JR.**
CITY MANAGER

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET AND POSITION CLASSIFICATION PLAN BY ADOPTING NEW AND AMENDED CLASSIFICATION SPECIFICATIONS FOR THE POSITIONS OF ASSISTANT CITY ENGINEER, ASSISTANT CIVIL ENGINEER, ASSISTANT WATER DEPARTMENT GENERAL MANAGER, ASSOCIATE CIVIL ENGINEER, CITY CLERK TECHNICIAN, ENVIRONMENTAL SERVICES COORDINATOR, FISCAL COORDINATOR, HOUSING DIRECTOR, HOUSING ELIGIBILITY SPECIALIST, MUNICIPAL LAW DIVISION CHIEF, PARATRANSIT DRIVER, PAYROLL SPECIALIST, PUBLIC INFORMATION SPECIALIST, PURCHASING MANAGER, SENIOR CIVIL ENGINEER, AND WATER DEPARTMENT GENERAL MANAGER**

SUMMARY

This resolution recommends amendments to the Fiscal Year 2025-2026 budget of the City of Compton to account for the anticipated salary funds of the positions of Housing Director, Paratransit Driver, and Public Information Specialist.

This resolution recommends adoptions to the Position Classification Plan by adopting the positions of City Clerk Technician, Fiscal Coordinator, Municipal Law Division Chief, Payroll Specialist, and Public Information Specialist.

This resolution also recommends amendments to the Position Classification Plan by amending the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, Environmental Services Coordinator, Housing Eligibility Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager.

BACKGROUND

Pursuant to Section 1103 to the City of Compton Charter, the City Manager shall make periodic studies of the classification and grading of positions and shall submit to the Personnel Board any desirable changes, which upon approval shall be referred to the City Council for final consideration and adoption.

The City Manager authorized a review of the City's current Position Classification Plan to adopt the new and amended classification specifications for the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, City Clerk Technician, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Municipal Law Division Chief, Payroll Specialist, Public Information Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager.

On March 13, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 3947 (AFSCME Local 3947), met, conferred, and agreed to adjust the salary range for the position of Paratransit Driver.

On July 8, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 3947 (AFSCME Local 3947), met, conferred, and agreed to amend the Position Classification Plan by adopting the positions of City Clerk Technician and Payroll Specialist and amending the positions of Housing Eligibility Specialist and Assistant Civil Engineer.

On July 9, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 2325 (AFSCME Local 2325), met, conferred, and agreed to amend the Position Classification Plan by adopting the position of Fiscal Coordinator and amending the positions of Assistant City Engineer, Assistant Water Department General Manager, Associate Civil Engineer, Environmental Services Coordinator, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager.

On July 17, 2025, the Personnel Board of the City of Compton approved these amendments to the Position Classification Plan and recommended approval of the amended and adopted classifications thereof to the City Council.

STATEMENT OF ISSUE

The Human Resources Department has experienced various challenges in recruiting and retaining qualified candidates for more than several positions. Recruitment efforts have resulted in prolonged postings—some remaining open for up to three months—without successful placement. Additionally, retention rates for hired candidates into these classifications have been low, contributing to service disruptions. The limited applicant pool and competitive labor market necessitate salary and job specification adjustments to improve candidate attraction and retention.

After review, Staff has determined it to be fair and necessary to amend the Fiscal Year 2025-2025 budget account for the positions of Housing Director, Paratransit Driver, and Public Information Specialist, and adopt and amend the classification specifications of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, City Clerk Technician, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Municipal Law Division Chief, Payroll Specialist, Public Information Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager.

FISCAL IMPACT

There is no anticipated fiscal impact that will result from approving the adoptions and amendments to the classification specifications of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Payroll Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager, as the salary funds for these positions are accounted for within the City of Compton's Fiscal Year 2025-2026 budget.

There is no fiscal impact that will result from amending the salary range for the position of Paratransit Driver, as the salary fund for this position are accounted for within the City of Compton's Fiscal Year 2025-2026 budget. The cost difference for filling three (3) vacancies at the new rate will be $60,604.20.

There is a low fiscal impact that will result from adopting the classification specifications of City Clerk Technician, as there is a current vacancy for the position of Deputy City Clerk within the Office of the City Clerk.

There is a low fiscal impact that will result from adopting the classification specifications of Municipal Law Division Chief, as there are current vacancies for Attorney positions within the Mayor & Council in addition to the anticipated hiring timeframe offsetting this difference in funded salary.

There is a moderate fiscal impact that will result from amending the Fiscal Year 2025-2026 budget and adopting the classification specifications of Public Information Specialist, as there will be a decrease in appropriations of $30,000.00 in Account 1001-510-000-4262 (City Manager – Other Professional Services) and an increase in appropriations of $30,000.00 in Account 1001-510-000-4101 (City Manager – Salaries (Permanent)) in the City Manager's budget to account for the salary fund of this position.

There is a moderate fiscal impact that will result from amending the Fiscal Year 2025-2026 budget to account for the anticipated salary fund of the position of Housing Director, as there will be an increase in appropriations of $127,271.40 in the Local Housing

Authority Fund and an increase in appropriations of $127,271.40 in Account 6000-780-000-4101 (Salaries – Permanent).

RECOMMENDATION

It is recommended that the City Council approve and adopt the attached Resolution to amend the Fiscal Year 2025-2026 budget and Position Classification Plan.

TAQUAN JONES
HUMAN RESOURCES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET AND POSITION CLASSIFICATION PLAN BY ADOPTING NEW AND AMENDED CLASSIFICATION SPECIFICATIONS FOR THE POSITIONS OF ASSISTANT CITY ENGINEER, ASSISTANT CIVIL ENGINEER, ASSISTANT WATER DEPARTMENT GENERAL MANAGER, ASSOCIATE CIVIL ENGINEER, CITY CLERK TECHNICIAN, ENVIRONMENTAL SERVICES COORDINATOR, FISCAL COORDINATOR, HOUSING DIRECTOR, HOUSING ELIGIBILITY SPECIALIST, MUNICIPAL LAW DIVISION CHIEF, PARATRANSIT DRIVER, PAYROLL SPECIALIST, PUBLIC INFORMATION SPECIALIST, PURCHASING MANAGER, SENIOR CIVIL ENGINEER, AND WATER DEPARTMENT GENERAL MANAGER

WHEREAS, pursuant to Section 1103 to the City of Compton Charter, the City Manager shall make periodic studies of the classification and grading of positions and shall submit to the Personnel Board any desirable changes, which upon approval shall be referred to the City Council for final consideration and adoption; and

WHEREAS, the City Manager authorized a review of the City's current Position Classification Plan to adopt the new and amended classification specifications for the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, City Clerk Technician, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Municipal Law Division Chief, Payroll Specialist, Public Information Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager; and

WHEREAS, on March 13, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 3947 (AFSCME Local 3947), met, conferred, and agreed to adjust the salary range for the position of Paratransit Driver; and

WHEREAS, on July 8, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 3947 (AFSCME Local 3947), met, conferred, and agreed to amend the Position Classification Plan by adopting the positions of City Clerk Technician and Payroll Specialist and amending the positions of Housing Eligibility Specialist and Assistant Civil Engineer; and

WHEREAS, on July 9, 2025, the City of Compton and representatives of the applicable employee bargaining Union, the American Federation of State, County and Municipal Employees 2325 (AFSCME Local 2325), met, conferred, and agreed to amend the Position Classification Plan by adopting the position of Fiscal Coordinator and amending the positions of Assistant City Engineer, Assistant Water Department General Manager, Associate Civil Engineer, Environmental Services Coordinator, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager; and

WHEREAS, on July 17, 2025, the Personnel Board of the City of Compton approved these amendments to the Position Classification Plan and recommended approval of the amended and adopted classifications thereof to the City Council; and

WHEREAS, the Human Resources Department has experienced various challenges in recruiting and retaining qualified candidates for more than several positions, as recruitment efforts have resulted in prolonged postings—some remaining open for up to three months—without successful placement; and

WHEREAS, retention rates for hired candidates into these classifications have been low, contributing to service disruptions, and the limited applicant pool and competitive labor market necessitate salary and job specification adjustments to improve candidate attraction and retention; and

WHEREAS, the salary funds for the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Paratransit Driver, Payroll Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager are accounted for within the City of Compton's Fiscal Year 2025-2026 budget; and

WHEREAS, the salary fund for the position of City Clerk Technician is anticipated to be available within the Fiscal Year 2025-2026 budget of the City Clerk's Office, as there is a current vacancy for the position of Deputy City Clerk within the Department; and

WHEREAS, the salary fund for the position of Municipal Law Division Chief is anticipated to be available within the Fiscal Year 2025-2026 budget of the Mayor & Council, as there are current vacancies for Attorney positions in addition to the anticipated hiring timeframe offsetting this difference in funded salary; and

WHEREAS, the salary fund for the position of Public Information Specialist is anticipated to be available within the Fiscal Year 2025-2026 budget of the City Manager's Office, as there will be a modification to increase expenditures to fund this salary.

WHEREAS, the anticipated salary fund for the position of Housing Director is anticipated to be available within the Fiscal Year 2025-2026 budget of the Department of Community Development, as there will be a modification to increase expenditures to fund this salary.

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

SECTION 1. That the City Manager is hereby authorized to approve an amendment to the Position Classification Plan by adopting the new and amended classification specifications for the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, City Clerk Technician, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Payroll Specialist, Public Information Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager.

SECTION 2. That the salary funds for the positions of Assistant City Engineer, Assistant Civil Engineer, Assistant Water Department General Manager, Associate Civil Engineer, City Clerk Technician, Environmental Services Coordinator, Fiscal Coordinator, Housing Eligibility Specialist, Municipal Law Division Chief, Paratransit Driver, Payroll Specialist, Public Information Specialist, Purchasing Manager, Senior Civil Engineer, and Water Department General Manager are readily available in the City of Compton's Fiscal Year 2025-2026 budget.

SECTION 3. That the City Manager is hereby authorized to approve an amendment to the Fiscal Year 2025-2026 budget by establishing a decrease in appropriations of Thirty Thousand Dollars ($30,000.00) in Account 1001-510-000-4262 (City Manager – Other Professional Services) and an increase in appropriations of Thirty Thousand Dollars ($30,000.00) in Account 1001-510-000-4101 (City Manager – Salaries

(Permanent)) in the City Manager's budget to account for the salary fund of the position of Public Information Specialist, amended as follows:

Decrease in Appropriations	**Account Description**	**Amount**
1001-510-000-4262	City Manager – Other Professional Services	$30,000.00
Increase in Appropriations	**Account Description**	**Amount**
1001-510-000-4101	City Manager – Salaries (Permanent)	$30,000.00

SECTION 4. That the City Manager is hereby authorized to approve an amendment to the Fiscal Year 2025-2026 budget by establishing an increase in appropriations of One Hundred Twenty-Seven Thousand, Two Hundred Seventy-One Dollars, and Forty Cents ($127,271.40) in the Local Housing Authority Fund and an increase in appropriations of One Hundred Twenty-Seven Thousand, Two Hundred Seventy-One Dollars, and Forty Cents ($127,271.40) in Account 6000-780-000-4101 (Salaries – Permanent) to account for the anticipated salary fund of the position of Housing Director, amended as follows:

Increase in Appropriations	**Account Description**	**Amount**
Local Housing Authority Fund	Fund Balance	$127,271.40
Increase in Appropriations	**Account Description**	**Amount**
6000-780-000-4101	Salaries - Permanent	$127,271.40

SECTION 5. That copies of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, Legal Division, and Human Resources Department.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON:SS

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN:COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

HUMAN RESOURCES
205 S. Willowbrook Avenue, Compton, CA 90220

Web site: www.comptoncity.org
Human Resources: (310) 605-5535
Fax: (310) 605-5536

MEET AND CONFER

CITY OF COMPTON
AND
AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES
(AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **revision of the Water Department Assistant General Manager** job classification. Both parties agreed to the below outlined specifications:

GENERAL PURPOSE:

Revised Classification:

Under administrative direction of the Water Department General Manager, the Assistant General Manager assists with planning, organizing, coordinating, and evaluating all personnel and operations of the Water Department, including water utility maintenance, customer service, capital improvement programs, and infrastructure. **This revised classification includes the added responsibility of assisting with oversight of the City's solid waste collection and recycling programs and related grant-funded programs.**

SUPERVISION RECEIVED/EXERCISED:

Revised Classification:

Reports to the Water Department General Manager. May supervise departmental staff or serve in a lead capacity over divisions or major functional areas.

PRIMARY DUTIES AND RESPONSIBILITIES:

Revised Classification:

- Assists with water utility operations including infrastructure maintenance, emergency repairs, and capital projects.
- Coordinates development and implementation of maintenance schedules.
- Represents the department to elected officials, external agencies, and environmental regulatory bodies.
- Investigates and resolves complex customer service or compliance issues.
- Leads or supports staff development, performance evaluation, and disciplinary processes.
- Prepares and presents reports, correspondence, and recommendations to the City Manager, Council, or General Manager.

- Collaborates with other departments and external partners to ensure regulatory compliance and interdepartmental coordination.
- Composes, edits, and approves reports and requests for Council action.
- Participates in civic events, boards, and professional groups on behalf of the department.
- **Added Duty:** Assists with the oversight of the City's **solid waste and trash collection and recycling programs, waste reduction, and related grant-funded programs** to ensure **environmental compliance** and satisfaction of **contractual and community service expectations.**
- Performs other related duties as assigned.

MINIMUM QUALIFICATIONS, Education and Experience:

- Bachelor's degree in Civil Engineering or a related field.
- Minimum of five (5) years of responsible experience in water utility operations, construction, or public works, including at least three (3) years in a supervisory capacity.
- Experience in solid waste/recycling or grant-funded program administration is desirable.

LICENSES AND CERTIFICATIONS:

- Valid California Class C Driver's License required.

SALARY RANGE:
The agreed salary range for the Water Department Assistant General Manager classification is **168A**.

The City and the Union hereby agree to the above specifications for the Water Department Assistant General Manager job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 Jul 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

_____

Bob Adams
AFSCME 2325 Business Agent

Date: _____

This agreement by the parties is subject to City Council's approval.

HUMAN RESOURCES
205 S. Willowbrook Avenue, Compton, CA 90220

Web site: www.comptoncity.org
Human Resources: (310) 605-5535
Fax: (310) 605-5536

MEET AND CONFER

CITY OF COMPTON
AND
AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES
(AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **revision of the Associate Civil Engineer** job classification. Both parties agreed to the below outlined update:

GENERAL PURPOSE:
No Change from Existing Classification.

SUPERVISION RECEIVED/EXERCISED:
No Change from Existing Classification.

DISTINGUISHING CHARACTERISTICS:
Revised Classification:
Revised to note Assistant Civil Engineer, replacing "Assistant City Engineer".

PRIMARY DUTIES AND RESPONSIBILITIES:
No Change from Existing Classification.
(Full list retained in classification spec; unchanged.)

MINIMUM QUALIFICATIONS, Education and Experience:
No Change from Existing Classification:

LICENSES AND CERTIFICATIONS:
Revised Classification:

- **Registration as an Engineer-in-Training (E.I.T.) by the California Board for Professional Engineers and Land Surveyors is now required.**

SALARY RANGE:
No Change from Existing Classification.

The City and the Union hereby agree to the above specifications for the Associate Civil Engineer job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

Bob Adams
AFSCME 2325 Business Agent

Date: _____

This agreement by the parties is subject to City Council's approval.

HUMAN RESOURCES
205 S. Willowbrook Avenue, Compton, CA 90220
Web site: www.comptoncity.org
Human Resources: (310) 605-5535
Fax: (310) 605-5536

MEET AND CONFER

CITY OF COMPTON
AND
AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES
(AFSCME LOCAL 3947)

On July 8, 2025 the City of Compton (City) and AFSCME, Local 3947 (the Union) met and agreed to the establishment of the City Clerk Technician job classification. Both parties agreed to the below outlined job specifications:

GENERAL PURPOSE:
New Position Creation:
The City and the Union acknowledge the establishment of the City Clerk Technician position within the City Clerk's Office. This position performs technical and administrative support functions in the areas of records management, elections support, public records, council agenda processing, and general departmental operations.

SUPERVISION RECEIVED/EXERCISED:
New Position Creation:
The City Clerk Technician reports to the City Clerk, Chief Deputy City Clerk, or Deputy City Clerk. The position does not supervise other personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:
New Position Creation:
The City Clerk Technician supports the day-to-day operations of the City Clerk's Office by maintaining official records, assisting with City Council agenda preparation, coordinating election-related activities, processing public records requests, notarizing documents, managing office expenditures, and providing front counter customer service. The role also includes document research, proofreading, and coordination with other departments regarding legislative and administrative documents.

MINIMUM QUALIFICATIONS, Education and Experience:
New Position Creation:

- High school diploma or equivalent required.
- Minimum of two (2) years of clerical or administrative experience, preferably in a municipal or government setting.

- Possession of a valid California Class C Driver's License required.
- Possession of a California Notary Public commission within the probationary period.
- Progress toward Certified Municipal Clerk (CMC) designation is desirable.

SALARY RANGE:
New Position Creation:
The agreed salary range for the City Clerk Technician classification is 122A.

The City and the Union hereby agree to the above specifications for the City Clerk Technician job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Danielle Stowers
AFSCME 3947 President

Date: 7-14-2025

Michelle Blue
AFSCME 3947 Secretary

Date: 9/14/25

Cory Cordova
AFSCME 3947 Business Agent

Date: _____

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MEET AND CONFER

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(AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **creation of the Environmental Services Coordinator** job classification. Both parties agreed to the below outlined job specifications:

GENERAL PURPOSE:
New Position Creation:
Under general supervision of the Water Department General Manager or designee, the Environmental Services Coordinator manages the City's solid waste collection and recycling programs, including grant-funded programs. This role ensures contractor compliance with environmental regulations, investigates escalated service complaints, and performs related duties as assigned.

SUPERVISION RECEIVED/EXERCISED:
New Position Creation:
Reports to the Water Department General Manager or designee. May supervise assigned support personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:
New Position Creation:

- Oversees and oversees the City's solid waste, trash collection, recycling, and waste reduction programs.
- Ensures environmental compliance and customer service standards are met through monitoring of contractor performance.
- Oversees grant-funded activities such as Used Oil Disposal and Recycling; develops and administers new grant programs.
- Investigates and resolves escalated commercial and residential service complaints.
- Oversees preparation of tax roll accounts and coordinates corrections with the County.
- Prepares reports and conducts analysis of solid waste performance and operational improvements.

- Coordinates community education and engagement activities related to environmental programs.
- Assists with budget development and invoice review; processes billing adjustments.
- Participates in the hiring, training, supervision, and evaluation of division staff.
- Prepares staff reports and correspondence for the General Manager, City Council, and outside agencies.
- Performs related duties as required.

MINIMUM QUALIFICATIONS, Education and Experience:
New Position Creation:

- Bachelor's degree in Business, Public Administration, or related field.
- Minimum of five (5) years of experience in project or service contract management, customer relations, and budgeting.
- Equivalent combinations of training and experience may be considered.

LICENSES AND CERTIFICATIONS:
New Position Creation:

- Valid California Class C Driver's License required.

SALARY RANGE:
New Position Creation:
The agreed salary range for the Environmental Services Coordinator classification is **162**.

The City and the Union hereby agree to the above specifications for the Environmental Services Coordinator job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

_____

Bob Adams
AFSCME 2325 Business Agent

Date: _____

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MEET AND CONFER

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(AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **creation of the Fiscal Coordinator** job classification. Both parties agreed to the below outlined job specifications:

GENERAL PURPOSE:

New Position Creation:

The Fiscal Coordinator performs highly responsible and hands-on work related to the City's budget development, monitoring, reporting, and procurement coordination. This position supports the Budget Officer year-round in the City's fiscal operations and may provide oversight to junior staff within the Budget and Purchasing Division. The role also ensures alignment with the Controller's Office on financial tracking, reporting, and internal controls.

SUPERVISION RECEIVED/EXERCISED:

New Position Creation:

The position reports to the City Manager or designee. May supervise assigned personnel or serve in a lead worker capacity.

PRIMARY DUTIES AND RESPONSIBILITIES:

New Position Creation:

- Coordinate all phases of the annual and mid-year budget process with departments.
- Prepare budget documents, fiscal forecasts, and schedules for internal and external use.
- Monitor department spending, provide training, and support fiscal compliance.
- Liaise between the City Manager's Office and Controller's Office for budget implementation and tracking.
- Support development and administration of financial policies and internal controls.
- Track purchasing activities and procurement processes.
- Assist with grant tracking, compliance, and reporting.
- Prepare council-facing fiscal documents, including cost projections and budget amendments.
- Respond to audit and financial review requests.

- Maintain a year-round budget calendar and manage deadlines.
- Perform related duties as assigned.

MINIMUM QUALIFICATIONS, Education and Experience:
New Position Creation:

Bachelor's degree in Accounting, Finance, Business Administration, Public Administration, or related field.

- Minimum of three (3) years of progressively responsible municipal budgeting or fiscal administration experience.
- At least two (2) years of supervisory experience required.
- Experience with grants, procurement, and cross-department coordination is highly desirable.

LICENSES AND CERTIFICATIONS:
New Position Creation:

- Valid California Class C Driver's License required.
- Public finance certifications (CGFM, GFOA Budget Analyst, etc.) are desirable.

SALARY RANGE:
New Position Creation:
The agreed salary range for the Fiscal Coordinator classification is 140A

The City and the Union hereby agree to the above specifications for the Fiscal Coordinator job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

Bob Adams
AFSCME 2325 Business Agent

Date: _____

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(AFSCME LOCAL 3947)

On July 8, 2025, the City of Compton (City) and AFSCME, Local 3947 (the Union) met and agreed to a revision of the Housing Eligibility Specialist job classification. Both parties agreed to the below outlined changes:

GENERAL PURPOSE:
No Change from Existing Classification

SUPERVISION RECEIVED/EXERCISED:
Revised Classification:
The position reports to the Housing Services Supervisor and does not supervise other personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:
No Change from Existing Classification.

MINIMUM QUALIFICATIONS, Education and Experience:
No Change from Existing Classification.

REVISED LICENSES OR CERTIFICATIONS LANGUAGE:

- Must possess a valid California Class C Driver's License.
- Must obtain certification as a Section 8 Housing Choice Voucher Specialist (from a professional training organization recognized by the Department of Housing and Urban Development) **within 6 months of hire to remain employed with the City.**

UNION REPRESENTATION REVISION:
The Housing Eligibility Specialist classification shall now be represented by **AFSCME Local 3947**, rather than the previously assigned bargaining unit (LUMNSE).

SALARY RANGE:
No Change from Existing Classification.

The City and the Union hereby agree to the above modifications for the Housing Eligibility Specialist job

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Danielle Stowers
AFSCME 3947 President

Date: 7-14-2025

Michelle Blue
AFSCME 3947 Secretary

Date: 7/14/25

Cory Cordova
AFSCME 3947 Business Agent

Date: _____

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MEET AND CONFER
CITY OF COMPTON
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(AFSCME LOCAL 3947)

The City of Compton (City) and AFSCME Local 3947 (Union) met on **March 13, 2025** and agreed to adjust the salary range for the **Paratransit Driver** classification from **Range 69** to **Range 112**.

This adjustment is contingent upon **City Council approval** and will not take effect until formally adopted by the City Council. Upon approval, this change shall be incorporated into the MOA between the City and AFSCME Local 3947.

SALARY ADJUSTMENT

Position	Current Range	Proposed Range	Step E Annual Salary (Old)	Step E Annual Salary (New)
Paratransit Driver	69	112	$38,751.60	$58,566.00

The City and the Union hereby agree:

CITY:

Willie A. Hopkins Jr
City Manager

Date: 14 JUL 25

UNION:

Danielle Stowers
AFSCME 3947 President

Date: 7.14.2025

Michelle Blue
AFSCME 3947 Secretary

Date: 7/14/25

Cory Cordova
AFSCME 2325 Business Representative

Date:

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(AFSCME LOCAL 3947)

On December 17, 2024 the City of Compton (City) and AFSCME, Local 3947 (the Union) met and agreed to the establishment of the Payroll Specialist job classification. Both parties agreed to the below outlined job specifications:

GENERAL PURPOSE:
New Position Creation:
The City and the Union acknowledge the establishment of the Payroll Specialist position within the City Controller's Office. This position performs specialized and technical payroll functions, ensuring accuracy, compliance, and timely processing of the City's biweekly payroll.

SUPERVISION RECEIVED/EXERCISED:
New Position Creation:
The Payroll Specialist reports to the Payroll Supervisor and may provide functional guidance to other staff performing payroll-related duties. The position does not supervise staff.

PRIMARY DUTIES AND RESPONSIBILITIES:
New Position Creation:
The Payroll Specialist is responsible for preparing, auditing, and processing biweekly payroll for all city employees; maintaining and reconciling payroll records; ensuring compliance with applicable federal, state, and local payroll regulations; collaborating with the Human Resources Department on personnel actions affecting payroll; preparing tax filings and reports; handling garnishments and benefit deductions; assisting with audits; providing training and support to payroll backup staff; and making recommendations to improve payroll processes.

MINIMUM QUALIFICATIONS, Education and Experience:
New Position Creation:

- High school diploma or equivalent (GED) required.
- Two (2) years of payroll, accounting, or related experience; municipal payroll experience preferred.

- An Associate's degree in Accounting, Finance, Business Administration, or related field may substitute for one year of experience.
- Possession of a valid California Class C Driver's License may be required.
- Certified Payroll Professional (CPP) certification is desirable but not required.

SALARY RANGE:
New Position Creation:
The agreed salary range for the Payroll Specialist classification is 130A.

The City and the Union hereby agree to the above specifications for the Payroll Specialist job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Danielle Stowers
AFSCME 3947 President

Date: 7-14-2025

Michelle Blue
AFSCME 3947 Secretary

Date: 7/14/25

Cory Cordova
AFSCME 3947 Business Agent

Date: _____

This agreement by the parties is subject to City Council's approval.

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MEET AND CONFER

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(AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **revision of the Senior Civil Engineer** job classification. Both parties agreed to the below outlined update:

GENERAL PURPOSE:
No Change from Existing Classification.

SUPERVISION RECEIVED/EXERCISED:
No Change from Existing Classification.

DISTINGUISHING CHARACTERISTICS:
Revised Classification:
Revised to add Associate Civil Engineer, replacing "Associate Engineer".

PRIMARY DUTIES AND RESPONSIBILITIES:
No Change from Existing Classification.
(Full list retained in classification spec; unchanged.)

MINIMUM QUALIFICATIONS, Education and Experience:
No Change from Existing Classification:

LICENSES AND CERTIFICATIONS:
Revised Classification:

- **Registration as a Professional Engineer (P.E.) by the California Board for Professional Engineers and Land Surveyors is now required.**

SALARY RANGE:
No Change from Existing Classification.

The City and the Union hereby agree to the above specifications for the Senior Civil Engineer job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

Bob Adams
AFSCME 2325 Business Agent

Date: _____

This agreement by the parties is subject to City Council's approval.

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MEET AND CONFER

CITY OF COMPTON
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AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME LOCAL 2325)

On July 9, 2025, the City of Compton (City) and AFSCME, Local 2325 (the Union) met and agreed to the **revision of the Water Department General Manager** job classification. Both parties agreed to the below outlined specifications:

GENERAL PURPOSE:

Revised Classification:

Under administrative direction, the Water Department General Manager plans, organizes, directs, and administers the activities and operations of the Water Department. This includes oversight of water utility maintenance and operations, customer service, capital improvement programs, and planning and construction of water infrastructure. **The revised classification also adds responsibility for the City's solid waste, trash collection, and recycling programs.**

SUPERVISION RECEIVED/EXERCISED:

No Change from Existing Classification:

PRIMARY DUTIES AND RESPONSIBILITIES:

Revised Classification:

- Manages all Water Department functions including water system planning, operations, construction, and emergency repairs.
- Oversees capital improvement programs and contractor compliance.
- Develops and implements departmental goals, objectives, and service levels.
- Coordinates and monitors specifications and contracts for capital projects.
- Inspects projects and infrastructure such as wells, reservoirs, and field operations.
- Ensures environmental, safety, and regulatory compliance.
- Develops and oversees long-term maintenance plans for water infrastructure and equipment.
- Prepares and presents staff reports, council memos, and performance evaluations.
- Collaborates with internal departments, elected officials, and external agencies.
- Participates in boards, commissions, and civic events as City representative.

- **Added Duty:** Oversees the City's **solid waste and trash collection and recycling programs, waste reduction, and related grant-funded programs** to ensure **environmental compliance** and that **contractual requirements and customer service/community needs are satisfied.**
- Performs related duties as assigned.

MINIMUM QUALIFICATIONS, Education and Experience:
No Change from Existing Classification:

LICENSES AND CERTIFICATIONS:

No Change from Existing Classification:

SALARY RANGE:
The agreed salary range for the Water Department General Manager classification is 222A

The City and the Union hereby agree to the above specifications for the Water Department General Manager job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Enrique Benitez
AFSCME 2325 President

Date: 7/14/25

Yesenia Garcia
AFSCME 3947 Vice President

Date: 7/14/25

Bob Adams
AFSCME 2325 Business Agent

Date: _____

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(AFSCME LOCAL 3947)

On July 8, 2025, the City of Compton (City) and AFSCME, Local 3947 (the Union) met and agreed to the following revisions to the Assistant Civil Engineer job classification:

GENERAL PURPOSE:
No Change from Existing Classification:

SUPERVISION RECEIVED/EXERCISED:
No Change from Existing Classification:

DISTINGUISHING CHARACTERISTICS:
Revised Classification:
This is the entry-level classification in the professional engineering series. It is distinguished from the higher-level Associate Civil Engineer by the complexity of work. **Reference to Professional Engineer (P.E.) licensure has been removed**. Registration as an Engineer in Training (E.I.T.) within one (1) year of appointment is still required.

MINIMUM QUALIFICATIONS, Education and Experience:
Revised Classification:

- Possession of a Bachelor's degree in Civil Engineering or a related field.
- **Language referencing one (1) year of experience or equivalent training has been removed.**

REQUIRED LICENSES OR CERTIFICATIONS:
No Change from Existing Classification:

REQUIRED SKILL IN:
Revised Classification:

- Language referencing supervisory authority (i.e., "supervising, leading, and delegating tasks and authority") has been removed.

UNION REPRESENTATION REVISION:
The Assistant Civil Engineer classification shall now be represented by **AFSCME Local 3947**, replacing its former assignment to LUMNSE.

SALARY RANGE:
No Change from Existing Classification.

The City and the Union hereby agree to the above modifications for the Assistant Civil Engineer job classification:

CITY:

Willie A. Hopkins, Jr.
City Manager

Date: 14 JUL 25

UNION:

Danielle Stowers
AFSCME 3947 President

Date: 7. 14. 2025

Michelle Blue
AFSCME 3947 Secretary

Date: 7/14/25

Cory Cordova
AFSCME 3947 Business Agent

Date: _____

This agreement by the parties is subject to City Council's approval.

City of Compton		
ASSISTANT CIVIL ENGINEER		
Department: Public Works/Engineering	**Class Code:**	5106
Revised Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 3947	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under close supervision, performs professional civil engineering and project management work of moderate complexity; performs a variety of engineering tasks involving public works improvement projects; prepares designs and specifications for assigned projects; collaborates and confers with developers, contractors, other engineers and the general public; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the close supervision of the Assistant City Engineer; does not exercise supervisory responsibility.

DISTINGUISHING CHARACTERISTICS: This is the entry level in the Professional Engineering job series. This class is distinguished from the higher level Associate Civil Engineer class in that the latter performs more complex technical engineering functions. An Assistant Civil Engineer is required to register as an Engineer in Training (E.I.T.) within one (1) year of appointment.

PRIMARY DUTIES AND RESPONSIBILITIES:
The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Assists in reviewing development projects, including plans, maps and supporting documents.
- Conducts engineering studies on assigned projects; performs engineering cost analyses; prepares and/or reviews the adequacy and accuracy of computations, preliminary layouts and design work from field and survey data.
- Assists at the front counter; conducts plan reviews, including grading, street, sewer, and storm drain projects; reviews applications and submittals; recommends modifications or approvals.
- Processes tract maps, parcel maps, abandonments, quit claims, lot line adjustments, lot merges, soil reports and related documents; ensures compliance with conditions of approval; prepares reports for finalizing documents; collects bonds, fees and deposits.
- Collaborates and confers with developers, engineers, architects and contracts; provides information on City policies and procedures related to engineering.
- Attends and participates in professional group meetings; stay abreast of trends and innovations in civil engineering.
- Conducts field inspections; ensures compliance with specifications.
- Performs related duties and responsibilities as assigned.

MINIMUM QUALIFICATIONS:

Education and Experience:

Possession of a Bachelor's degree in Civil Engineering or a related field.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Registration as an Engineer in Training (E.I.T.) by the California Board of Professional Engineers and Land Surveyors is required within one (1) year of appointment.

Required Knowledge of:

- City organization, operations, policies and procedures.
- City Code, City Ordinances and Standard Operating Manual.
- Principles and practices of civil engineering.
- Principles and practices of construction, maintenance, repair and safety practices, including vehicle related maintenance.
- State and federal construction administration codes and regulations, Cal OSHA regulations and Davis-Bacon regulations.
- Project and contract management and cost estimation.
- Organizational and management practices applicable to the analysis and evaluation of programs, policies and operational needs.
- Principles and practices of organization, administration and personnel management.

Required Skill in:

- Developing and administering project budgets and monitoring expenditures.
-
- Operating a personal computer utilizing standard and specialized software.
- Establishing and maintaining effective working relationships with co-workers and the public.
- Effective verbal and written communication.
- Establishing and maintaining effective working relationships with staff, City departments, elected officials, regulatory agencies, contractors, community groups, local businesses, and the general public.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may be performed outdoors with time spent in moderate to high temperatures (above 90 degrees).
- Work requires light lifting, carrying, driving and on occasion climbing (up to 4 feet).
- Moderate finger dexterity and near vision is required.
- Work may involve exposure to wet surfaces, moving traffic, construction equipment, occasional loud noise and dust when performing inspections at construction sites.

City of Compton		
ASSOCIATE CIVIL ENGINEER		
Department: Public Works/Engineering	**Class Code:**	5107
Revised Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, performs technical engineering work in the design and completion of construction, engineering, drainage/flood control, and other civil engineering infrastructure; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the general supervision of the Assistant City Engineer; does not exercise supervisory responsibility.

DISTINGUISHING CHARACTERISTICS: This is the full journey level in the Civil Engineer job series. This class is distinguished from the lower level Assistant Civil Engineer class in that the latter performs less complex technical engineering functions and does not require registration as a Professional Engineer (P.E.).

PRIMARY DUTIES AND RESPONSIBILITIES:
The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Assumes the technical responsibility for coordinating/preparing/reviewing complete projects, including engineering reports, calculations, plans and special provisions in accordance with City standards and codes.
- Performs drafting and computing work; gathers, compiles, reviews and validates calculations and field data for the design, layout and construction of roadway, flood control, traffic control, infrastructure and related projects.
- Monitors assigned projects, resolves discrepancies between field conditions and design plans, and recommends methods of resolving complex problems.
- Makes structural and technical engineering analysis of proposed projects; evaluates need for design changes and makes appropriate recommendations; reviews plans for conformity to uniform codes, local ordinances, and state and Federal regulations.
- Makes field tests and takes samples for laboratory test of materials; inspects jobsites to assure work quality and assure that jobsites and work activities are in compliance with all laws, regulations, policies and safety standards.
- Responds to questions from citizens and agencies on engineering projects and plans.
- Maintains records and files associated with engineering projects.
- Interprets and explains technical specifications, and federal and state rules and regulations.
- Writes technical and analytical reports, and makes technical estimates of a specialized nature in connection with civil engineering projects.
- Performs other duties as assigned or required.

MINIMUM QUALIFICATIONS:

Education and Experience:

Bachelor's degree in Civil Engineering, and three (3) years of experience in civil engineering projects or closely related experience; OR an equivalent combination of education and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Registration as an Engineer-in-Training (E.I.T.) by the California Board for Professional Engineers and Land Surveyors is required.

Required Knowledge of:

- City organization, operations, policies and procedures.
- Fundamental principles, practices and techniques of civil engineering.
- Civil engineering methods and practices for project planning, designs, technical plans, specifications, estimates, and reports.
- Principles of design, construction and maintenance of public works projects.
- Stages in the construction process when defects can be detected, and the types of tests performed on construction materials and components.
- Federal, state, city and county safety and zoning rules and regulations.
- Federal state and American Association of State Highway and Transportation Officials (AASHTO) standards, protocols, specifications and guidelines for public works construction.

Required Skill in:

- Analyzing issues, evaluating alternatives, and making logical recommendations based on findings.
- Interpreting and applying engineering standards and procedures, federal and state rules and regulations, and city policies and procedures.
- Reading and interpreting engineering plans and specifications, plats and other related documents.
- Analyzing and evaluating technical engineering data and construction documentation.
- Checking designs, details, estimates, plans, and specifications of engineering projects.
- Reviewing and verifying mathematical calculations.
- Making accurate drawings and maps and keeping accurate field notes.
- Operating a personal computer utilizing complex engineering software applications, including AutoCAD.
- Establishing and maintaining cooperative working relationships with City employees, officials, and representatives from other local, state and Federal agencies.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may be performed outdoors with time spent in moderate to high temperatures (above 90 degrees).
- Work requires light lifting, carrying, driving and on occasion climbing (up to 4 feet).
- Moderate finger dexterity and near vision is required.
- Work may involve exposure to wet surfaces, moving traffic, construction equipment, occasional loud noise and dust when performing inspections at construction sites.

City of Compton		
CITY CLERK TECHNICIAN		
Department: City Clerk	**Class Code:**	
Proposed Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/25	**Bargaining Unit:** AFSCME 3947	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, performs technical and administrative support functions for the Office of the City Clerk; assists in preparing and distributing agendas, maintaining official records, processing public information requests, supporting election activities, and performing front counter duties; and performs other duties as required.

SUPERVISION RECEIVED/EXERCISED: Receives general supervision from the City Clerk, Chief Deputy City Clerk, or Deputy City Clerk. This position does not supervise other personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Provide assistance and clerical support to the City Clerk in the day-to-day operations of the department.
- Assist in the records management program, including performing complex records maintenance.
- Assist in the execution and archiving of legal records, including contracts, agreements, deeds, and recording documents with the County Recorder.
- Assist in agenda preparation: typing and proofing agendas, agenda packets, and public hearing notices.
- Prepare for signature approved legislative items, including resolutions, ordinances, and minutes.
- Assist in the scheduling, publishing, and posting of legal notices.
- Assist in the maintenance of the departmental web page.
- Prepare reports from records management program.
- Perform research and work on special projects.
- Provide assistance in processing claims presented against the City.
- Provide Notary service to all city departments.
- Assist in the preparation of notices associated with the Fair Political Practices Commission, including annual, leaving, and assuming office statements.
- Assist the City Clerk in the coordination of city elections.
- Respond to inquiries from the public by letter, telephone, and in person regarding City Council actions and records.
- Proofread reports, forms, and other typed material for mathematical, grammatical, and procedural accuracy.
- Create, organize, maintain, purge, and file documents, and correspondence pursuant to state and city file retention and destruction policies.
- Produce documents such as letters, memoranda, agendas, agreements, reports, ordinances, resolutions, forms, records, court documents, and other correspondence for the City Clerk.

- Monitor office expenditures, process check requests, credit card statements, and records request fees.
- Process mail. Order and maintain office supplies.
- Process and maintain department timesheets.
- Perform related duties as assigned

MINIMUM QUALIFICATIONS:

Education and Experience:

Graduation from high school or equivalent and a minimum of two (2) years of increasingly responsible clerical or administrative experience, preferably in a municipal or government setting.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Possession of a Notary commission issued by the California Secretary of State within probationary period
- Enrollment in or progress toward Certified Municipal Clerk (CMC) designation is desirable.

Required Knowledge of:

- City organization, operations, policies and procedures.
- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- General office procedures and records management practices.
- Principles of customer service and professional communication.
- Microsoft Office Suite, document imaging, and agenda management systems.
- Basic understanding of the Brown Act, Public Records Act, and Political Reform Act (desirable).

Required Skill in:

- Providing effective and courteous front-line customer service.
- Operating computers and office equipment efficiently and accurately.
- Composing and editing routine correspondence and documents.
- Understanding and applying relevant laws, rules, and regulations.
- Organizing tasks, setting priorities, and meeting deadlines.
- Establishing and maintaining effective working relationships with staff and the public.
- Communicating clearly and professionally in both oral and written formats.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may involve exposure to wet surfaces, occasional loud noise and dust.
- Work requires light lifting, carrying.
- Moderate finger dexterity and near vision is required.

City of Compton		
POSITION TITLE: Environmental Services Coordinator		
Department: Water	**Class Code:**	6409
Revised Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision of the Water Department General Manger or designee; manages the City's solid waste collection and recycling programs, related grant funded programs, monitors contractor's performance to ensure environmental compliance, investigates and resolves escalated customer services issues; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the administrative direction of the Water Department General Manager or designee, supervises assigned support personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Manages and participates in the development and implementation of goals, objectives, policies, and priorities for assigned programs. Manages the City's solid waste and trash collection and recycling programs, waste reduction, and related grant funded programs to ensure environmental compliance and that contractual requirements and customer service/community needs are satisfied.
- Continuously monitors and evaluates the efficiency and effectiveness of solid waste collection/disposal programs and service delivery methods and procedures; assesses and monitors contractor's performance and identifies opportunities for improvement.
- Oversees grant funded activities including Used Oil Disposal and Recycling; monitors contractor's performance; develops new programs for grant funding.
- Oversees the preparation of tax roll accounts for submission to the County, reports on corrections as needed.
- Reviews, investigates and responds to service level adjustment requests and escalated residential or commercial service complaints.
- Oversees or performs the collection, interpretation, and preparation of data for studies, reports, and recommendations on a variety of solid waste projects.
- Provides staff assistance to the General Manager; assists with Division budget preparation, reviews and approves invoices; reviews and approves billing adjustments.
- Prepares and presents staff reports and other necessary correspondence; prepares and presents oral and written reports; represents the Division to outside agencies and organizations; coordinates public education activities and provides technical assistance as necessary.
- Assists with the selection, training, motivation and evaluation of Division personnel, provides or coordinates staff training; works with employees to correct deficiencies; implements discipline and termination procedures.

- Performs related duties as required.

MINIMUM QUALIFICATIONS:

Education and Experience: Possession of a Bachelor's degree in Business or Public Administration or a related field; AND three five (5) years' experience in project/service contract management customer relations and budgeting; OR an equivalent combination of training and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.

Required Knowledge of:

- City organization, operations, policies and procedures.
- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- Current and proposed legislation and laws of local, state, and federal governments that affect solid waste collection and disposal programs including the CA Integrated Waste Management Act of 1989 (AB 939).
- Analytical, organizational, statistical and management practices applicable to the analysis and evaluation of programs, policies and operational needs.
- Principles and practices of organization, administration, customer service and personnel management.
- Principles and practices of budget preparation and administration.

Required Skill in:

- Establishing and maintaining effective working relationships with staff, City departments, elected officials, outside agencies, community groups, local businesses, and the general public.
- Analyzing project costs and benefits and preparing comprehensive economic analyses.
- Developing and administering budgets and monitoring expenditures.
- Operating a personal computer utilizing standard and specialized software.
- Effective verbal and written communication.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may involve exposure to wet surfaces, occasional loud noise and dust.
- Work requires light lifting, carrying and driving.
- Moderate finger dexterity and near vision is required.

City of Compton		
Fiscal Coordinator		
Department: City Manager	**Class Code:**	
Revised Date: July 2025	**FLSA Status:**	
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE:
Under the direction of the City Manager or designee, the Fiscal Coordinator performs highly responsible and hands-on work related to the City's budget development, monitoring, reporting, and procurement coordination. This position supports the Budget Officer year-round in the City's fiscal operations and may provide oversight to junior staff within the Budget and Purchasing division. The Fiscal Coordinator serves as a key liaison with the Controller's Office to ensure alignment in financial tracking, reporting, and internal controls. This role is also responsible for maintaining compliance with municipal financial procedures, grant tracking, and operational support of the purchasing process.

SUPERVISION RECEIVED/EXERCISED:
Works under the general supervision of the City Manager or designee. May supervise assigned personnel or perform in a lead worker capacity.

PRIMARY DUTIES AND RESPONSIBILITIES:
The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Coordinate all phases of the annual and mid-year budget process with departments, including data collection, trend analysis, and document preparation.
- Assist in preparing City-wide budget books, forecasts, and fiscal schedules for internal and external stakeholders.
- Provide continuous support to departments with budget monitoring, line-item reviews, and training on fiscal practices.
- Serve as a liaison between the City Manager's Office and the Controller's Office to ensure alignment in budget implementation, reporting, and expenditure monitoring.
- Support development and administration of financial policies and internal controls.
- Track and reconcile purchasing and procurement activities in collaboration with the Purchasing division.
- Maintain grant compliance, prepare financial reports for grantors, and track expenditures and revenue.

City of Compton
Fiscal Coordinator

- Prepare Council-facing fiscal documents such as cost projections, budget amendments, resolutions, and memos, and staff reports
- Assist with audits and financial reviews, ensuring timely and complete responses.
- Coordinate with internal departments and external agencies for financial reporting and budget planning.
- Maintain year-round budget calendar and proactively manage fiscal timelines.
- Perform related duties as assigned.

MINIMUM QUALIFICATIONS:

Education:

Bachelor's degree from an accredited college or university in Accounting, Finance, Business Administration, Public Administration, or a closely related field.

Experience:

Minimum of three (3) years of progressively responsible professional experience in municipal budgeting, financial administration, or public sector fiscal operations, including preparation and oversight of operating and Capital Improvement budgets and reporting.

Experience with grant administration, purchasing processes, and financial coordination across departments is highly desirable.

Experience working directly with elected officials, department heads, or executive leadership is a plus.

Note: Municipal finance refers to financial work performed within or for a public agency, including city, county, or special district government. This includes tasks such as preparing department budgets, monitoring public funds, overseeing grants, ensuring regulatory compliance, coordinating with finance departments, and working within government accounting systems (e.g., fund accounting).

Required Licenses and/or Certifications:

- Possession of a valid California Class C Driver's License required.
- Certified Government Financial Manager (CGFM), Government Finance Officers Association (GFOA) Budget Analyst, or other relevant public finance certification is desirable but not required.

Required Knowledge of:

- Public sector budget preparation and fiscal management principles
- Government accounting (GASB, GAAP) and auditing practices
- Internal controls, fund accounting, and grant administration
- Public agency procurement and purchasing processes
- Best practices in municipal fiscal coordination and reporting
- Budget software, financial systems, and Excel-based modeling

Required Skill In

- Preparing, analyzing, and monitoring multi-department budgets
- Coordinating purchasing activities and tracking procurement
- Producing clean, accurate, and visually digestible financial documents and media Communicating fiscal matters clearly to stakeholders of varying financial literacy
- Prioritizing tasks and managing multiple deadlines in a fast-paced, high-accountability environment

- Leading workstreams and collaborating across departments
- Operating a personal computer utilizing a variety of business software with a fluency in Microsoft Office Suite (Excel, Word, PowerPoint, Visio)
-

Required Ability to:

- Work independently while aligning with executive direction
- Build cooperative working relationships across departments
- Identify discrepancies and propose process improvements
- Translate data into actionable recommendations
- Maintain discretion with sensitive or confidential financial information
- Provide fiscal training or guidance to less experienced staff

Physical Demands/Work Environment:

- Work is performed indoors in an office setting.
- Work requires frequent light lifting, carrying and on occasion driving.
- Moderate finger dexterity and near vision is required.
- May be exposed to minor amounts of dust.

City of Compton		
HOUSING ELIGIBILITY SPECIALIST		
Department: Community Development	**Class Code:**	2202
Revised Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 3947	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, performs a variety of administrative, technical and field tasks in accordance with the rules and regulations of the U.S. Department of Housing and Urban Development Housing Choice Voucher Program; processes applications for housing assistance, verifies eligibility, computes rental payments, performs annual and interim re-examinations of tenants eligibility, conducts tenant and landlord terminations when necessary; performs administrative tasks involved in the review and maintenance of a caseload of housing clients; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the general supervision of the Housing Services Supervisor; does not exercise supervisory responsibility.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Interviews applicants regarding income and family composition in order to determine eligibility for low-income housing as per established federal guidelines.
- Conducts briefing sessions with new participants to explain federal program regulations and lease obligations.
- Computes housing assistance payments, tenant rental amounts, utility reimbursements, and rent increases in order to satisfy program guidelines and landlord requests using knowledge of program regulations.
- Performs re-examinations, interim interviews and verifies income to determine and maintain eligibility in accordance with federal guidelines and regulations; investigates income and other file inconsistencies to identify potential fraud.
- Reviews and analyzes financial information such as contracts and agreements, or criminal records to determine eligibility for program participation.
- Conducts home visits to determine condition of assisted housing and tenant's continued eligibility.
- Prepares and transfers information to other housing authorities for tenants who are relocating.
- Attends and presents testimony in formal/informal hearings regarding eligibility.
- Maintains and updates tenant information into computer database.
- Performs all work duties and activities in accordance with City policies and procedures.
- Works in a safe manner and reports unsafe activity and conditions. Follows City-wide safety policy and practices and adheres to responsibilities concerning safety prevention, reporting and monitoring as outlined in the City's Safety Handbook.
- Maintains and enforces all aspects of security and confidentiality of records and information.
- Performs other duties as assigned or required.

City of Compton
Housing Eligibility Specialist

MINIMUM QUALIFICATIONS:

Education and Experience:

Possession of a High School diploma, G.E.D. or equivalent, AND two (2) years administrative support and customer service experience, preferably in public and/or tenant based housing or other social services agency; OR an equivalent combination of education and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Certification as a Section 8 Housing Choice Voucher Specialist (from a professional training organization recognized by the Department of Housing and Urban Development) within probationary period.

Required Knowledge of:

- Basic interviewing techniques.
- City organization, operations, policies and procedures.
- City Code, City Ordinances, and Standard Operating Manual.
- Federal HUD regulations, guidelines and procedures, and the Section 8 Housing Choice Voucher Program.
- Social and economic problems related to housing needs for low income residents.
- Operation of personal computer and various software applications.
- Available community resources and services.
- Modern office practices and procedures.
- Departmental records, reports, and documentation.
- Customer service protocol.

Required Skill in:

- Reading, comprehending, and applying laws, rules and regulations in determining eligibility and assistance.
- Producing required reports for federal, state and local governmental agencies for the benefit of residents.
- Dealing with people of various socio-economic backgrounds.
- Explaining laws, rules and regulations to applicants.
- Making accurate arithmetic computations to obtain precise information for reports and published statistics.
- Making logical decisions to resolve problems or conflicts, and to enforce housing program rules and regulations.
- Operating a personal computer utilizing a variety of business and specialized software.
- Communicating orally and in writing with customers, clients or the public; face-to-face settings, using a telephone or in group settings.
- Establishing and maintaining cooperative working relationships with co-workers, clients, landlords, other housing agencies and the general public.

Physical Demands / Work Environment:

- Work is primarily performed indoors in an office setting, and off-site when performing inspections on the conditions of tenant housing; and home visits to determine continued housing eligibility.
- Moderate finger dexterity and near vision is required.
- May be exposed to minor amounts of dust, mold, mildew, infectious disease and potential physical harm.
- Work requires ability to sit, stand, walk, kneel, squat, climb and lift (20-25 pounds); exposure to heat, outdoors, and electrical hazards; ability to travel to different sites and locations.

City of Compton		
Municipal Law Division Chief		
Department: Mayor & Council	**Class Code:**	
Created Date: July 2025	**FLSA Status:**	
Personnel Board Approved:7/17/2025	**Bargaining Unit:** CONFIDENTIAL	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE:

The Municipal Law Division Chief serves as the primary legal advisor to the municipality, including elected officials, City Manager, administrative departments, and boards. This role ensures that all municipal actions are legally sound and in compliance with applicable laws and regulations. The Municipal Law Division Chief also represents the municipality in legal proceedings and manages legal affairs of the city. The Municipal Law Division Chief coordinates matters with the Special Legal Counsel.

SUPERVISION RECEIVED/EXERCISED: An incumbent of this class is a department head under the administrative direction of the Mayor and City Council, with responsibility for policy development, program planning, fiscal management, administration, and operational direction of the City Manager department. The incumbent is responsible for accomplishing department objectives and goals within guidelines established by the Mayor and City Council, and exercise supervision over subordinate professional, technical and support personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:
The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Lead and oversee all legal aspects of municipal governance with accountability to the Mayor and City Council.
- Provide legal advice and interpretation of laws, statutes, regulations, and ordinances to elected officials, city departments, boards, and commissions.
- Draft, review, and approve complex contracts, ordinances, resolutions, policies, and other legal documents involving high-value or high-risk municipal interests.
- Represent the municipality in high-stakes civil litigation, administrative hearings, and negotiations; manage and evaluate performance of outside counsel.
- Ensure strict legal compliance with all applicable federal, state, and local laws across all municipal operations, including emerging regulatory areas.
- Advise on advanced legal issues including constitutional law, municipal finance, labor and employment law, land use and zoning, and risk management.

- Attend and provide strategic counsel at city council meetings, committee sessions, closed sessions, and public hearings.
- Monitor, interpret, and recommend responses to proposed legislation and evolving legal standards affecting municipal operations.
- Develop, manage, and forecast the Legal Division budget; ensure alignment with organizational goals and financial constraints.
- Supervise, mentor, and evaluate performance of legal staff; ensure continuous professional development and legal compliance.

MINIMUM QUALIFICATIONS:

- Juris Doctor (JD) from an accredited law school.
- Admission to the California State Bar and active membership in good standing.
- Minimum of twelve (12) years of progressively responsible experience practicing municipal law, including at least five (5) years in a senior legal leadership role supervising attorneys and legal staff in a public agency.
- Minimum of three (3) years providing legal counsel directly to elected officials or executive municipal leadership, including advising during closed sessions, legislative processes, and high-impact municipal decisions.
- Demonstrated experience managing outside legal counsel and coordinating complex legal matters across multiple departments.
- Substantial experience with complex municipal transactions, such as land use redevelopment agreements, public-private partnerships, and municipal finance instruments (e.g., bond counsel).
- Experience litigating high-stakes matters in state and federal courts, including constitutional or civil rights claims.
- In-depth knowledge and application of California municipal law, including the Brown Act, California Public Records Act, Political Reform Act, conflict of interest laws, and related regulatory frameworks.
- Demonstrated experience managing a departmental budget of $2 million or more and direct supervision of five (5) or more full-time legal personnel.
- Completion of specialized public law training or certification (e.g., League of California Cities, ICMA, or equivalent) within the past five (5) years.
- Preferred: Possession of a Certified Public Manager (CPM) credential, LL.M. in Public or Administrative Law, or other comparable executive legal or public management training.

Key Competencies:

- Superior written and oral communication skills, including the ability to convey complex legal concepts to non-legal audiences.
- Advanced analytical and critical thinking skills; ability to synthesize legal, political, and operational considerations in decision-making.

- High ethical standards, professional integrity, and commitment to public service.
- Demonstrated ability to work independently, prioritize competing demands, and exercise sound legal and strategic judgment under pressure.
- Proficient in investigative strategies, risk assessment, negotiation, and legal compliance review.
- Experienced in litigation advocacy across multiple forums (civil, administrative, and appellate); skilled in managing complex caseloads.
- Demonstrated leadership in managing multidisciplinary teams and delegating authority effectively.
- Strong interpersonal skills with the ability to establish and maintain collaborative relationships across departments, elected bodies, external agencies, and the public.
- Adaptability in a dynamic municipal environment with rapidly shifting legal and political landscapes.
- Commitment to continuous learning and professional development in emerging areas of municipal law and public sector management.

Required Licenses and/or Certifications:

- Possession of a valid California Class C Driver's License required.

Physical Demands/Work Environment:

- Work is performed indoors in an office setting.
- Work requires frequent light lifting, carrying and on occasion driving.
- Moderate finger dexterity and near vision is required.
- May be exposed to minor amounts of dust.
- Primarily office environment with attendance required at meetings during or outside regular business hours.
- Occasional travel for conferences or court appearances may be required.

City of Compton		
PUBLIC INFORMATION SPECIALIST		
Department: City Manager	**Class Code:**	
Proposed Date: July 2025	**FLSA Status:**	Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** CONFIDENTIAL	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, performs a variety of administrative and communications support duties to assist the City's Public Information Officer (PIO). Supports the development and dissemination of public information, assists in the planning and execution of outreach and media events, and may serve as a representative of the City in the absence of the PIO.

SUPERVISION RECEIVED/EXERCISED: Receives general supervision from the Public Information Officer or designee. May provide lead direction to interns or temporary staff as assigned.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Assists in planning, organizing, and executing public relations and media programs that support the City's goals and priorities.
- Collaborates with department staff to gather information on programs, services, and initiatives for public dissemination.
- Develops and prepares press releases, informational bulletins, newsletters, brochures, and public announcements.
- Drafts talking points, scripts, or briefing documents for City events or media inquiries.
- Coordinates and attends community meetings, media events, and outreach activities; may serve as spokesperson in the absence of the PIO.
- Responds to public and media inquiries in a timely and professional manner.
- Assists in managing and updating City social media platforms and websites with timely and accurate information.
- Supports the development of visual materials including posters, signage, flyers, presentations, and displays.
- Works with vendors or internal teams to create content for video, photography, or public access television.
- Tracks and logs media requests, public engagement efforts, and communications metrics for reporting and strategy purposes.
- Assists with the preparation and distribution of emergency communication materials and coordinates messaging with City leadership as needed.
- Maintains files, clippings, photos, and records relevant to ongoing and historical City communications.
- Monitors emerging issues or trends affecting public perception and provides recommendations for proactive messaging.
- May assist in the development or implementation of policies and procedures related to City communications and public information practices.
- Performs other related duties as assigned.

City of Compton
PUBLIC INFORMATION SPECIALIST

MINIMUM QUALIFICATIONS:

Education and Experience:

A Bachelor's degree from an accredited college or university in public administration, communications, journalism, English, or a related field;
AND At least three (3) years of professional experience in public information, media relations, communications support, or administrative roles involving public-facing services in either the public or private sector. Additional qualifying experience may substitute for the required education on a year-for-year basis.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.

Required Knowledge of:

- City organization, operations, policies and procedures.
- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- General office procedures and records management practices.
- Principles of customer service and professional communication.
- Microsoft Office Suite, document imaging, and agenda management systems.
- Basic principles of public relations, media, and community outreach
- Techniques for producing print and digital communications
- Social media tools, platforms, and community engagement practices
- Applicable federal, state, and local laws related to public information and records

Required Skill in:

- Providing effective and courteous front-line customer service.
- Operating computers and office equipment efficiently and accurately.
- Composing and editing routine correspondence and documents.
- Understanding and applying relevant laws, rules, and regulations.
- Organizing tasks, setting priorities, and meeting deadlines.
- Establishing and maintaining effective working relationships with staff and the public.
- Communicating clearly and professionally in both oral and written formats.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may involve exposure to wet surfaces, occasional loud noise and dust.
- Work requires light lifting, carrying.
- Moderate finger dexterity and near vision is required.

City of Compton		
PURCHASING MANAGER		
Department: City Manager	**Class Code:**	
Revised Date: July 2025	**FLSA Status:**	Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE

Under general direction, the Purchasing Manager will plan, organize, supervise and administer the daily operations of the City-wide purchasing program functions and activities in the Purchasing Division of the City Manager's Office. Develops and evaluates purchasing program activities and related policies and procedures.

SUPERVISION RECEIVED/EXERCISED. Direct supervision and direction will come from the City Manager or designee. May exercise supervisory responsibility.

PRIMARY DUTIES AND RESPONSIBILITIES

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

The following duties ARE NOT intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent (s) may not be required to perform all duties listed and may be required to perform additional, position specific duties.

- Plans, organizes, reviews and administers city-wide program for the purchase of supplies, equipment and services for City departments.
- Develops and implements administrative instructions and related policies and procedures for purchasing activities and contract management.
- Develops and implements formal and informal bidding policies, and develops bid documents and specifications for services, supplies and equipment, and evaluates bids against specifications and recommends or awards contracts or purchases in accordance with City policies, codes and laws.
- Oversees, monitors, and evaluates purchasing program activities and works with City staff to ensure cost ensure cost effectiveness, quality of product and services, accuracy of record keeping and standardization of purchasing practices.
- Develops and implements City-wide training and assistance to support and direct departments in the implementation of purchasing policies and procedures.
- Monitors compliance with City's purchasing and budgetary policies and procedures, and makes recommendations to improve efficiency and effectiveness of related systems and processes.
- Monitor and implement changes and processes to ensure compliance of new legislation and/or new requirements impacting the City Procurement process.

- Negotiates with vendors regarding pricing, price changes, trade discounts and deliveries, and prepares financial analysis to determine the cost effectiveness of acquiring services and equipment.
- Works closely with the Legal Division in the preparation of contracts.
- Train, guide and supervise assigned staff.
- Oversees the Contract Compliance Officer.
- Updates and maintains the listing of City's fixed assets.
- Assist in conducting year-end closing in relation to fixed assets.
- Administers, organizes and monitors the disposal of obsolete or surplus materials and equipment.
- Provide audit support and respond to requests for documentation for internal and external audits.
- Prepares recommendations for City Council consideration.
- Makes presentations regarding purchasing agreements, as required.
- Represent the City at special events, functions and conferences when necessary.
- Preforms related duties and responsibilities as assigned.

MINIMUM QUALIFICATIONS

Education and Experience:

- Possession of a Bachelor's degree from an accredited college or university in Accounting, Finance, Business, Public Administration or related field. Five (5) years of professional level work experience, preferably in local government, in purchasing or procurement management. Related experience may substitute education on a year for year basis.

REQUIRED LICENSES and DESIRED CERTIFICATIONS

- Must possess a valid California Class C Driver's License within six months of appointment
- Certification by the Institute of Supply Management as a Certified Purchasing Manager (CPM) or certification by Universal-Public Purchasing Certification Council as a Certified Public Purchasing Officer (CPPO) or Certified Professional Public Buyer (CPPB) is highly desirable.

KNOWLEDGE, SKILLS AND ABILITIES

Required Knowledge of:

- Principles, methods and practices of governmental purchasing operations and inventory control.
- Relevant federal, state, and local laws, rules and regulations regarding public agency procurement and contracting.
- Techniques for establishing sources of supply, product of vendor information and vendor performance evaluations.
- Methods and practices used in competitive bidding.
- Automated procurement systems and computer network operations
- Quantitative and management analysis techniques.
- Effective customer service techniques

Required Skill In:

- Developing, overseeing and participating in the management of a comprehensive purchasing program.
- Interpreting and applying federal, state and city laws and regulations related to public agency procurement and contracting.
- Developing technical bid specifications and evaluating bids.
- Negotiating effectively with vendors resolving vendor payment problems and contract compliance issues.
- Preparing accurate and legally correct specifications and contracts.
- Analyzing problems, identifying alternative solutions and projecting consequences of proposed actions and implement recommendations.
- Preparing and maintaining accurate and complete records
- Responding to requests and inquiries from City staff, vendors and the public.
- Meeting multiple deadlines and handling multiple projects
- Using a personal computer and applicable software applications
- Training other city staff on City purchasing practices, procedures and requirements.
- Communicating effectively both orally and in writing.
- Establishing and maintaining effective working relationships with those contacted in the course of work.

PHYSICAL DEMANDS/WORK ENVIRONMENT

- Work is primarily performed indoors in a standard office environment and will visit off-site vendors and City facilities.
- Work requires the ability to operate office equipment requiring repetitive hand movement and fine coordination including the use of a computer keyboard.
- Work requires frequent light lifting boxes of files or equipment (up to 25 lbs)
- Work requires sorting, filing and typing.
- Work requires finger dexterity and near vision
- May be exposed to minor amounts of dust and occasional sounds of office equipment running.
- Must be able to work extended hours, including evenings and weekends on occasion.

City of Compton		
SENIOR CIVIL ENGINEER		
Department: Public Works/Engineering	**Class Code:**	5108
Revised Date: July 2025	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, performs complex technical engineering work in the design and completion of construction, engineering, drainage/flood control, and other Public Works infrastructure; manages large or complex engineering projects; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the general supervision of the City Engineer; does not exercise supervisory responsibility.

DISTINGUISHING CHARACTERISTICS: This is the advanced journey level class within the Professional Engineering series. Employees within this class are distinguished from the lower level Associate Civil Engineer by the performance of the full range of duties as assigned including managing large or complex engineering projects. Employees at this level receive only occasional instruction or assistance as new or unusual situations arise, and are fully aware of the operating procedures and policies of the work unit.

PRIMARY DUTIES AND RESPONSIBILITIES:
The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Manages assigned projects, resolves discrepancies between field conditions and design plans, and recommends methods of resolving complex problems.
- Assumes the technical responsibility for coordinating/preparing/reviewing complete projects, including engineering reports, calculations, plans and special provisions in accordance with City standards and codes.
- Makes structural and technical engineering analysis of proposed projects; evaluates need for design changes and makes appropriate recommendations; reviews plans for conformity to uniform codes, local ordinances, and state and federal regulations.
- Performs drafting and computing work; gathers, compiles, reviews and validates calculations and field data for the design, layout and construction of roadway, flood control, infrastructure and related projects.
- Makes field tests and takes samples for laboratory test of materials; inspects jobsites to assure work quality and assure that jobsites and work activities are in compliance with all laws, regulations, policies and safety standards.
- Responds to questions from citizens and agencies on engineering projects and plans.
- Maintains records and files associated with engineering projects.
- Interprets and explains technical specifications, and federal and state rules and regulations.
- Writes technical and analytical reports, and makes technical estimates of a specialized nature in connection with civil engineering projects.
- Performs other duties as assigned or required.

City of Compton
Senior Civil Engineer

MINIMUM QUALIFICATIONS:

Education and Experience:

Bachelor's degree in Civil Engineering, and five (5) years of progressively responsible experience in civil engineering, preferably with a municipal or government agency, or closely related experience; OR an equivalent combination of training and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Registration as a Professional Engineer (P.E.) by the California Board for Professional Engineers and Land Surveyors is required.

Required Knowledge of:

- City organization, operations, policies and procedures.
- Fundamental principles, practices and techniques of civil engineering.
- Civil engineering methods and practices for project planning, designs, technical plans, specifications, estimates, and reports.
- Principles of design, construction and maintenance of public works projects.
- Stages in the construction process when defects can be detected, and the types of tests performed on construction materials and components.
- Federal, state, City and county safety and zoning rules and regulations.
- Federal state and American Association of State Highway and Transportation Officials (AASHTO) standards, protocols, specifications and guidelines for public works construction.

Required Skill in:

- Analyzing issues, evaluating alternatives, and making logical recommendations based on findings.
- Interpreting and applying engineering standards and procedures, Federal and state rules and regulations, and City policies and procedures.
- Reading and interpreting engineering plans and specifications, plats and other related documents.
- Analyzing and evaluating technical engineering data and construction documentation.
- Checking designs, details, estimates, plans, and specifications of engineering projects.
- Reviewing and verifying mathematical calculations.
- Making accurate drawings and maps and keeping accurate field notes.
- Operating a personal computer utilizing complex engineering software applications, including AutoCAD.
- Establishing and maintaining cooperative working relationships with City employees, officials, and representatives from other local, state and Federal agencies.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may be performed outdoors with time spent in moderate to high temperatures (above 90 degrees).
- Work requires light lifting, carrying, driving and on occasion climbing (up to 4 feet).
- Moderate finger dexterity and near vision is required.
- Work may involve exposure to wet surfaces, moving traffic, construction equipment, occasional loud noise and dust when performing inspections at construction sites.

City of Compton		
WATER DEPARTMENT ASSISTANT GENERAL MANAGER		
Department: Water	**Class Code:**	6402
Revised Date: July 2025	**FLSA Status:**	Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under administrative direction of the Water Department General Manager assists the General Manager with planning, organizing, coordinating and evaluating the work of personnel engaged activities and operations of the Water Department including water utility maintenance, operations and customer service, capital improvement programs; planning, designing, constructing and maintaining water transmission and distribution systems; assists with the oversight of the City's solid waste collection solid waste collection and recycling programs and related grant fund programs; coordinates assigned activities with other City departments and outside agencies; and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: Works under the administrative direction of the Water Department General Manager, serves as Acting General Manager in his/her absence, and exercises supervision over subordinate professional, supervisory, technical, paraprofessional and support personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Assumes command of the department in the absence of the General Manager with full management responsibility for all Water Department personnel and activities including planning, designing, constructing and maintaining water utility maintenance, operations and customer service, capital improvement programs; planning, designing, constructing and maintaining water transmission and distribution systems; and emergency repairs.
- Assists with development and implementation of the Water Department goals, objectives, policies and priorities for each assigned service area; establishes appropriate service and staffing levels within City policy; allocates resources accordingly.
- Continuously monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors work load, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement and directs the implementation of changes.
- Reviews operations to ensure compliance with federal, state and county environmental guidelines; assists with regulatory compliance reporting as assigned.
- Assists with developing and presenting the departmental budget and grant applications, monitors expenditures; reviews and approves requisitions for supplies and materials; assists with developing and implementing long term plans, goals and objectives focused on supporting the City's mission, City Council's objectives, and/or requirements of the grantor.
- Coordinates the development and administration of specifications and contracts for capital improvement projects; reviews and approves the analysis of bids, recommends approval and develops procedures to monitor contract compliance.

PRIMARY DUTIES AND RESPONSIBILITIES (Continued):

- Assists with developing and implementing long range maintenance and preventative maintenance schedules for water transmission and distribution facilities, infrastructure, vehicles and equipment.
- Represents the Department to other City departments, elected officials and state or federal environmental protection agencies; explains and interprets departmental programs, policies and activities; investigates and resolves sensitive, significant, and controversial issues including customer service complaints.
- Provides leadership and works with supervisors to develop and retain highly competent staff through selection, compensation, training and management practices that support the City's mission and values.
- Prepares, reviews and approves the formal performance evaluation of department staff, and coaches staff for improvement and development; initiates disciplinary action up to and including dismissal as required to correct behavior.
- Provides staff assistance to the General Manager; prepares and presents staff reports and other necessary correspondence; prepares and presents oral and written reports to the City Council, City Manager and other groups.
- Coordinates department activities with those other departments, outside agencies and organizations; provides technical assistance as necessary.
- Composes, reviews, edits and approves all reports including requests for Council action and weekly or monthly reports of departmental activity.
- As called upon, attends various civic events as City representative; participates on a variety of boards and commissions; attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of civil engineering and public works.
- Assists with the oversight of the City's solid waste and trash collection and recycling programs, waste reduction, and related grant funded programs to ensure environmental compliance and that contractual requirements and customer service/community needs are satisfied.
- Performs related duties and responsibilities as assigned.

MINIMUM QUALIFICATIONS:

Education and Experience:

Possession of a Bachelor's degree from an accredited college or university in Business Administration, Civil Engineering or a related field; AND five (5) years progressively responsible experience in the water distribution field operations including two (2) years supervisory/ managerial experience; OR an equivalent combination of education and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Possession of Water Distribution Grade IV Certification in the state of California at time of appointment.

Required Knowledge of:

- City organization, operations, policies and procedures.
- Principles and practices of civil engineering.
- Principles and practices of water utility construction, operation, maintenance, repair and safety practices.
- State and federal construction administration and environmental protection codes and regulations, Health Department and Cal OSHA regulations.

- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- Project and contract management and cost estimation.
- Organizational and management practices applicable to the analysis and evaluation of programs, policies and operational needs.
- Utility economics and financing.
- Principles and practices of organization, administration and personnel management.
- Principles and practices of budget preparation and administration.

Required Skill in:

- Establishing and maintaining effective working relationships with staff, City departments, elected officials, regulatory agencies, contractors, community groups, local businesses, and the general public.
- Understanding and negotiating complex technical agreements with other agencies.
- Developing and administering budgets and monitoring expenditures.
- Supervising, leading, and delegating tasks and authority.
- Operating a personal computer utilizing standard and specialized software.
- Establishing and maintaining effective working relationships with co-workers and the public.
- Effective verbal and written communication.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may be performed outdoors with time spent in moderate to high temperatures (above 90 degrees).
- Work requires light lifting, carrying, driving and on occasion climbing (up to 4 feet).
- Moderate finger dexterity and near vision is required.
- Work may involve exposure to wet surfaces, uneven terrain, hazardous chemicals, dangerous machinery, occasional loud noise and dust when performing field inspections.

City of Compton		
WATER DEPARTMENT GENERAL MANAGER		
Department: Water	**Class Code:**	6405
Revised Date: July 2025	**FLSA Status:**	Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 2325	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under administrative direction, plans, organizes, directs and administers the activities and operations of the Water Department including oversight of the City's water utility maintenance, operations and customer service, capital improvement programs; planning, designing, constructing and maintaining water transmission and distribution systems; coordinates assigned activities with other City departments and outside agencies; manages the City's solid waste collection and recycling programs and performs other related duties.

SUPERVISION RECEIVED/EXERCISED: An incumbent of this class is a department head under the administrative direction of the City Manager, with responsibility for policy development, program planning, fiscal management, administration, and operational direction of the City's Water Department. The incumbent is responsible for accomplishing department objectives and goals within guidelines established by the City Manager and City Council, and exercises supervision over subordinate managerial, supervisory, professional, technical, labor and trades and clerical support personnel.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Assumes full management responsibility for all Water Department personnel and activities including planning, designing, constructing and maintaining water utility maintenance, operations and customer service, capital improvement programs; planning, designing, constructing and maintaining water transmission and distribution systems; and emergency repairs.
- Manages the development and implementation of the Water Department goals, objectives, policies and priorities for each assigned service area; establishes appropriate service and staffing levels within City policy; allocates resources accordingly.
- Continuously monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors work load, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement and directs the implementation of changes.
- Plans, organizes and directs the scheduling of capital improvement projects, including design and inspection of contactors' work to ensure compliance with specifications.
- Coordinates the development and administration of specifications and contracts for capital improvement projects; reviews and approves the analysis of bids, recommends approval and develops procedures to monitor contract compliance.
- Inspects field work, ongoing projects, contractor's work, well fields and reservoirs.
- Develops and implements long range maintenance and preventative maintenance schedules for water transmission and distribution facilities, infrastructure, vehicles and equipment.

PRIMARY DUTIES AND RESPONSIBILITIES (Continued):

- Represents the Department to other City departments, elected officials and state or federal environmental protection agencies; explains and interprets departmental programs, policies and activities; investigates and resolves sensitive, significant, and controversial issues.
- Plans, develops and presents the departmental budget and grant applications, monitors expenditures; develops and implements long term plans, goals and objectives focused on supporting the City's mission, City Council's objectives, and/or requirements of the grantor.
- Provides leadership and works with supervisors to develop and retain highly competent staff through selection, compensation, training and management practices that support the City's mission and values.
- Prepares, reviews and approves the formal performance evaluation of department staff, and coaches staff for improvement and development; initiates disciplinary action up to and including dismissal as required to correct behavior.
- Provides staff assistance to the City Manager and City Council; prepares and presents staff reports and other necessary correspondence; prepares and presents oral and written reports to the City Council, City Manager and other groups.
- Coordinates department activities with those other departments, outside agencies and organizations; provides technical assistance as necessary.
- Composes, reviews, edits and approves all reports including requests for Council action and weekly or monthly reports of departmental activity.
- Attends various civic events as City representative; participates on a variety of boards and commissions; attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of civil engineering and public works.
- Oversees the City's solid waste and trash collection and recycling programs, waste reduction, and related grant funded programs to ensure environmental compliance and that contractual requirements and customer service/community needs are satisfied.
- Performs related duties and responsibilities as assigned.

MINIMUM QUALIFICATIONS:

Education and Experience:

Possession of a Bachelor's degree from an accredited college or university in Civil Engineering or a related field; AND seven (7) years progressively responsible experience in the water distribution engineering and construction field, including five (5) years supervisory/ managerial experience; OR an equivalent combination of education and experience.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver's License.
- Possession of Water Distribution Grade IV Certification in the state of California at time of appointment.

Required Knowledge of:

- City organization, operations, policies and procedures.
- Principles and practices of civil engineering.
- Principles and practices of water utility construction, operation, maintenance, repair and safety practices.
- State and federal construction administration and environmental protection codes and regulations, Health Department and Cal OSHA regulations.

- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- Project and contract management and cost estimation.
- Organizational and management practices applicable to the analysis and evaluation of programs, policies and operational needs.
- Utility economics and financing.
- Principles and practices of organization, administration and personnel management.
- Principles and practices of budget preparation and administration.

Required Skill in:

- Establishing and maintaining effective working relationships with staff, City departments, elected officials, regulatory agencies, contractors, community groups, local businesses, and the general public.
- Understanding and negotiating complex technical agreements with other agencies.
- Developing and administering budgets and monitoring expenditures.
- Supervising, leading, and delegating tasks and authority.
- Operating a personal computer utilizing standard and specialized software.
- Establishing and maintaining effective working relationships with co-workers and the public.
- Effective verbal and written communication.

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may be performed outdoors with time spent in moderate to high temperatures (above 90 degrees).
- Work requires light lifting, carrying, driving and on occasion climbing (up to 4 feet).
- Moderate finger dexterity and near vision is required.
- Work may involve exposure to wet surfaces, uneven terrain, hazardous chemicals, dangerous machinery, occasional loud noise and dust when performing field inspections.

City of Compton		
PAYROLL SPECIALIST		
Department: City Controller	**Class Code:**	
Proposed Date: December 2024	**FLSA Status:**	Non-Exempt
Personnel Board Approved: 7/17/2025	**Bargaining Unit:** AFSCME 3947	
Council Approved: ***Resolution No.***		

GENERAL PURPOSE: Under general supervision, the Payroll Specialist performs specialized, technical, and detailed work in the preparation, processing, and maintenance of the City's payroll system. This position ensures compliance with applicable municipal, state, and federal laws, policies, and procedures related to payroll, tax reporting, and benefit reconciliation.

SUPERVISION RECEIVED/EXERCISED: Supervision Received: Works under the general supervision of the Payroll Supervisor in the Controller's Office.
Supervision Exercised: This position does not supervise other staff but may provide functional guidance to staff performing payroll-related duties, including Accounting Specialists serving as backup support.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Prepares, reviews, and processes biweekly payroll for all city employees, ensuring accuracy, completeness, and adherence to city policies, collective bargaining agreements, and applicable laws.
- Maintains, verifies, and audits time and attendance records submitted by departments to ensure proper reporting of regular hours, overtime, leave accruals, FLSA compliance, and other payroll-related data.
- Maintains payroll records, including new hire setups, pay rate changes, deductions, tax withholdings, direct deposit enrollments, and benefit adjustments.
- Audits payroll system reports and reconciles payroll registers to identify discrepancies or errors; works proactively to correct inaccuracies prior to payroll finalization.
- Processes wage garnishments, child support orders, liens, and other mandatory deductions in compliance with legal requirements.
- Assists with and processes benefit deductions, including health insurance, retirement contributions (CalPERS or similar systems), deferred compensation plans, flexible spending accounts, and other voluntary deductions.
- Collaborates with the Human Resources Department to ensure accurate and timely input of employee status changes, such as new hires, promotions, terminations, and leave of absence updates.
- Prepares and files quarterly and annual payroll-related tax reports (e.g., IRS Form 941, state withholding, unemployment taxes) and ensures compliance with federal and state tax laws.
- Assists with year-end payroll processes, including W-2 and ACA (Affordable Care Act) reporting, reconciliation of tax filings, and resolution of tax-related discrepancies.

DRAFT

PRIMARY DUTIES AND RESPONSIBILITIES (Continued):

- Assists with balancing payroll accounts, working closely with the City Controller's Office to ensure financial accuracy.
- Investigates and resolves payroll-related discrepancies, employee pay inquiries, and corrections, providing exceptional customer service to all staff.
- Prepares payroll audit documentation and assists external or internal auditors during audits of payroll processes and records.
- Analyzes payroll procedures and makes recommendations for improving payroll systems, workflows, and internal controls.
- Assists in testing, implementation, and maintenance of payroll and timekeeping systems during upgrades or transitions.
- Ensures confidentiality and security of payroll records in accordance with city policies, labor agreements, and legal requirements.
- Provides training and support to staff on payroll-related procedures, time reporting systems, and benefit reconciliation processes as needed.
- Serves as the subject matter expert for payroll functions and supports Accounting Specialists or other staff serving as backups during absences or peak periods.
- Maintains records for compliance with applicable laws and regulations, including the Fair Labor Standards Act (FLSA), IRS regulations, and state labor codes.
- Assists with special projects or reports related to payroll operations as assigned by the Payroll Supervisor or Controller.

MINIMUM QUALIFICATIONS:

Education and Experience

- High school diploma or equivalent (GED) required.
- Two (2) years of experience in payroll processing, accounting, or a related financial position. Municipal or government payroll experience is highly desirable.
- An Associate’s degree in Accounting, Finance, Business Administration, or a related field may substitute for one year of experience.

Required Licenses or Certifications

- Possession of a valid California Class C Driver's License may be required.
- Certification as a Certified Payroll Professional (CPP) is desirable but not required.

Required Licenses or Certifications:

- Must possess a valid California Class C Driver’s License.

Required Knowledge of:

- City organization, operations, policies and procedures.
- City Code, City Ordinances, Standard Operating Manual, personnel policies and procedures, and applicable Memoranda of Understanding.
- Principles and protocols for the evidentiary gathering of information, documents, financial records and other data that may be used in court and legal hearings.
- Principles, practices, and procedures of payroll processing, wage reporting, and benefits reconciliation.
- Municipal payroll practices, including union contracts, wage laws, and public agency regulations.
- Applicable federal and state regulations, including FLSA, IRS tax codes, and retirement system laws.
- Payroll software systems, time and attendance systems, and Microsoft Office Suite (Excel, Word, Outlook).
- Basic accounting and financial reconciliation principles.
- Best practices for records management and confidentiality.

DRAFT

Physical Demands / Work Environment:

- Prolonged periods sitting at a desk, operating a computer, and using standard office equipment.
- Occasional lifting and carrying of files, documents, or equipment weighing up to 25 pounds.
- Work is performed primarily in a standard office environment with moderate noise levels.
- Must be able to work extended hours during peak payroll periods or deadlines.

DRAFT

July 22, 2025

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (ACTING IN ITS CAPACITY AS THE CITY AND AS SUCCESSOR TO THE HOUSING ASSETS OF THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON) MAKING CERTAIN FINDINGS, AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER A HOUSING AGREEMENT (DENSITY BONUS AGREEMENT) BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP AND THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP FOR THE CONVEYANCE OF PROPERTY BY THE CITY LOCATED AT 1434 W. COMPTON BOULEVARD IN THE CITY AND THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT THEREON, FINDING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

SUMMARY

Staff respectfully requests the City Council to adopt a Resolution approving the City Manager's execution and delivery of a Housing Agreement (Density Bonus) and the First Amendment to the Disposition and Development Agreement with 1434 W. Compton Boulevard LP for the conveyance of property by the City located at 1434 W. Compton Boulevard and the development of an affordable housing project thereon, finding that the project is exempt from environmental review under the California Environmental Quality Act, and taking related actions.

BACKGROUND

The property subject to the Housing Agreement (Density Bonus) and the Disposition and Development Agreement is an approximately 1.47-acre vacant parcel located at 1434 W. Compton Boulevard in the City which is currently improved as a surface parking lot (the "Property"). 1434 W. Compton Boulevard, LP (the "Developer") is acquiring the Property for the purpose of developing an affordable housing project consisting of 75 rental housing units and related improvements, including a market-rate manager's unit and 74 units restricted for rent to extremely low- and low-income households (including 37 units for supportive housing) at affordable rents for not less than 55 years (the "Project").

The Property is entitled for 74 affordable units and one manager's unit; the entitlements for the Project were administratively approved by the City in July 2021 due to the Project being restricted as 100% affordable. The Developer requested a development standard concession and density bonus pursuant to the Density Bonus Law (Government Code Sections 65915-65918) to increase the number of dwelling units to 75 in lieu of the 34

units per acre density otherwise permitted by the current zoning (Limited Commercial with a mixed-use land use designation). The density bonus requires the Developer to enter into the Housing Agreement (Density Bonus). Such Agreement will not be subordinated to any of the debt or other restrictions placed on the Property.

The Developer also requested that the Compton Housing Authority provide up to 74 PBV's (project-based vouchers). The Developer's funding sources include a construction loan, permanent loan (approximately $6,100,000), 9% Tax Credit equity (approximately $21,998,800), Housing for a Healthy California (HHC) Program Loan, which has already been awarded to the Project by the California Department of Housing and Community Development (HCD) ($6,700,000), National Housing Trust Fund (NHTF) loan ($12,750,000).

The former Community Redevelopment Agency of the City of Compton (the "Former Agency") acquired the Property in 2010 with Housing Tax Allocation Bonds for $1.4 Million, and following the dissolution of the Former Agency in 2012, the Property was conveyed to the City as the housing successor to the former Agency (the "Housing Successor"). Tax Allocation Bonds preclude the City from earning a profit on the bond funding which was obtain for the purpose of acquiring land to develop affordable housing.

STATEMENT OF THE ISSUE

The City and the Developer desire to enter into the First Amendment to the Disposition and Development Agreement. By adopting the attached Resolution, the Council will approve the City Manager's execution and delivery of the First Amendment to the Disposition and Development Agreement in substantially the form attached as Exhibit "C" and the Housing Agreement (Density Bonus) in substantially in the form attached to the Resolution as Exhibit "B", make certain findings, and find that the Project is exempt from the California Environmental Quality Act.

California Health and Safety Code Section 33433 requires that the City, in its capacity as the Housing Successor, make available for public inspection a report which contains a copy of the Disposition and Development Agreement as well as a summary of certain aspects regarding the conveyance of the Property to the Developer (the "Summary Report"). The Summary Report and a copy of the Disposition and Development Agreement, with attachments, have been made available for public inspection in the manner required by Section 33433.

Health and Safety Code Section 33433 also requires the conveyance of the Property to the Developer to be approved by the City Council by resolution after a public hearing, and that the resolution contain certain findings. The Resolution contains findings that conveyance of the Property to the Developer and the development of the Project by the Developer will provide affordable housing and that the Property will be conveyed to the Developer for not less than its fair reuse value at the use and with the covenants and conditions and development costs authorized by the Disposition and Development Agreement. Notice of the public hearing was published once a week for two successive

weeks prior to the date of the public hearing (November 28, 2023) in the manner required by Section 33433.

The Resolution also contains a finding that the Project is exempt from CEQA because the proposed housing development will meet the requirements of Government Code Section 37364, staff has also recommended that the City Council declare the Property to be exempt surplus land pursuant to Government Code Sections 54221(b) and 542321(f)(1)(A).

FISCAL IMPACT

The former Agency purchased the Property in 2010 with proceeds of bonds issued by the Agency. The former Agency (and now the Housing Successor) pays interest on the Tax Allocation bonds (the bonds bear interest at the rate of approximately 1.5% per year). After the Former Agency was dissolved, the Property was conveyed to the City, as Housing Successor, at no cost. The City has incurred ordinary legal and consulting fees and maintenance expenses in connection with the Property. Pursuant to the Disposition and Development Agreement and the First Amendment to the Disposition and Development Agreement, the City, acting as the Housing Successor to the former Compton Redevelopment Agency, will be responsible for the cost of a standard owner's title policy and any documentary transfer taxes and one-half of the escrow fees in connection with the conveyance of the Property to the Developer. Pursuant to the Disposition and Development Agreement and the First Amendment to the Disposition and Development Agreement and the Tax Allocation Bonds regulations, the City will convey the Property to the Developer for $0.00.

RECOMMENDATION

Staff requests the City Council adopt the attached Resolution.

CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (ACTING IN ITS CAPACITY AS THE CITY AND AS SUCCESSOR TO THE HOUSING ASSETS OF THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON) MAKING CERTAIN FINDINGS, AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER A HOUSING AGREEMENT (DENSITY BONUS AGREEMENT) BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP AND THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP FOR THE CONVEYANCE OF PROPERTY BY THE CITY LOCATED AT 1434 W. COMPTON BOULEVARD IN THE CITY AND THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT THEREON, FINDING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the City of Compton, as successor to the housing assets of the former Community Redevelopment Agency of the City of Compton (the "Housing Successor"), is the owner of that certain real property within the City located at 1434 W. Compton (APNs 6142-006-901 and 6142-006-902) (the "Property"); and

WHEREAS, the City wishes to sell the Property to 1434 W. Compton Boulevard LP (the "Developer") for the development of a residential project thereon consisting of 75 rental housing units and related improvements, including a manager's unit and 74 units restricted for rent to extremely low and low income households (including 37 units for supportive housing) at affordable rents (the "Project") for not less than 55 years, pursuant to that certain Disposition and Development Agreement by and between the City, in its capacity as Housing Successor, and the Developer (the "DDA") in substantially the form as shown in the City Clerk's Office; and

WHEREAS, the Developer has applied for and received a density bonus in connection with the Project, subject to entering into the Housing Agreement (Density Bonus) by and between the City and the Developer in substantially the form as shown in the City Clerk's Office and incorporated herein by reference; and

WHEREAS, California Health and Safety Code Section 33433 ("Section 33433") requires that the City, in its capacity as the Housing Successor, held a public hearing and made available for public inspection a report which shall contain a copy of the DDA as well as a summary of certain aspects regarding the conveyance of the Property to the Developer pursuant to the DDA (the "Summary Report") prior to approving the DDA. Notice of the public hearing has been provided, and the Summary Report, prepared by Keyser Marston Associates, Inc., and a copy of the DDA have been made available for public inspection, all in the manner required by Section 33433.

WHEREAS, that a public hearing was properly noticed and held on November 28, 2023, by the City Council in the City Council Chambers regarding the proposed DDA and Summary Report prior to the adoption of Resolution no. 25,949 on December 12, 2023, approving the DDA and Housing Agreement (Density Bonus) substantially in the form on file in the City Clerk's Office; and

WHEREAS, that the conveyance and development of the Property pursuant to the DDA will provide affordable housing for extremely low- and low-income households, because 74 of the 75 proposed units will be restricted for rent to extremely low- and low-income households at affordable rents for not less than 55 years.

WHEREAS, that, as explained in the Summary Report, the Property will be conveyed to the Developer for no consideration under the terms of the DDA, which is the fair refuse value of the Property at the use and with the covenants and conditions and development costs authorized by the conveyance.

WHEREAS, that the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to execute and deliver, for and in the name of the City, acting in its capacity as the Housing Successor, the DDA substantially in the form attached hereto as Exhibit "A" and incorporated herein by reference, with such non-substantive changes therein as the City Manager may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

WHEREAS, that the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to execute and deliver, for and in the name of the City, the Housing Agreement (Density Bonus) substantially in the form attached hereto as Exhibit "B" and incorporated herein by reference, with such non-substantive changes therein as the City Manager may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

WHEREAS, the City of Compton and the Developer desire to amend the DDA pursuant to the First Amendment to the DDA, in the form attached hereto as Exhibit "C" and incorporated herein by reference, to provide for two closings: (i) a closing of the land conveyance described in the DDA; followed by (ii) a closing of the financing necessary for the Project, not more than ninety (90) days; and

WHEREAS, that the City Staff has reviewed the Project and the City Council hereby finds and determines that the Project is exempt from the California Environmental Quality Act ("CEQA**")** is exempt Surplus Land pursuant to government code sections 54221(b) AND 54221(f)(1)(A)

WHEREAS, that the Staff of the City are hereby directed to file a notice of exemption of the Project from CEQA with the Los Angeles County Clerk.

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

Section 1. That the above recitals are all true and correct and are a substantive part of this Resolution

Section 2. That the Officers and Staff of the City are hereby authorized, jointly and severally, to do all things, including the execution and delivery of documents and instruments, which they may deem necessary or proper to effectuate the purposes of this Resolution, the First Amendment to the DDA, and the Housing Agreement (Density Bonus), and all actions previously taken are hereby ratified.

Section 3. That a certified copy of this Resolution shall be filed in the office of the City Clerk.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

SATRA D. ZURITA
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, do hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at the regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: Council Members -
NOES: Council Members -
ABSENT: Council Members -
ABSTAIN: Council Members –

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

EXHIBIT "A"

Disposition and Development Agreement

EXHIBIT "B"

Housing Agreement (Density Bonus)

Exhibit "C"

First Amendment to DDA

DISPOSITION AND DEVELOPMENT AGREEMENT

by and between the

CITY OF COMPTON

and

1434 W. COMPTON BLVD LP

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DISPOSITION AND DEVELOPMENT AGREEMENT

THIS DISPOSITION AND DEVELOPMENT AGREEMENT (the "Agreement") is dated as of _____, 2024 and is entered into by and between the CITY OF COMPTON, a California municipal corporation, acting as the housing successor to the former Community Redevelopment Agency of the City of Compton (the "City"), and 1434 W, COMPTON BLVD LP, a California limited partnership ("Developer").

RECITALS

A. The purpose of this Agreement is to achieve the development of the land owned by the City that is described on Exhibit "A" (the "Land") and any existing improvements thereon. The Land and any existing improvements thereon were a housing asset of the former Community Redevelopment Agency of the City of Compton, and the City is the successor to the Land and improvements. The Land, and the Improvements (as hereinafter defined) to be constructed thereon pursuant to the terms of this Agreement, are hereinafter collectively referred to as the "Project."

B. Construction of the Improvements, which generally consist of seventy-five (75) rental housing units and related improvements, will provide additional jobs, encourage new investment, improve the economic and physical conditions in the City of Compton, and provide 74 units of rental housing for very low and extremely low income households, including thirty-seven (37) units for supportive housing (one unit shall be a manager's unit).

C. A material inducement to the City to enter into this Agreement is the agreement by Developer to develop the Project as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants contained in this Agreement, the parties hereto agree as follows:

1. DEFINITIONS.

1.1 Definitions. The following capitalized terms used in this Agreement shall have the meanings set forth below:

1.1.1 "Agreement" means this Disposition and Development Agreement.

1.1.2 "Approved Title Exceptions" is defined in Section 2.3.1.

1.1.3 "Building Permit" means, collectively, any and all permits necessary to grade the Land and construct the Project that would be issued by the City in its governmental capacity.

1.1.4 "Certificate of Completion" means the certificate described in Section 3.12.

1.1.5 "City" means the City of Compton, a California municipal corporation.

1.1.6 "Close of Escrow" is defined in Section 2.2.

1.1.7 "Construction Contract" is defined in Section 3.3.

1.1.8 "Construction Loan" is defined in Section 3.4.

1.1.9 "Default" is defined in Section 6.1.

1.1.10 "Escrow" is defined in Section 2.2.

1.1.11 "Escrow Holder" means Fidelity National Title Company, 4400 MacArthur Blvd, Suite 200, Newport Beach, CA 92660, or another licensed escrow holder mutually selected by the Parties.

1.1.12 "FIRPTA Affidavit" is defined in Section 2.7.1.3.

1.1.13 "Force Majeure Delay" is defined in Section 6.7.

1.1.14 "General Contractor" is defined in Section 3.3.

1.1.15 "Grant Deed" is defined in Section 2.3.2.

1.1.16 "Hazardous Materials" means any chemical, material or substance now or hereafter defined as or included in the definition of hazardous substances, hazardous wastes, hazardous materials, extremely hazardous waste, restricted hazardous waste, toxic substances, pollutant or contaminant, imminently hazardous chemical substance or mixture, hazardous air pollutant, toxic pollutant, or words of similar import under any local, state or federal law or under the regulations adopted or publications promulgated pursuant thereto applicable to the Land, including, without limitation: the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq. ("CERCLA"); the Hazardous Materials Transportation Act, as amended, 49 U.S.C. 1801, et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251, et seq.; and the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901, et seq. ("RCRA") The term Hazardous Materials shall also include any of the following: any and all toxic or hazardous substances, materials or wastes listed in the United States Department of Transportation Table (49 CFR 172.101) or by the Environmental Protection City as hazardous substances (40 CFR. Part 302) and in any and all amendments thereto in effect as of the Close of Escrow Date; oil, petroleum, petroleum products (including, without limitation, crude oil or any fraction thereof), natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel, not otherwise designated as a hazardous substance under CERCLA; any substance which is toxic, explosive, corrosive, reactive, flammable, infectious or radioactive (including any source, special nuclear or by-product material as defined at 42 U.S.C. 2011, et seq.), carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority; asbestos in any form; urea formaldehyde foam insulation; transformers or other equipment which contain dielectric fluid containing levels of polychlorinated biphenyls; radon gas; or any other chemical, material or

substance (i) which poses a hazard to the Land, to adjacent properties, or to persons on or about the Land, (ii) which causes the Land to be in violation of any of the aforementioned laws or regulations, or (iii) the presence of which on or in the Land requires investigation, reporting or remediation under any such laws or regulations.

1.1.17 "Holder" is defined in Section 4.2.

1.1.18 "Improvements" means all buildings, landscaping, infrastructure, utilities, and other improvements to be built on the Land, as described in the Scope of Development attached as Exhibit "C", and any improvements that are conditions of entitlement approval.

1.1.19 "Land" means the land described on Exhibit "A" attached hereto.

1.1.20 "Party" means any party to this Agreement, and "Parties" means all parties to this Agreement.

1.1.21 "Permitted Exceptions" is defined in Section 2.3.2.

1.1.22 "Plans and Specifications" means all drawings, landscaping and grading plans, engineering drawings, final construction drawings, and any other plans or specifications for construction of the Project.

1.1.23 "Project" means the Land and Improvements.

1.1.24 "Project Budget" is defined in Section 2.4.5.

1.1.25 "Released Parties" is defined in Section 2.6.4.

1.1.26 "Schedule of Performance" means the schedule set forth on Exhibit "B" attached hereto and incorporated by reference herein.

1.1.27 "Scope of Development" means the description of the Project set forth in Exhibit "C" attached hereto and incorporated by reference herein.

1.1.28 "Site Designs" is defined in Section 6.8.

1.1.29 "Title Company" shall mean the Escrow Holder (i.e., the Title Company and the Escrow Holder are the same).

1.1.30 "Transfer" is defined in Section 4.1.1.

1.1.31 "Transferee" is defined in Section 4.1.2.

1.1.32 "Withholding Affidavit" is defined in Section 2.7.1.2.

2. TRANSFER AND CONVEYANCE OF THE PROPERTY.

2.1 Transfer and Conveyance. In consideration of the Developer's covenants in this Agreement, but not for any monetary compensation (and no deposit shall be required of Developer), the City agrees to convey the Land to Developer, and Developer agrees to accept such conveyance of the Land from the City; however, the Close of Escrow shall not occur until such time as the Closing Conditions, as defined in Section 2.4 below, have been satisfied.

2.2 Opening and Closing of Escrow. Within five (5) business days after the date this Agreement is executed by the City and delivered to Developer, the City and the Developer shall cause an escrow (the "Escrow") to be opened with Escrow Holder for the sale of the Land by the City to Developer. The Parties shall deposit with Escrow Holder a fully executed duplicate original of this Agreement as the escrow instructions for the Escrow. The City and Developer may provide such additional instructions as shall be necessary and consistent with this Agreement.

Provided that each of the conditions to closing described in Section 2.4 have been satisfied (or waived in writing by the party or parties benefitted thereby), Escrow shall close (the "Close of Escrow") on or before March 31, 2025. If the Close of Escrow does not occur by such date, any party not then in default may terminate this Agreement by written notice to the other and all the funds and documents deposited with Escrow Agent shall be promptly refunded or returned, as the case may be, by Escrow Holder to the depositing party, except that all escrow and title cancellation fees shall be paid by Developer.

2.3 Condition of Title; Title Insurance.

2.3.1 Promptly after the Effective Date, Developer shall obtain an update of the preliminary report dated September 22, 2023 issued by Title Company under Order No. 997-30062818-TC-1. Developer shall have the right to conduct an ALTA survey, and may terminate this Agreement by written notice to City given prior to the end of the Inspection Period (in Section 2.6.1 below), if Developer objects to any title matter and City does not agree to remove or correct such matters by the Close of Escrow. If Developer does not so terminate this Agreement, then such title matters shall be deemed approved by Developer. Matters approved or deemed approved by Developer are hereinafter referred to as the "Approved Title Exceptions" (but "Approved Title Exceptions" shall not include any that City has agreed to remove/correct under this Section 2.3.1).

2.3.2 At the Close of Escrow, the City shall convey title to the Land to Developer by grant deed in the form attached hereto as Exhibit "D" (the "Grant Deed"). Title to the Land shall be conveyed subject to: (i) the matters in the Grant Deed (including City's right of reversion referenced therein); (ii) non-delinquent current real property taxes and assessments not yet due for the tax year during which the conveyance occurs, (iii) all Approved Title Exceptions, (iv) if a survey is obtained, then all matters shown on the survey, except for any that City has expressly agreed to cure/remove; (v) a Housing Agreement, Notice of Affordability Restrictions, and Housing Agreement (Density Bonus) in the forms attached hereto as Exhibit "E", and (vi) any matters which arise out of the actions of Developer or its agents and representatives (collectively, the "Permitted Exceptions").

2.4 Conditions to Close of Escrow. The obligation of the City and Developer under this Agreement to close Escrow shall be subject to the satisfaction (or express written waiver by the benefited party) of each of the following conditions (collectively, the "Closing Conditions"):

2.4.1 City's removal of (or Title Company's reasonably insuring over) any new title matters that City shall have agreed to cure/remove.

2.4.2 The representations and warranties of the City and Developer contained in this Agreement being true and correct in all material respects.

2.4.3 The delivery by City and Developer of all documents and funds required to be delivered pursuant to Section 2.7 hereof.

2.4.4 The Title Company shall have committed to issue at the Close of Escrow an Owner's Title Insurance Policy, showing fee simple title to the Land vested in Developer (or Developer's assignee as permitted by this Agreement), subject only to the Permitted Exceptions.

2.4.5 Developer shall have delivered reasonable evidence (such as certificates of insurance) that Developer has obtained the insurance described in Subsections 7.1.1 (ii) and (iii) below, and Developer shall have delivered to City a final project budget ("Project Budget") consistent with committed tax credits/tax credit equity and funds from development/construction loans required for the completion of the Project.

2.4.6 On or before September 30, 2024, Developer shall have received and delivered to City reasonable evidence of tax credit award(s) sufficient to generate tax credit equity required for the Project; however, such deadline may be extended by the City Manager in writing for up to one year, with extension of the Closing Date, if Developer shall have properly applied in every tax credit round but has not received an award of tax credits.

2.4.7 The Compton Housing Authority shall have provided or shall have committed to providing to Developer seventy-four (74) project-based vouchers for very low and extremely low income housing.

2.4.8 All conditions to the issuance of the Building Permit, the specific plan for the Land, and any and all governmental permits, consents or authorizations required for the development, construction, operation or use of the Project (excluding certificates of occupancy and the like that cannot be issued until completion) shall have been approved/issued, or will be approved/issued upon payment of applicable fees by the deadline in Section 2.11 below.

2.4.9 Developer and City shall have performed, observed and complied with all covenants, agreements and conditions required by this Agreement to be performed, observed and complied with on its part prior to or as of the Close of Escrow.

2.5 Costs; Escrow Holder Settlement Statement.

2.5.1 City and Developer shall each pay for 50% of the Escrow fees, and City shall pay for the cost of a standard owner's title policy in the amount of the appraised value of the Land, and Developer shall pay for the cost of any survey and any extended coverage title insurance.

2.5.2 Escrow Holder is authorized on the Close of Escrow to pay and charge the Developer for any fees, charges and costs payable under Section 2.6.1 as set forth on the settlement statements approved by the Parties. Before such payments are made, Escrow Holder shall notify the City and Developer of the fees, charges, and costs necessary to close under the Escrow, by delivering draft settlement statements to the Parties for their mutual approval.

2.6 Condition of the Property.

2.6.1 Right to Inspect. Developer has inspected the Land and found it acceptable, and Developer has obtained a Phase I environmental report for the Land that did not recommend a Phase II environmental report/testing. Developer shall nevertheless have the right to enter (or cause its contractors---including surveyor---designated in writing to City to enter) the Land from the date hereof until December 31, 2023 ("Inspection Period") for the purpose of verifying that the physical condition of the Land has not changed in any material adverse manner. Developer shall defend, indemnify and hold City harmless from any and all claims, damages, losses, liabilities, costs and expenses arising from any such entry, and the foregoing shall survive the Close of Escrow or earlier termination of this Agreement. Developer shall also maintain the insurance required by the right of entry agreement for the Land previously executed by City and Developer.

2.6.2 "As-Is" Sale. Developer acknowledges and agrees that Developer is acquiring the Land in its "AS IS" condition, WITH ALL FAULTS, IF ANY, AND, EXCEPT AS EXPRESSLY SET FORTH HEREIN, WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED and neither City nor any agents, representatives, officers, or employees of City have made any representations or warranties, direct or indirect, oral or written, express or implied, to Developer or any agents, representatives, or employees of Developer with respect to the condition of the Land, its fitness for any particular purpose, or its compliance with any laws, and Developer is not aware of and does not rely upon any such representation to any other party. Except as expressly set forth herein, neither City nor any of its representatives is making or shall be deemed to have made any express or implied representation or warranty, of any kind or nature, as to (a) the physical, legal or financial status of the Land, (b) the Land's compliance with applicable laws, (c) the accuracy or completeness of any information or data provided or to be provided by City, or (d) any other matter relating to the Land.

2.6.3 Acknowledgement of Inspections. Developer has inspected the Land and its physical characteristics and existing conditions and has observed or has had sufficient opportunity to inspect or observe, conducted or had sufficient opportunity to conduct such investigations and studies on and of said Land and adjacent areas as it deems necessary, and hereby waives any and all objections to or complaints regarding the Land and its condition,

including, but not limited to, federal, state or common law based actions and any private right of action under state and federal law to which the Land is or may be subject, including, but not limited to, CERCLA, RCRA, physical characteristics and existing conditions, including, without limitation, structural and geologic conditions, subsurface soil and water conditions and solid and hazardous waste and Hazardous Materials (as defined in Section 1.1.16) on, under, adjacent to or otherwise affecting the Land. Developer further hereby assumes the risk of changes in applicable laws and regulations relating to past, present and future environmental conditions on the Land and the risk that adverse physical characteristics and conditions, including, without limitation, the presence of Hazardous Materials or other contaminants, may not have been revealed by its investigations.

2.6.4 Releases and Waivers. Developer and anyone claiming by, through or under Developer hereby waives its right to recover from and fully and irrevocably releases City and its council members, board members, employees, officers, directors, representatives, agents, servants, attorneys, successors and assigns ("Released Parties") from any and all claims, responsibility and/or liability that it may now have or hereafter acquire against any of the Released Parties for any costs, loss, liability, damage, expenses, demand, action or cause of action arising from or related to (i) the condition (including any defects, errors, omissions or other conditions, latent or otherwise, and the presence in the soil, air, structures and surface and subsurface waters of materials or substances that have been or may in the future be determined to be Hazardous Materials or otherwise toxic, hazardous, undesirable or subject to regulation and that may need to be specially treated, handled and/or removed from the Land under current or future federal, state and local laws regulations or guidelines), valuation, salability or utility of the Land, or its suitability for any purpose whatsoever, and (ii) any information furnished by the Released Parties under or in connection with this Agreement. This release includes claims of which Developer is presently unaware or which Developer does not presently suspect to exist which, if known by Developer, would materially affect Developer's release to City. Developer specifically waives the provision of California Civil Code Section 1542, which provides as follows:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR EXPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN TO HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY"

Developer Initials

In this connection and to the extent permitted by law, Developer hereby agrees, represents and warrants that Developer realizes and acknowledges that factual matters now unknown to it may have given or may hereafter give rise to causes of action, claims, demands, debts, controversies, damages, costs, losses and expenses which are presently unknown, unanticipated and unsuspected, and Developer further agrees, represents and warrants that the waivers and releases herein have been negotiated and agreed upon in light of that realization and

that Developer nevertheless hereby intends to release, discharge and acquit Released Parties from any such unknown causes of action, claims, demands, debts, controversies, damages, costs, losses and expenses which might in any way be included as a material portion of the consideration given to City by Developer in exchange for City's performance hereunder.

Developer hereby agrees that, if at any time after the Close of Escrow any third party or any governmental entity seeks to hold Developer responsible for the presence of, or any loss, cost or damage associated with, Hazardous Materials in, on, above or beneath the Land or emanating therefrom, then Developer waives any rights it may have against City in connection therewith, including, without limitation, under CERCLA and Developer agrees that it shall not (i) implead the City, (ii) bring a contribution action or similar action against City, or (iii) attempt in any way to hold City responsible with respect to any such matter. The provisions of this Section 2.7.3 shall survive the Close of Escrow.

City has given Developer material concessions regarding this transaction in exchange for Developer agreeing to the provisions of this Section 2.6.4. City and Developer have each initialed this Section 2.6.4 to further indicate their awareness and acceptance of each and every provision hereof.

CITY'S INITIALS DEVELOPER'S INITIALS

2.6.5 Environmental Indemnity. From and after the Close of Escrow, Developer shall indemnify, protect, defend and hold harmless the City, the Compton Housing Authority, and their officials, officers, attorneys, employees, consultants, agents and representatives, from and against any and all claims, liabilities, suits, losses, costs, expenses and damages, including but not limited to attorneys' fees and costs, arising directly or indirectly out of any claim for loss or damage to any property, including the Land, injuries to or death of persons, or for the cost of cleaning up the Land and removing Hazardous Materials or toxic substances, materials and waste therefrom, by reason of contamination or adverse effects on the environment, or by reason of any statutes, ordinances, orders, rules or regulations of any governmental entity requiring the clean-up of any Hazardous Materials caused by or resulting from any Hazardous Material, or toxic substances or waste existing on or under, any portion of the Land acquired by Developer, except for Hazardous Materials released by City after the Close of Escrow.

2.7 Deposits into Escrow.

2.7.1 The City hereby covenants and agrees to deliver to Escrow Holder prior to the Close of Escrow the following instruments and documents, the delivery of each of which shall be a condition of the Close of Escrow:

2.7.1.1 A Grant Deed duly executed and acknowledged by the City, in the form attached hereto as Exhibit "D".

2.7.1.2 If required by Escrow Holder, the affidavit as contemplated by California Revenue and Taxation Code § 18662 ("Withholding Affidavit");

2.7.1.3 If required by Escrow Holder, a Certification of Non-Foreign Status in accordance with I.R.C. Section 1445 (the "FIRPTA Certificate');

2.7.1.4 Executed and acknowledged counterparts of the Housing Agreement (Density Bonus); Housing Agreement; and Notice of Affordability Restrictions in the forms attached hereto as Exhibit "E";

2.7.1.5 Such proof of the City's authority and authorization to enter into this transaction as the Title Company may reasonably require in order to issue Developer's policy of title insurance;

2.7.1.6 City's share of title insurance, escrow, and (if applicable) transfer tax costs.

2.7.2 Developer shall deposit with Escrow Holder, prior to the Close of Escrow (and the delivery of each of which shall be a condition of the Close of Escrow), executed and acknowledged counterparts of the Housing Agreement (Density Bonus); Housing Agreement; and Notice of Affordability Restrictions in the forms attached hereto as Exhibit "E", and funds sufficient to pay Developer's share of costs and pro-rations.

2.8 Authorization to Record Documents and Disburse Funds. Escrow Holder is hereby authorized to record the documents and disburse the funds and deliver documents called for hereunder upon the Close of Escrow, provided each of the following conditions has then been fulfilled:

(i) The Title Company can issue in favor of Developer an Owner's Policy of Title Insurance, with liability equal to the estimated fair market value of the Land (or such lesser amount as shall have been requested by Developer)--- and if elected by Developer after Developer has provided an ALTA survey to Title Company and received an updated title report, then extended coverage title insurance---showing the Land vested in Developer subject to the Permitted Title Exceptions.

(ii) The City and Developer shall have deposited in Escrow the documents and funds required pursuant to Section 2.7;

(iii) The City and Developer have confirmed to Escrow Holder that all of the other closing conditions have been satisfied or expressly waived in writing by the Party(s) benefited thereby.

Unless otherwise instructed in writing, Escrow Holder is authorized to record at the Close of Escrow any instrument delivered through this Escrow if necessary or proper for issuance of Developer's title insurance policy.

2.9 Escrow's Closing Actions. On the Close of Escrow, Escrow Holder shall:

2.9.1.1 Record the Grant Deed and then the Housing Agreement (Density Bonus), then the Housing Agreement, then the Notice of Affordability Restrictions, and

then the deed of trust securing the Construction Loan with the Los Angeles County Recorder (which shall be deemed delivery of said instruments to Developer);

2.9.1.2 Issue the Title Policy (or cause the Title Company to issue the Title Policy);

2.9.1.3 Prorate taxes, assessments, rents, and other charges as of the Close of Escrow in accordance with the settlement statements approved by the Parties.

2.9.1.4 From funds deposited by Developer, pay prorated amounts and charges to be paid by or on behalf of Developer, and return any excess to Developer;

2.9.1.5 Prepare and deliver to both Developer and the City one signed copy of Escrow Holder's closing statement showing all receipts and disbursements of the Escrow; and

2.9.1.6 If applicable, deliver the FIRPTA Certificate and the Withholding Affidavit to Developer.

2.10 Additional Instructions. If required by the Escrow Holder, the Parties shall execute appropriate escrow instructions, prepared by the Escrow Holder, which are not inconsistent herewith. If there is any inconsistency between the terms hereof and the terms of the escrow instructions, the terms hereof shall control unless an intent to amend the terms hereof is expressly stated in such instructions.

2.11 Post-Closing Deadline; City Right of Reversion. If any of the following requirements are not satisfied by Developer on or before the date that is twenty (20) days after the Close of Escrow, then City shall have the right of termination/reversion described below the following list of requirements:

2.11.1 The Developer shall have delivered to the City a copy of the Construction Loan documents and any other loan documents, including applicable loan budgets for such other loans, and such loan budgets must be consistent with the Project Budget.

2.11.2 The Construction Loan (as hereinafter defined), and any other loans necessary to complete the Project, shall close concurrently with the Close of Escrow, and the deed of trust and any other documents securing the Construction Loan shall be recorded after and subordinate to the City's Housing Agreement, Notice of Affordability Restrictions, and Housing Agreement (Density Bonus). (If required by the Holder of the Construction Loan, the City shall execute and acknowledge a reasonable subordination agreement that subordinates the City's right of reversion in this Agreement to the deed of trust securing the Construction Loan ["Reversion Subordination Agreement"]; additionally, if required by HCD as secured lender, the City shall execute and acknowledge a reasonable subordination agreement that subordinates the City's right of reversion in this Agreement and the City Housing Agreement (but not the City Housing Agreement [Density Bonus]) to the deed(s) of trust securing HCD loans to Developer).

2.11.3 Developer shall have submitted to the City a copy of a GMAX construction contract between Developer and an unaffiliated reputable general contractor that is consistent with the Project Budget;

2.11.4 The City shall have received reasonable evidence (such as Certificates of Insurance) that the construction-related insurance required by Section 7.1 of this Agreement shall be in effect.

2.11.5 All fees for the Building Permit, and any and all governmental permits, consents or authorizations required for the development, construction, operation or use of the Project (excluding certificates of occupancy and the like that cannot be issued until completion) shall be paid.

2.11.6 Unless waived by the Construction Lender, the Developer shall have provided evidence to the City that the obligations of Developer's general contractor to construct and complete the Project (pursuant to the Construction Contract) have been bonded, for the express benefit of Developer, Developer's construction lender and the City. To that end, Developer shall secure and deposit with the City a Performance Bond and a Labor and Material Payment Bond (in the form of AIA form A311 or A312), issued by a surety admitted to issue insurance in the State of California and otherwise acceptable to the City in the City's reasonable discretion, securing the faithful performance by the General Contractor of the completion of construction of the Improvements free of all liens and claims, within the time provided in the Schedule of Performance attached hereto. Such bond shall be in an amount equal to one hundred percent (100%) of the stipulated sum or guaranteed maximum price, as applicable. Such construction bond shall name the City as a co-obligee and may also name Developer and Developer's construction lender as co-obligees. Such construction bond shall be issued by a company acceptable to the City and listed in the current United States Treasury Department circular 570 and otherwise within the underwriting limits specified for that company in such circular.

If any of the foregoing are not timely satisfied, the City may terminate the conveyance of the Land and any improvements by written notice to Developer, and take possession thereof the Land, with all improvements and Improvements thereon, and revest in the City title to the Land and improvements theretofore conveyed to the Developer (or its successors in interest), free of all deeds of trust and any other documents in favor of contemplated secured lenders and free of any other title matters or encumbrances created by Developer, and take any and all actions necessary to commence and complete the enforcement of its reversionary interest, and in such event the Developer agrees to promptly take all actions and to execute all documents (including a grant deed) necessary to revert title to the City.

3. DEVELOPMENT COVENANTS.

3.1 Development of the Project. Developer shall develop the Improvements on the Land in accordance with the Scope of Development, the Schedule of Performance, all requirements of any and all applicable federal, state and local laws, rules and regulations (including any conditions of approval required by the City in its governmental capacity), the Plans and Specifications, and all other terms, conditions and requirements of this Agreement.

Developer shall comply with the Schedule of Performance in a timely manner, provided that the obligations of Developer set forth therein which are to be performed **after** the Close of Escrow shall be delayed by Force Majeure Delays, if applicable. Until a Certificate of Completion is issued, the Developer shall provide the City with periodic progress reports, as reasonably requested by the City, regarding the status of the construction of the Improvements.

3.2 City's Right to Review Plans and Specifications. In connection with construction of the Project, Developer shall comply in all respects with Plans and Specifications approved by the City in its governmental capacity. The City, in its proprietary capacity, shall have the right to review all Plans and Specifications for the Improvements prior to their submission to the City to ensure that the Improvements are constructed in accordance with the Scope of Development (Exhibit "B").

3.3 Construction Contracts. Developer shall retain one or more reputable and financially responsible general contractors (each, a "General Contractor") to undertake the construction of the Project. Each General Contractor shall be licensed in California, shall have any other licenses required by the City, and shall be experienced in constructing the type of improvements constituting the Improvements. Each such construction contract ("Construction Contract") shall be a guaranteed maximum cost contract or stipulated sum insuring construction of the improvements for a fixed or maximum price (consistent with the Project Budget), and shall obligate the General Contractor to commence and complete such construction in accordance with this Agreement and all applicable federal, state and local laws, rules and regulations. Each such Construction Contract shall provide for retention of at least ten percent from each progress payment (except there shall be no retention for any items excused from retention as specified in the Construction Contract) until the final payment, and said final payment shall not be paid to the General Contractor until the portion of the Project covered by such Construction Contract shall have been completed to Developer's satisfaction, and Developer shall have obtained all appropriate lien waivers from the General Contractor and its subcontractors, or bonds acceptable to Developer in form and amount, insuring against loss arising from any mechanics', laborers', materialmen's or other like liens filed against the Land.

3.4 Construction Loan Definition. As used herein, the term "Construction Loan" or "construction loan" shall mean one or more loans in an aggregate amount equal to (or greater than) all hard costs of designing and constructing the Improvements of the Project and all soft costs for owning and operating the Project until maturity of the construction loan, as shown in the budget for such Construction Loan and the Project Budget, less equity funds for such purposes to be provided by Developer and which are shown in the Project Budget.

3.5 Costs of Entitlement, Development and Construction. The Developer agrees that all costs, expenses and fees associated with the development and construction of the Project including the costs for developing and constructing the Improvements thereon (including, but not limited to, the land acquisition costs and governmental permits and approvals) shall be borne by Developer.

3.6 City Rights of Access and Inspection. In addition to those rights of access to and across the Land to which the City may be entitled by law, members of the staffs of the City shall have a reasonable right of access to the Land, without charge or fee, at any reasonable

time, upon reasonable notice to Developer (which may be telephonic notice to the construction foreman) to inspect the work being performed at the Land in connection with the initial development of the Project but shall not be obligated to do so and City shall not be liable for any failure to disclose any information discovered by City (or that could or should have been discovered by any City inspection). The City shall also have the right at all reasonable times to inspect and copy the books, records and all other documentation of the Developer pertaining to its obligations under this Agreement.

3.7 Prevailing Wages; Local, State and Federal Laws. Developer shall carry out the construction of the Improvements on the Land in conformity with all applicable federal, state and local laws, including all applicable federal and state occupation, safety and health standards. Developer agrees that the Project is a work of public improvement, and will pay, or cause to be paid, the prevailing rates of wages for all work as described in Sections 1770 et seq. of the California Labor Code and related regulations, and otherwise comply with all such statutes and regulations.

3.8 City and Other Governmental Permits and Approvals. Before commencement of construction or development of any work of improvement on the Land, Developer shall (at Developer's expense) secure, or cause to be secured, any and all permits which may be required by the City or any other governmental entity having jurisdiction over such construction or development.

3.9 Anti-discrimination During Construction. Developer, for itself and its successors and assigns, agrees that it shall not discriminate against any employee or applicant for employment because of age, sex, marital status, race, handicap, color, religion, creed, ancestry, or national origin in the construction of the Improvements.

3.10 Taxes, Assessments, Encumbrances and Liens. Developer shall pay when due all real property taxes and assessments assessed or levied on portions of the Land from time to time owned by Developer, commencing immediately after closing of the land acquisition.

3.11 No Agency Created. In performing this Agreement, Developer is an independent contractor and not the agent of the City. The City is not an agent of Developer or any permitted assignee. The City shall not have any responsibility whatsoever for payment to any contractor or supplier of Developer or its contractors. Developer shall not have any responsibility whatsoever for payment to any contractor or supplier of the City.

3.12 Certificate of Completion. Upon Developer's completion of the construction of the Project, Developer will apply to the City for a "Certificate of Completion". The City's issuance of the Certificate of Completion shall constitute the acknowledgement of the City that Developer has complied in all respects with its development obligations (and only the development obligations) set forth in this Article 3. Promptly following the City's issuance of a certificate of occupancy for the entire Project, and provided that Developer is then in full compliance with all of its obligations under this Article 3, the City shall execute, acknowledge and deliver the Certificate of Completion, for recording in the Official Records of Los Angeles County and shall include, in form reasonably acceptable to Developer, an express termination or reconveyance of the City's right to reversion under Section 6.2.2(ii) of this Agreement and the

Grant Deed. If the City believes that the Developer is not in compliance with its obligations under this Article 3, the City shall promptly specify the nature of such non-compliance by written notice to Developer.

4. LIMITATIONS ON TRANSFERS AND SECURITY INTERESTS.

4.1 Restriction on Transfer of Developer's Rights and Obligations.

4.1.1 Prior to the Close of Escrow, Developer may not assign this Agreement, but may admit limited partners. After the Close of Escrow and prior to issuance of a Certificate of Completion for the Project Developer shall not sell, assign, transfer, mortgage, lease (except for space leases conditioned upon Project completion), hypothecate, or convey (collectively, a "Transfer") the Land or any part thereof or any of Developer's rights or obligations hereunder, without the City's prior written consent, which consent may be granted or withheld in the City's sole and absolute discretion, except for the execution of one or more deeds of trust and related instruments securing Developer's construction loan, a conveyance of the Land resulting from the foreclosure thereof (or a deed-in-lieu of such a foreclosure), and except for transfers of limited partner interests in Developer and, provided City receives prompt written notice thereof, the removal and replacement of the general partner of Developer by the tax credit investor in accordance with Developer's limited partnership agreement. Developer acknowledges that the identity of Developer is of particular concern to the City, and it is because of Developer's identity that the City has entered into this Agreement with Developer. Except for any Transferee approved by the City pursuant to this Section 4.1, and except for any Holder (defined in Section 4.2) that has taken possession of the Land, no voluntary or involuntary successor in interest of Developer shall acquire any rights or powers under this Agreement. No transfer or assignment of Developer's interest hereunder without the City's prior written approval shall be deemed to release Developer from the obligations of Developer hereunder.

4.1.2 After the issuance of a Certificate of Completion for the entire Project: (i) provided City receives prompt written notice thereof, the general partner of Developer may be removed/replaced by the tax credit investor in accordance with Developer's limited partnership agreement; and (ii) Developer may transfer the Project to any party (a "Transferee") provided that:

4.1.2.1 the Transferee (and/or its management company or affiliates, if any) has the experience, quality, character, trade record, financial ability and reputation, as determined by City in its reasonable judgment, to own the Project and to cause it to be managed and operated (whether directly or through an Operating Agreement approved by the City in accordance with this Agreement) in compliance with this Agreement; and

4.1.2.2 the Transferee assumes in writing all obligations of Developer set forth in this Agreement (except those pursuant to Articles 2 and 3, which shall be deemed satisfied upon the Close of Escrow and the issuance of the Certificate of Completion, respectively).

In the event that Developer desires to Transfer the Project pursuant to this Section 4.1.2, Developer will so notify the City, and will provide the City with all pertinent information

regarding the Transferee. The City will use good faith efforts to approve or disapprove the Transferee (in its reasonable judgment) in writing within thirty (30) days after receipt of written notice of Developer's intention to make the Transfer and the information/documents required above. Upon the completion of any Transfer to a Transferee approved by the City as provided in this Section 4.1.2, the Transferee shall assume all of Developer's rights and obligations under this Agreement, and Developer shall be released from all further liabilities and obligations under this Agreement arising after the Transfer.

4.2 Holders of Deeds of Trust. Notwithstanding any provisions of Section 4.1 to the contrary, Developer shall have the right to hypothecate its interest in the Land and the Project pursuant to one or more deeds of trust from an institutional lender for the purpose of securing loans of funds to be used for financing the direct and indirect costs of the Project (including land development costs, reasonable and customary developer fees, loan fees and costs, and other normal and customary project costs), or for refinancing the construction financing with permanent financing. Any institutional lender of record holding any such deed of trust, whose name and address shall have been provided by Developer to City, is referred to herein as a "Holder."

4.3 Rights of Holders. The City shall deliver a copy of any notice or demand to Developer concerning any breach or default by Developer under this Agreement to each Holder who has previously made a written request to the City for special notice hereunder. Any notice of breach or default by Developer shall not be effective against any such Holder unless given to such Holder. Such Holder shall have the right at its option to cure or remedy any such default and to add the cost thereof to the secured debt and the lien of its security interest. If such breach or default can only be remedied or cured by such Holder upon obtaining possession, such Holder may remedy or cure such breach or default within a reasonable period of time after obtaining possession, provided such Holder seeks possession with diligence through a receiver or foreclosure; however, no Holder shall be required to cure defaults which are "personal" to Developer such that they are intrinsically incapable of being cured by the Holder. Such Holder shall not undertake or continue the construction or completion of the Improvements beyond the extent necessary to conserve or complete the Improvements. Any Holder completing the Improvements must assume all rights and obligations of Developer under this Agreement and shall then be entitled, upon written request made to the City, to a Certificate of Completion from the City.

4.4 Noninterference with Holders. The provisions of this Agreement do not limit the right of Holders (a) to foreclose or otherwise enforce any mortgage, deed of trust, or other security instrument encumbering all or any portion of the Land, and the Improvements thereon, (b) to pursue any remedies for the enforcement of any pledge or lien encumbering such portions of the Land, or (c) to accept, or cause its nominee to accept, a deed or other conveyance in lieu of foreclosure or other realization. In the event of (i) a foreclosure sale under any such mortgage, deed of trust or other lien or encumbrance, (ii) a sale pursuant to any power of sale contained in any such mortgage or deed of trust, or (iii) a deed or other conveyance in lieu of any such sale, the purchaser or purchasers and their successors and assigns, and such portions of the Land shall be, and shall continue to be, subject to all of the conditions, restrictions and covenants of all documents and instruments recorded pursuant to this Agreement, including, without limitation, the restrictions set forth in the grant deed on such property from the City to

Developer. The City agrees to execute such further documentation regarding the rights of any Holder as is customary with respect to construction or permanent financing, as the case may be, to the extent that such documentation is reasonably requested by any Holder and is reasonably approved by the City.

4.5 Right of City to Cure. In the event of a default or breach by the Developer of the terms of any loan that is secured by the Land, the City may, upon prior written notice to the Developer, cure the default, prior to the completion of any foreclosure. In such event the City shall be entitled to reimbursement from the Developer of all costs and expenses incurred by the City in curing the default. The City shall also be entitled to a lien upon the Land or any portion thereof to the extent of such costs and disbursements. The City agrees that such lien shall be subordinate to any lien in favor of a Holder, and the City shall execute from time to time any and all documentation reasonably requested by the Developer to effect such subordination.

4.6 Right of City to Satisfy Other Liens. After the Close of Escrow and after the Developer has had a reasonable time to challenge, cure, or satisfy any liens or encumbrances on the Land or any portion thereof, and has failed to do so, in whole or in part, the City shall, upon prior written notice to the Developer, have the right to satisfy any such lien or encumbrances; however, nothing in this Agreement shall require the Developer to pay or make provision for the payment of any tax, assessment, lien or charge so long as the Developer in good faith shall contest the validity or amount therein and so long as such delay in payment shall not subject the Land or any portion thereof to forfeiture or sale.

5. USE AND OPERATION OF THE PROPERTY.

5.1 Maintenance by Developer. Developer shall comply with the Housing Agreement (Density Bonus) and Housing Agreement, including the provisions regarding maintenance and repair therein.

6. EVENTS OF DEFAULT, REMEDIES AND TERMINATION.

6.1 Defaults - Definition. Subject to the provisions of Section 6.7 hereof, the occurrence of any or all of the following shall constitute a default ("Default") under this Agreement:

6.1.1 Developer's failure to perform its obligations on a timely basis as contained in the Schedule of Performance, or any breach of this Agreement by any Party involving the payment of money, and the continuance of such breach for a period of ten (10) days after the non-defaulting Party has given written notice to the defaulting Party, as specified in Section 9.1;

6.1.2 Except as otherwise provided in Section 6.1.1 hereof, a breach of any material term of this Agreement by any Party not involving the payment of money and failure of such Party to cure such breach within thirty (30) days after the non-defaulting Party has given written notice to the defaulting Party; provided, however, if such breach is not reasonably curable within such thirty (30) day period, then such Party shall be deemed in Default only if

such Party does not commence to cure such breach within such thirty (30) day period and thereafter fails to diligently prosecute such breach to completion;

6.1.3 Developer's Transfer (as defined in Section 4.2), or the occurrence of any involuntary Transfer, of the Land or any part thereof or interest therein, or any rights or obligations of Developer under this Agreement, in violation of this Agreement;

6.1.4 Developer's failure or refusal to keep in force and effect any material permit or approval with respect to construction of the Project, and Developer's failure to cure such breach within thirty (30) calendar days after notice from the City of Developer's breach; provided, however, if such breach is not reasonably curable within such thirty (30) day period, then Developer shall be deemed in Default only if Developer does not commence to cure such breach within such thirty (30) day period and thereafter fails to diligently prosecute such breach to completion; or

6.1.5 Filing of a petition in bankruptcy by or against any Party or appointment of a receiver or trustee of any property of any Party, or an assignment by any Party for the benefit of creditors, or adjudication that such Party is insolvent by a court, and the failure of such Party to cause such petition, appointment, or assignment to be removed or discharged within 90 days.

6.1.6 The failure to comply with any of the requirements of Section 7 below.

6.1.7 The failure to maintain, or the cancellation of, any of the bonds described in Section 2.11.6.

6.2 Remedies.

6.2.1 Remedies Prior to the Close of Escrow. In the event of a Default by any Party prior to the Close of Escrow, the non-defaulting Party shall have the right to terminate this Agreement (provided it is not in Default of its obligation under this Agreement), by delivering written notice thereof to the defaulting Party and to Escrow Holder, subject to the rights of the defaulting Party to cure such Default as provided in Section 6.1. Subject to Section 2.2, such Party may seek against the defaulting Party any available remedies at law or equity, including but not limited to, the right to receive damages (excluding damages for lost profits) or to pursue an action for specific performance.

6.2.2 Remedies for Default After the Close of Escrow. In the event of a Default by any Party after the Close of Escrow (if not cured pursuant to the cure rights of the investor limited partner of Developer set forth at the end of this Section), a non-defaulting party shall be entitled to the following remedies, as applicable:

(i) A defaulting Party shall be liable to the non-defaulting Party for all damages, costs and losses incurred by the non-defaulting Party, and the non-defaulting Party may seek against the defaulting Party any available remedies at law or equity, including but not limited to the right to receive damages or to pursue an action for specific performance; and

(ii) Prior to the issuance of the Certification of Completion, the City shall have the right of termination (i.e., so-called "right of reversion") provided for below in this Section 6.2.2, subject to the cure rights of Developer's limited partners set forth at the end of this Section, in the event that that Developer fails to comply with any of the post-closing deadlines in the Schedule of Performance.

In such event, but subject to any subordination agreement between the City and Developer's construction lender(s), the City may terminate the conveyance of the Land and any improvements by written notice to Developer, and take possession thereof the Land, with all improvements and Improvements thereon, and revest in the City title to the Land and improvements theretofore conveyed to the Developer (or its successors in interest), take any and all actions necessary to commence and complete the enforcement of its reversionary interest, and in such event the Developer agrees to promptly take all actions and to execute all documents (including a grant deed) necessary to revert title to the City.

(iii) Upon re-vesting in the City of title to the Land or any portion thereof as provided in this Section, the City shall use good faith efforts to resell the Land or applicable portion thereof on terms acceptable to City. Upon such resale of the Land or any portion thereof, the proceeds thereof payable to the City shall be applied as follows:

1. First to reimburse the City on its own behalf for all costs and expenses incurred by the City, including but not limited to salaries of personnel and legal fees incurred in connection with the recapture, management, and resale of the Land or any portion thereof and (but less any income derived by the City from any part of the Land in connection with such management); all taxes, installments of assessments payable prior to resale, and applicable water and sewer charges with respect to the Land or any portion thereof (or, in the event the Land or any portion thereof is exempt from taxation or assessment or such charges during the period of ownership by the City, an amount equal to the taxes, assessments, or charges that would have been payable if the Land or any portion thereof was not so exempt); any payments made or necessarily to be made to discharge any encumbrances or liens existing on the Land or any portion thereof at the time of re-vesting of title in the City or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults, or acts of the Developer, its successors or transferees; and expenditures made or obligations incurred with respect to the making or completion of the Development or any part thereof on the Land; and, any amounts otherwise owing the City by the Developer and its successors or transferee.

2. Second, to reimburse the City for damages to which it is entitled under this Agreement by reason of the Developer's default.

3. Third, to reimburse the Developer, its successor or transferee, up to the amount equal to:

(a) The lesser of the reasonable cost or fair market value of the improvements the Developer has placed on the Land or applicable portion thereof at the Developer's cost; less

(b) the sum of (i) any gains or income withdrawn or made by the Developer from the Land or applicable portion thereof, or the improvements thereon; plus (ii) the amount of any liens on the Land.

4. Fourth, any balance remaining after such reimbursements shall be retained by the City as its property.

Notwithstanding anything to the contrary set forth herein, prior to exercising any remedies, City shall give a copy of any notice of default to the limited partner of Developer at the address provided to City in writing. The limited partner shall have the right, but not the obligation, to cure the default within the time periods provided to Developer for such cure, provided, however if the default is not capable of being cured within such period, or in order to effectuate a cure, the limited partner must remove the general partner of Developer, then the limited partner shall have such additional time to cure the default as reasonably necessary so long as the limited partner promptly commences and diligently completes such removal and then promptly commences and diligently completes the cure.

6.3 No Speculation. The rights established in this Article are to be interpreted in light of the fact that the City will convey the Land to Developer for development and operation of the Project thereon and not for speculation in undeveloped land or for construction of different improvements.

6.4 No Personal Liability. No representative, agent, attorney, consultant, or employee of the City shall personally be liable to the Developer or any successor in interest of Developer, in the event of any Default or breach by the City, or for any amount which may become due to Developer or any successor in interest, on any obligation under the terms of this Agreement. No partner, member, director, officer or employee of Developer shall have any personal liability to the City in the event of any Default or breach by Developer or for any amount which may become due to City or any successor in interest, on any obligation under the terms of this Agreement.

6.5 Rights and Remedies are Cumulative. The rights and remedies of the parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the non-defaulting Party.

6.6 Inaction Not a Waiver of Default. Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such Party of its rights to institute and

maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. The acceptance by a Party of less than the full amount due from the other party shall not constitute a waiver of such Party's right to demand and receive the full amount due, unless such Party executes a specific accord and satisfaction.

6.7 Force Majeure. Following the Close of Escrow, and notwithstanding anything to the contrary in this Agreement, nonperformance of a construction obligation/deadline shall be extended to the extent performance is prevented or delayed by reason of any of the following forces reasonably beyond the control of such party (a "Force Majeure Delay"): (i) failure to perform by Developer affecting all similar works of construction in the Compton, California, area, attributable to any strike, lockout or other labor or industrial disturbance (whether or not on the part of the employees of either party hereto), civil disturbance, future order claiming jurisdiction, act of the public enemy, war, riot, sabotage, blockade, embargo, inability to secure customary materials, supplies or labor through ordinary sources by reason of regulation or order of any government or regulatory body; and (ii) delay attributable to severe weather, lightning, earthquake, fire, storm, hurricane, tornado, flood, washout, explosion, or any other similar industry-wide cause beyond the reasonable control of the party from whom performance is required, or any of its contractors or other representatives. Any prevention, delay or stoppage due to any Force Majeure Delay shall excuse the performance of the party affected for a period of time equal to any such prevention, delay or stoppage provided that the Party claiming the Force Majeure Delay notifies the other Party of the Force Majeure Delay within a reasonable time (not to exceed ten business days) after the commencement of the Force Majeure Delay.

6.8 Plans and Data. If this Agreement is terminated as a result of a Developer default, then Developer shall deliver to the City, without cost or expense to the City, copies of any and all maps, architecture, engineering, subdivision approvals, permits, entitlements, rights, contracts, plans, drawings, studies, designs, reports, surveys, and data pertaining to the Project and its development (collectively, "Site Designs") which are in the possession of Developer.

7. INSURANCE; INDEMNITY.

7.1 Insurance.

7.1.1 Developer shall obtain and maintain at no cost or expense to the City, with a reputable and financially responsible insurance company reasonably acceptable to the City: (i) after the opening of the Project for business, commercially reasonable casualty insurance for the Improvements in an amount not less than the replacement cost of the Improvements (subject to commercially reasonable deductibles) with a reasonable inflation rider; (ii) from and after the Close of Escrow, commercial broad form general liability insurance, insuring against claims and liability for bodily injury, death, or property damage arising from the construction, use, occupancy, condition, or operation of the Land, which liability insurance shall provide coverage limits of at least $2,000,000 per occurrence, and $4,000,000 in the aggregate, and shall include a reasonable inflation rider, contractual liability coverage and products and completed operations coverage, and (iii) from and after the Close of Escrow, commercial automobile liability insurance of at least $1,000,000 combined single limit. Such liability

insurance policies shall name the City and the City and their council members, board members, officers, agents and employees as additional insureds.

7.1.2 Before commencement of any demolition or construction work by Developer on any portion of the Land owned by Developer, Developer shall obtain and maintain in force until completion of such work (i) "all risk" builder's risk insurance, including coverage for vandalism and malicious mischief, with a minimum amount of at least Twenty-Five Million Dollars ($25,000,000.00) but not less than the total of any and all construction financing (whether loan, equity, mezzanine, etc.), and in a form and amount and with a company reasonably acceptable to the City, and (ii) workers' compensation insurance covering all persons employed by Developer in connection with work on the Project, or any portion thereof. During the construction of Improvements on any portion of the Land by Developer, such builder's risk insurance shall cover improvements in place and all material and equipment at the job site furnished under contract, but shall exclude contractors', subcontractors', and construction managers' tools and equipment and property owned by contractors' and subcontractors' employees.

7.1.3 Each architect and each engineer engaged by Developer shall provide professional liability insurance with a limit of liability of at least One Million Dollars ($1,000,000.00).

7.1.4 Developer shall also furnish or cause to be furnished to the City evidence satisfactory to the City that any contractor with whom it has contracted for the performance of work on the Land or otherwise pursuant to this Agreement carries workers' compensation insurance as required by law.

7.1.5 With respect to each policy of insurance required above, Developer and each of Developer's general contractors, engineers and architects shall furnish to the City a certificate on the insurance carrier's form setting forth the general provisions of the insurance coverage promptly after written request by City showing the additional insureds. The certificate shall also be furnished by Developer prior to commencement of construction of any Improvements.

7.1.6 All such policies required by this Section shall contain (i) language to the effect that the policies cannot be cancelled or materially changed except after thirty (30) days' written notice by the insurer to the City, and (ii) a waiver of the insurer of all rights of subrogation against the City and the other additional insureds. All such insurance shall have deductibility limits which shall be commercially reasonable.

7.2 Indemnity. From and after the execution of this Agreement, Developer hereby agrees to indemnify, defend, protect, and hold harmless the City and the Compton Housing Authority (as a third party beneficiary) and any and all agents, employees, representatives, council members, board members, consultants, and officers of the City and the Compton Housing Authority, from and against all losses, liabilities, claims, damages (including foreseeable or unforeseeable consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorneys' fees)

and demands of any nature whatsoever, related directly or indirectly to, or arising out of or in connection with:

(i) the validity of this Agreement;

(ii) the development and construction by Developer of the Improvements on the Land or the use, ownership, management, occupancy, or possession of the Land during Developer's period of ownership of the Land,

(iii) any breach or Default by Developer hereunder,

(iv) any of Developer's activities on the Land (or the activities of Developer's agents, employees, lessees, representatives, licensees, guests, invitees, contractors, subcontractors, or independent contractors on the Land), regardless of whether such losses and liabilities shall accrue or are discovered before or after termination or expiration of this Agreement, except to the extent such losses or liabilities are caused by the gross negligence or willful misconduct of the City or the Compton Housing Authority; or

(v) claims against City or the Compton Housing Authority under or related to Labor Code Sections 1720 et seq. or any other failure by Developer to comply with applicable law.

The City and the Compton Housing Authority may in their discretion, and at their own cost, participate in the defense of any legal action naming the City or the Compton Housing Authority. The provisions of this Section 7.2 shall survive the Close of Escrow or the termination of this Agreement.

8. REPRESENTATIONS AND WARRANTIES.

8.1 Developer Representations. Developer represents and warrants to the City as of the date of this Agreement and as of the Close of Escrow that:

(i) Developer is a limited partnership validly existing and in good standing under the laws of the State of California.

(ii) Developer has duly authorized the execution and performance of this Agreement and the execution and performance of all of the closing documents set forth herein.

(iii) Developer's execution and performance of this Agreement and the closing documents will not violate any provision of the Developer's partnership agreement or any deed of trust, lease, contract, agreement, instrument, order, judgment or decree by which Developer is bound.

(iv) The Developer has not engaged a broker with respect to the purchase of the Land contemplated herein.

8.2 City Representation. The City hereby represents and warrants to the Developer that the City has not engaged a broker with respect to the purchase of the Land as contemplated herein.

9. GENERAL PROVISIONS.

9.1 Notices. All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, or by reputable overnight delivery service. Notices shall be considered given upon the earlier of (a) one business day following deposit or delivery with a nationally recognized overnight courier delivery charges prepaid, or (b) three (3) business days following after deposit or delivery shown on the return receipt in the United States mail, postage prepaid, certified mail, return receipt requested. Notices shall be addressed as provided below for the respective Party; provided that if any Party gives notice in writing of a change of name or address, notices to such Party shall thereafter be given as demanded in that notice:

City: City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: City Manager

Developer: 1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 S. Central Avenue
Los Angeles, CA 90011
Attn: Mark Wilson, President & CEO

9.2 Interpretation. In this Agreement the neuter gender includes the feminine and masculine, and singular number includes the plural, and the words "person" and "party" include corporation, partnership, firm, trust, or association where ever the context so requires. Unless otherwise required by a specific provision of this Agreement, time hereunder is to be computed by excluding the first day and including the last day. If the date for performance falls on a Saturday, Sunday, or legal holiday, the date for performance shall be extended to the next business day. All references in this Agreement to a number of days in which either party shall have to consent approve or perform shall mean calendar days unless specifically stated to be business days.

9.3 Time of the Essence. Time is of the essence of this Agreement.

9.4 Warranty Against Payment of Consideration for Agreement. Developer warrants that it has not paid or given, and will not pay or give, to any third person, any money or other consideration for obtaining this Agreement, other than normal costs of conducting business and costs of professional services such as architects, engineers and attorneys.

9.5 Attorneys' Fees. If any Party brings an action to enforce the terms hereof or declare its rights hereunder, the prevailing Party in any such action shall be entitled to its reasonable attorneys' fees to be paid by the losing Party as fixed by the court. If either the City

or the Housing Authority is made a Party to any litigation instituted by or against Developer or to any litigation attacking the validity of this Agreement, then Developer shall indemnify and defend the City and the Housing Authority against, and save them harmless from, all costs, expenses (including reasonable attorneys' fees), claims, liabilities, damages and losses incurred by the City and/or the Housing Authority in connection with such litigation provided, however, that in no event shall the Developer be obligated to pay any damages awarded to any person or entity that result from the gross negligence or willful misconduct of the City or the Housing Authority.

9.6 Entire Agreement; Waivers and Amendments. This Agreement, together with all attachments and exhibits hereto, and all agreements executed pursuant hereto, constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to the subject matter hereof. No subsequent agreement, representation or promise made by either Party hereto, or by or to any employee, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound thereby. No person is authorized to make, and by execution hereof Developer and the City acknowledge that no person has made, any representation, warranty, guaranty or promise except as expressly set forth herein; and no agreement, statement, representation or promise made by any such person which is not contained herein shall be valid or binding on Developer or the City.

9.7 Severability. Each and every provision of this Agreement is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected hereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

9.8 Headings. All section headings and subheadings are inserted for convenience only and shall have no effect on the construction or interpretation of this Agreement.

9.9 No Third Party Beneficiaries other than the City. The City is a third party beneficiary of this Agreement. This Agreement is made and entered into for the sole protection and benefit of the Parties, the City and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

9.10 Governing Law; Jurisdiction; Service of Process. This Agreement and the rights of the Parties shall be governed by California law. The Parties consent to the exclusive jurisdiction of the California Superior Court for the County of Los Angeles. If any legal action is commenced by City against Developer, service of process may be made in such manner as may be provided by law.

9.11 Assignability. Except as otherwise expressly provided in Article 4, Developer may not assign, transfer or convey its rights and obligations under this Agreement

without the prior written consent of the City, which City may withhold in its sole and absolute discretion.

9.12 Survival. The provisions hereof shall not merge into, but rather shall survive, any conveyance hereunder (including, without limitation, the delivery and recordation of the Grant Deed) and the delivery of all consideration.

9.13 City Actions; City Manager Authority. In addition to any provisions of this Agreement that gives the City Manager the authority to make decisions and grant approvals, the City hereby authorizes the City Manager to deliver such approvals, consents as are contemplated by this Agreement, waive requirements under this Agreement, and modify this Agreement, on behalf of the City provided that the applicable approval, consent, waiver or modification is not substantial (*i.e.*, does not change the fundamental business transaction between the Developer and the City).

9.14 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed as original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have entered into this Agreement as of the day and year first above written.

CITY:

CITY OF COMPTON

By: _____
Print Name: Willie A. Hopkins Jr
Title: City Manager

ATTEST:

_____, City Clerk

APPROVED AS TO FORM:

By: _____
for Eric J. Perrodin, City Attorney

DEVELOPER:

1434 W. COMPTON BLVD LP,
a California limited partnership

By: CRCD LLC, a California limited liability company,
its managing general partner

By: Coalition for Responsible Community Development,
a California nonprofit public benefit corporation,
its sole member and manager

By: _____
Mark Wilson, President

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

THE LAND IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 AND THE NORTH 18 FEET OF LOTS 32, 33, 34, 35 AND 36, ALL IN BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 32, 33 AND 34, AS RESERVED BY CAPITAL COMPANY, IN DEED RECORDED APRIL 21, 1938 IN BOOK 15753, PAGE 88, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 18, 19 AND 20 AS RESERVED BY T. J. NESTOR, IN DEED RECORDED IN BOOK 10831, PAGE 350, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/12TH OF ALL MINERAL RIGHTS, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BAY CAPITAL COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 18019, PAGE 135, OF OFFICIAL RECORDS, AS TO LOTS 35 AND 36.

ALSO EXCEPT FROM LOTS 10 AND 11, 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED NOVEMBER 12, 1947, AS INSTRUMENT NO. 276, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 9/10TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM T.J. NESTOR, A WIDOWER, RECORDED DECEMBER 1, 1947 AS INSTRUMENT NO. 159 AND AS INSTRUMENT NO. 160, OFFICIAL RECORDS, AS TO LOT 14.

PARCEL 2:

LOTS 21, 22, 23, 24 AND 25 OF BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 25 IN SAID BLOCK "F", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 9.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A

RADIUS OF 10 FEET; TANGENT TO SAID EASTERLY LINE AND TANGENT TO THE NORTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID CURVE 15.19 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY LINE 9.49 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID LOT 21, AS UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND BONUSES, CASH OR OTHERWISE, THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY RESERVE TO OR RECEIVE FOR HIMSELF OR THEMSELVES FROM OR BY REASON OF ANY LEASE THAT HE OR THEY MAY MAKE FOR THE DEVELOPMENT OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FOR SAID LAND AND NO LEASE.

FOR THE PRODUCTION OF ANY SUCH PRODUCTS THEREFROM BE MADE UNLESS THE GRANTOR, OR HIS HEIRS OR HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS, JOIN IN THE EXECUTION OF SAME, AS RESERVED IN A DEED FROM CARRIE E. SHEARER, RECORDED IN BOOK 11919, PAGE 93, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM TWO AND ONE-HALF PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SAVED AND PRODUCED FROM SAID LOT 22, AS RESERVED IN THE DEED FROM T.J. NESTOR, RECORDED IN BOOK 7329, PAGE 349, OF OFFICIAL RECORDS.

EXHIBIT "B"

SCHEDULE OF PERFORMANCE

This Schedule of Performance requires the submission of plans or other documents at specific times. Some of the submissions are not described in the text of the Agreement. Such plans or other documents, as submitted, must be complete and adequate for review by the City or other applicable governmental entity when submitted. Prior to the time set forth for each particular submission, the Developer shall consult with City staff informally as necessary concerning such submission in order to assure that such submission will be complete and in a proper form within the time for submission set forth herein.

Action	Date / Deadline
Items 1 – 9 Relate to Developer Actions and Requirements Prior to the Close of Escrow	
1. Opening of Escrow. The Parties shall open escrow with the Escrow Holder.	Within five (5) business days after the execution and delivery of the DDA.
2. Tax Credit Award. Evidence of tax credit award to be delivered to City.	September 30, 2024 (which may be extended by the City Manager in writing for up to one year, with extension of the Closing Date, if Developer shall have properly applied in every tax credit round but has not received an award of tax credits)
3. Preliminary Project Budget. The Developer shall submit a preliminary Project Budget for the Improvements.	December 15, 2023
4. Preliminary Plans. Developer shall submit preliminary Plans and Specifications to the City.	December 15, 2023
5. Final Plans and Specifications. The Developer shall submit the Final Plans and Specifications for City approval.	Within 90 days after the City's execution and delivery of the DDA.
6. Building Permits. The Developer shall obtain the Building Permit for the construction of the Improvements, except payment of fees, which may occur by the date that is 20 days after Close of Escrow.	By Close of Escrow.

Action	Date / Deadline
7. Insurance and Final Project Budget. The Developer shall submit evidence of liability insurance and the final Project Budget to the City.	Prior to the Close of Escrow.
Items 8 – 13 Relate to the Conveyance of the Land and Developer Actions and Requirements After the Close of Escrow	
8. Close of Escrow. The Developer shall purchase the Land from the City	No later than March 31, 2025.
9. Section 2.11 Deadline. Developer shall satisfy the requirements of Section 2.11 or shall upon written request of City grant deed the Land and improvements back to City free of all liens and encumbrances created by Developer	By the date that is 20 days after the Close of Escrow.
10. Commencement of Construction. Developer shall substantially commence the Improvements.	By the date that is 30 days after satisfaction of Section 2.11 requirements.
11. Completion of Grading. Developer shall substantially complete the grading for the Project.	By the date that is 90 days after satisfaction of Section 2.11 requirements.
12. Commencement of Vertical Construction. Developer shall commence vertical construction.	By the date that is 120 days after satisfaction of Section 2.11 requirements.
13. Qualification for Certificate of Completion. The Project shall qualify for a Certificate of Occupancy.	No later than 24 months after satisfaction of Section 2.11 requirements.

EXHIBIT "C"

SCOPE OF DEVELOPMENT

Seventy-five (75) rental housing units, including one on-site manager's unit and 74 units of rental housing for very low and extremely low income households, which includes thirty-seven (37) supportive housing units.

The units include 18 two bedroom units; 27 one bedroom units; and 30 studio units. (The manager's unit is a 2 bedroom unit.) Each unit must have one bathroom, and a kitchen (with stovetop, sink and refrigerator).

The Improvements/Project must include:

25 parking spaces in a secure rear lot;

three electric vehicle charging stations;

two ADA compliant parking spaces;

36 long term bicycle storage/parking spaces;

4 short term bicycle storage/parking spaces;

multi-purpose court with amphitheater seating;

high masonry block wall on south border;

At least 2,354 square feet of supportive service areas, including supportive service provider space of 454 square feet; conference room of 332 square feet; community room of 1,068 square feet; and learning center of 400 square feet.

At least 12,500 square feet for the courtyard, basketball court, landscape area, BBQ/open air seating and Skydeck

Rec room.

Landscaping, barbecues and tot lot.

EXHIBIT "D"

FORM OF GRANT DEED

Recording Requested by and when recorded return to
and mail tax statements to:

1434 W. Compton Blvd LP

_____

_____

APNs: 6142-006-901 and 902

Exempt from Recording Fees Pursuant to
Government Code Section 27383

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is $0.00; conveyance for no purchase price/monetary consideration. Property is in the City of Compton.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF COMPTON, acting as the Successor Housing Agency to the former Community Redevelopment Agency ("Grantor") hereby GRANTS to 1434 W. COMPTON BLVD LP, a California limited partnership ("Grantee") the real property described in Exhibit "A" attached hereto, subject to all matters of record and all matters that would be revealed by an inspection of the real property.

1. As provided in, and subject to the provisions contained in, Sections 2.11 and 6.2.2 of the Disposition and Development Agreement entered into by and between Grantor and Grantee dated as of _____, 2024 (the "Agreement"), the Grantor has certain rights, at its option, to reenter and take possession of the real property hereby conveyed, with all improvements thereon and to terminate and revest in Grantor the real property hereby conveyed to the Grantee (or its successors in interest). A copy of the Agreement is available for public inspection at the offices of the Grantor at 205 S. Willowbrook, Ave., Compton, CA 90220.

2. The Grantee covenants, for itself and its successors and assigns, that there shall be no sale, transfer, assignment, conveyance, lease, pledge or encumbrance of the DDA, or the Land or the Improvements or Project (as defined therein) or any part thereof, or of other ownership interest in the Grantee in violation of the DDA, which contains restrictions on the assignment of the DDA and the conveyance/transfer of the real property.

3. All covenants contained in this Grant Deed shall run with the land and shall be binding for the benefit of Grantor and its successors and assigns and such covenants shall run in favor of the Grantor and for the entire period during which the covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land adjacent to the Land or interest in such adjacent land or any other land. The Grantor, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies available under the Agreement or at law or in equity. The covenants contained in this Grant Deed shall be for the benefit of and shall be enforceable only by the Grantor and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the date set forth below.

Dated: _____

CITY OF COMPTON, acting as the Successor Housing Agency to the former Community Redevelopment Agency

By: _____

Print Name: _____

Title: _____

EXHIBIT "A" TO GRANT DEED

LEGAL DESCRIPTION

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ALSO EXCEPT 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 18, 19 AND 20 AS RESERVED BY T. J. NESTOR, IN DEED RECORDED IN BOOK 10831, PAGE 350, OF OFFICIAL RECORDS.

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FOR THE PRODUCTION OF ANY SUCH PRODUCTS THEREFROM BE MADE UNLESS THE GRANTOR, OR HIS HEIRS OR HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS, JOIN IN THE EXECUTION OF SAME, AS RESERVED IN A DEED FROM CARRIE E. SHEARER, RECORDED IN BOOK 11919, PAGE 93, OF OFFICIAL RECORDS.

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT "E"

FORMS OF HOUSING AGREEMENT (DENSITY BONUS) AND ADDITIONAL HOUSING AGREEMENT; FORM OF NOTICE OF AFFORDABILITY RESTRICTIONS]

(Attached.)

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: _____

With a copy to:

1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 South Central Ave.
Los Angeles, CA 90011
Attn: Mark Wilson

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Document is recorded for the benefit of the City of Compton and is exempt from recording fees pursuant to Sections 6103, 27383 and 27388.1 of the California Government Code.

HOUSING AGREEMENT
(Density Bonus Agreement)

by and between

the **CITY OF COMPTON,**

and

1434 W. COMPTON BLVD LP

DATED AS OF _____ ____, 202__

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HOUSING AGREEMENT

THIS HOUSING AGREEMENT (the "**Agreement**") is dated as of _____ ___, 202__, and is by and between the CITY OF COMPTON, a municipal corporation (the "**City**"), and 1434 W. COMPTON BLVD LP, a California limited partnership (the "**Owner**"). City and Owner are sometimes referred to herein individually as a "Party" and collectively as "Parties".

RECITALS

This Agreement is predicated upon the following facts:

A. The Owner is the owner of the land described in **"Exhibit A"** attached hereto (the "Property").

B. The City and Owner have entered into that certain Disposition and Development Agreement dated _____, 2024 ("DDA"), pursuant to which the City conveyed the Property to the Owner for the development described in the DDA ("Development" or "Apartment Community"). Capitalized terms used but not defined herein shall have the meaning set forth in the DDA.

C. Owner has applied for and obtained a density bonus from the City for the Development which permits greater density than would otherwise be required, and in exchange, City also requires that the apartment units be so restricted of record, and that such restrictions not be subordinate or subordinated to any deeds of trust or other consensual liens.

D. This Agreement is that density bonus restrictions agreement.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Owner hereby agree as follows:

ARTICLE 1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

Capitalized terms used herein shall have the following meanings unless the context in which they are used clearly requires otherwise.

"**Affordable Units**" shall mean seventy-four (74) of the units in the Apartment Community available to and occupied by, or held vacant for occupancy only by Low Income Households and rented at an Affordable Rent (as defined herein). The Affordable Units will include the number of bedrooms shown on the following table:

Bedroom Size	Units
Studio	30
One	27
Two	17
Total:	74

"**Affordable Rent**" shall mean:

(i) for fifteen (15) Affordable Units (i.e., eight (8) studio units; five (5) one bedroom units; and two (2) two-bedroom units), which shall be lower income Affordable Units, the maximum rent shall be determined pursuant to California Health and Safety Code Sections 50053(b) and the state regulations adopted by the California Department of Housing and Community Development ("HCD") pursuant thereto, as amended from time to time, based upon the AMI adjusted for a Household Size Appropriate to the Affordable Unit; specifically, the maximum monthly Affordable Rent, including a Reasonable Utility Allowance, may not exceed thirty percent (30%) of sixty percent (60%) of the AMI, adjusted for a Household Size Appropriate to the Affordable Unit, divided by twelve.

(ii) for the rest of the Affordable Units (i.e., 22 studio units; 22 one-bedroom units; and 15 two-bedroom units), the maximum rent shall be determined in accordance with California Tax Credit Allocation Committee requirements based on households earning sixty percent (60%) of the AMI.

"**AMI**" shall mean the area median income for Los Angeles County as published by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50052.5, or successor statute, as adjusted for family size in accordance with the state regulations adopted pursuant to California Health and Safety Code Section 50052.5.

"**Household Size Appropriate to the Affordable Unit**" in the absence of pertinent federal statutes or regulations applicable to the Apartment Community, shall have the meaning set forth in California Health and Safety Code Section 50052.5(h), as amended from time to time.

"**Low Income Household**" shall mean persons and families who meet the income requirements for lower income under California Health and Safety Code 50079.5.

"**Reasonable Utility Allowance**" shall mean a utility allowance for utilities paid by a tenant (not including telephone, internet or cable service) utilizing the utility allowance schedule published annually by the Housing Authority of the County of Los Angeles, or if not so published, then by comparable publication selected by the City.

"**Required Covenant Period**" shall mean the period commencing on the date all units in the Apartment Community have been completed as evidenced by the City's issuance of a final Certificate of Occupancy for the Apartment Community, and ending as of the fifty-fifth (55th) anniversary thereof.

1.2 Rules of Construction.

1.2.1 The singular form of any word used herein, including the terms defined herein shall include the plural and vice versa. The use herein of a word of any gender shall include correlative words of all genders.

1.2.2 Unless otherwise specified, references to articles, sections, and other subdivisions of this Agreement are to the designated articles, sections, and other subdivisions of this Agreement as originally executed. The words "**hereof**," "**herein**," "**hereunder**," and words of similar import shall refer to this Agreement as a whole.

1.2.3 All of the terms and provisions hereof shall be construed to effectuate the purposes set forth in this Agreement and to sustain the validity hereof.

1.2.4 Headings or titles of the several articles and sections hereof and the table of contents appended to copies hereof shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of the provisions hereof.

ARTICLE 2. ONGOING APARTMENT COMMUNITY OBLIGATIONS.

2.1 Apartment Community and Affordable Units; Supportive Housing Covenants.

The Owner shall develop and construct the Apartment Community on the Property in conformity with the DDA. Thereafter, during the Required Covenant Period, the Owner agrees that not less than seventy-four (74) units in the Apartment Community shall be Affordable Units under this Agreement, meaning that such units shall be continually available to and occupied by, or held vacant for occupancy only by, Low Income Households, and the 75th unit shall be an on-site manager's unit.

Additionally, 37 of the Affordable Units (i.e., thirty (30) studio units; five (5) one-bedroom units; and two (2) two-bedroom units) shall be operated and occupied as "supportive housing" for the "target population" as such terms are defined in California Health and Safety Code 50675.14. The initial provider of supportive housing services shall be the "Coalition for Responsible Community Development", and any other or replacement provider shall be subject to the prior written approval of the City Manager. Staffing for such services on site shall not be less than two (2) persons.

In the event of a loss or reduction in project-based rental assistance (vouchers) through no fault of Owner, Owner may request, and City shall approve, a reduction in the number of such supportive housing units, but only if all of the following conditions have been met: **(1)** Owner demonstrates that it has made good faith efforts to find other sources of financial support. **(2)** Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the Project's financial feasibility. **(3)** Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

2.2 Residential Rental Property.

The Owner covenants to operate the Apartment Community as residential rental property. During the Required Covenant Period, the Affordable Units will be held and used for the purpose of providing residential living, and the Owner shall own, manage and operate, or cause the management and operation of, the Apartment Community to provide such affordable rental housing. The Owner shall not convert any Affordable Unit(s) to condominiums or cooperative ownership or sell condominium or cooperative conversion rights to any Affordable Unit(s) during the term of this Agreement.

2.3 Low Income Households.

2.3.1 Income Qualification; Initial Certification. Subject to the applicable provisions hereof, throughout the Required Covenant Period, the Affordable Units restricted by this Agreement will be exclusively occupied by, or available for occupancy only by Low Income Households on a continuous basis. Prior to the rental or lease of an Affordable Unit and in accordance with Section 2.6 below, the Owner will obtain and maintain on file a Household Income Certification ("**Income Certification**") substantially in the form attached hereto as **Exhibit "B"** and incorporated herein by this reference for each Low Income Household, and shall provide copies of same to the City together with copies of the applicable leases. In addition, the Owner will provide such further information as may reasonably be required in the future by the City. The Income Certification shall be dated immediately prior to the applicable household's initial occupancy of an Affordable Unit. The Owner shall make a good faith effort to verify that the income provided by an applicant in an Income Certification is accurate by taking any one or more of the following steps as part of the verification process for all household members over the age of eighteen (18) as appropriate:

(i) Obtain two (2) pay stubs for the two (2) most recent pay periods;

(ii) Obtain a true copy of an income tax return for the most recent tax year in which a return was filed;

(iii) Obtain an income verification form from the household member's current employer;

(iv) Obtain an income verification form from the Social Security Administration and/or the State Department of Social Services, or its equivalent, if the household member receives assistance from either of those agencies;

(v) If the household member is unemployed and has no tax return, obtain another form of independent verification; or

(vi) Obtain such other documentation as may be reasonably acceptable pursuant to Title 25 of the California Code of Regulations, as amended from time to time, to verify income.

2.3.2 Certificate of Continuing Program Compliance; Annual Report. Throughout the Required Covenant Period, the Owner will prepare and submit to the City, at such periodic frequency as the City might reasonably require, but not more than once annually, a Certificate of

Continuing Compliance in substantially the form attached hereto as **Exhibit "C"** and incorporated herein by this reference, and executed by the Owner. The Owner will also prepare and submit to the City on or before each anniversary date of the commencement of the Required Covenant Period, and for the preceding calendar year, a report in form and substance reasonably satisfactory to the City summarizing the vacancy rate of the Apartment Community, including the number of Affordable Units held vacant for occupancy by Low Income Households for such calendar year.

2.4 Affordable Rent. Throughout the Required Covenant Period, an Affordable Rent shall be charged to the Low Income Household occupants of Affordable Units, as more specifically described above.

2.5 Rent Increases. Rents for Affordable Units may be increased not more than once per year and twelve (12) months must have elapsed since the date of the tenant's initial occupancy or the last rent increase. The rents charged following such an increase, or upon a vacancy and new occupancy by an Low Income Household shall not exceed an Affordable Rent. The Owner shall, consistent with applicable law, give proper written notice to tenants of all rent increases, and upon written request, provide the City with reasonable detail concerning the amount of and rationale for such rent increases.

2.6 Income Recertification of Affordable Units. Annually, on the anniversary date of occupancy of an Affordable Unit by a Low Income Household, the Owner shall obtain and maintain on file an annual income certification, in form and substance reasonably satisfactory to the City, from each household occupying an Affordable Unit, based upon the current income of each household member over the age of eighteen (18). The Owner shall make a good faith effort to verify that the income provided by the household is accurate in accordance with Section 2.3.1, above.

2.6.1 A rental unit occupied by a household that qualifies as a Low Income Household at the time the household first occupies an Affordable Unit shall be deemed to continue to be so occupied until a recertification of such household's income demonstrates that such household no longer qualifies as an a Low Income Household. At such time as a household ceases to qualify as a Low Income Household based on income recertification, the Owner shall designate the next available unit (one that is not occupied by a tenant) with the same number of bedrooms as the occupied Affordable Unit and it shall be leased to a Low Income Household, so that the number of Affordable Units occupied by or reserved for occupancy by Low Income Households will remain constant. For purposes of this Agreement, such designated unit will be considered an Affordable Unit if it is held vacant and available solely for occupancy by a Low Income Household and, upon occupancy, the income eligibility of the household as an Low Income Household is verified and the unit is rented at Affordable Rent.

2.7 Lease or Occupancy Agreement. Prior to the rental or lease of an Affordable Unit to a Low Income Household, the Owner shall require the tenant to execute a written lease or occupancy agreement. The Owner shall maintain on file throughout the Required Covenant Period and for a four (4) year period thereafter, the executed lease or occupancy agreement of each tenant occupying an Affordable Unit. The form of lease or occupancy agreement used by the Owner for the lease or rental of Affordable Units shall be that which is reasonable and customary in residential leasing of affordable housing projects financed with low income housing tax credits and rental

subsidies. In addition, each lease or occupancy agreement for an Affordable Unit shall (i) provide that the tenants of such Affordable Unit shall be subject to annual recertification of income and subject to rental increases in accordance with Sections 2.5 and 2.6 of this Agreement, and (ii) contain a provision to the effect that the Owner has relied on the income certification and supporting information supplied by the tenant in determining qualification for occupancy of the Affordable Unit, and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or occupancy agreement.

2.7.1 The Owner shall refrain from restricting the rental or lease of Affordable Units on the basis of race, color, religion, sex, marital status, disability, ancestry or national origin of any person.

2.7.2 The covenants established herein shall, without regard to technical classification and designation, be binding for the benefit and in favor of the City, and its successors and assigns, and shall burden and run with the Property.

2.7.3 The City is deemed to be the beneficiary of the terms and provisions of the covenants herein, both for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, for whose benefit these covenants running with the land have been provided.

2.8 Security Deposits. The Owner may require security deposits on Affordable Units in amounts which are consistent with applicable law.

2.9 Additional Information; Books and Records. The Owner shall provide any additional information concerning the Affordable Units reasonably requested by the City. The Owner will maintain complete and accurate records pertaining to the Affordable Units throughout the Covenant Period and for a four (4) year period thereafter. The City shall have the right upon written notice of no less than two (2) business days to the Owner, at any time during normal business hours of 9:00 am to 5:00 pm, to examine of all books, records or other documents maintained by the Owner or by any of the Owner's agents which pertain to any Affordable Unit, including all executed leases or occupancy agreements and all Income Certifications, and obtain copies of any requested executed leases, occupancy agreements and Income Certifications within ten (10) business days following such examination and the City's written request.

2.10 Specific Performance. The Owner hereby agrees that specific enforcement of the Owner's agreement to comply with the allowable rent and occupancy restrictions and covenants contained herein is one of the reasons and consideration for the City having granted a density bonus and that, in the event of the Owner's breach of such requirements, potential monetary damages to the City, as well as to existing and prospective Low Income Households, would be difficult, if not impossible, to evaluate and quantify. Therefore, in addition to any other relief to which the City may be entitled as a consequence of the breach hereof, the Owner agrees to the imposition of the remedy of specific performance against it in the case of any event of default by the Owner in complying with any provision of this Agreement beyond any applicable notice and cure period.

2.11 Audit. The City shall have the right to perform an audit of the Apartment Community to determine compliance with the provisions of this Agreement. Such audit shall not be undertaken

more often than once each calendar year. All costs and expenses associated with the audit shall be paid by the Owner.

2.12 Management. The Owner and/or the management agent (if not the Owner) shall operate the Apartment Community in a manner that will provide decent, safe and sanitary residential facilities to the occupants thereof, and will comply with provisions of this Agreement. Upon the written request of the City, the Owner shall cooperate with the City in the periodic review (but not more than once each calendar year) of the management practices and financial status of the Affordable Units. The purpose of each periodic review will be to enable the City to determine if the Affordable Units are being operated and managed in accordance with the requirements and standards of this Agreement. Results of such City review shall be provided to the Owner, and the City shall have the authority to require the Owner to make modifications that are reasonably necessary to ensure the objectives of this Agreement are met.

2.13 Binding for Term. It is intended by the Parties that except as may be otherwise expressly provided herein, the provisions of this Agreement shall apply to the Apartment Community throughout the entire term hereof, as established in Section 3.1 below.

ARTICLE 3. TERM AND RECORDATION.

3.1 Term of Agreement. This Agreement shall remain in full force and effect for the Required Covenant Period, unless the Owner and the City agree, in writing, to terminate this Agreement prior to the expiration of the Required Covenant Period. Unless terminated earlier pursuant to the prior sentence of this Section 3.1, or Section 3.3 below, the Parties intend that the provisions and effect of this Agreement and specifically of Article 2 hereof, shall remain in full force and effect for the entire Required Covenant Period.

3.2 Agreement to Record. The Owner represents, warrants, and covenants that this Agreement will be recorded in the real property records of Los Angeles County.

3.3 Suspension of Restrictions. Notwithstanding the generality of the foregoing provisions of this Article 3 or any other provisions hereof, this Agreement and all of the terms and restrictions contained herein shall be suspended for any period of involuntary noncompliance as a result of unforeseen events such as fire or act of God which leaves the entire Apartment Community uninhabitable (and the proceeds of insurance available to the Owner as a result thereof are insufficient to reconstruct the Apartment Community), or a change in a federal or state law or an action by the federal government, the State or a court of competent jurisdiction, after the date of recordation hereof, that prevents the City from enforcing the provisions of this Agreement, or a condemnation or a similar event.

ARTICLE 4. DEFAULT; REMEDIES.

4.1 An Event of Default. Each of the following shall constitute an "Event of Default" by the Owner under this Agreement:

4.1.1 Failure by the Owner to duly perform, comply with and observe any of the conditions, terms, or covenants of any agreement with the City concerning the Apartment Community, or of this Agreement, if such failure remains uncured thirty (30) days after written

notice of such failure from the City to the Owner in the manner provided herein or, with respect to a default that cannot be cured within thirty (30) days, if the Owner fails to commence such cure within such thirty (30) day period or thereafter fails to diligently and continuously proceed with such cure to completion. However, if a different period or notice requirement is specified under any other section of this Agreement, then the specific provision shall control.

4.1.2 Any representation or warranty contained in this Agreement or in any application, financial statement, certificate, or report submitted by the Owner to the City proves to have been incorrect in any material respect when made.

4.1.3 A court having jurisdiction shall have made or rendered a decree or order: (i) adjudging the Owner to be bankrupt or insolvent; (ii) approving as properly filed a petition seeking reorganization of the Owner or seeking any arrangement on behalf of the Owner under the bankruptcy laws or any other applicable debtor's relief law or statute of the United States or of any state or other jurisdiction; (iii) appointing a receiver, trustee, liquidator, or assignee of the Owner in bankruptcy or insolvency or for any of its properties; or (iv) directing the winding up or liquidation of the Owner, providing, however, that any such decree or order described in any of the foregoing subsections shall have continued unstayed or undischarged for a period of ninety (90) days.

4.1.4 The Owner shall have assigned its assets for the benefit of its creditors or suffered a sequestration or attachment or execution on any substantial part of its property, unless the property so assigned, sequestered, attached, or executed upon shall have been returned or released within ninety (90) days after such event (unless a lesser time period is permitted for cure hereunder) or prior to sale pursuant to such sequestration, attachment, or execution. If the Owner is diligently working to obtain a return or release of the property and the City's interests hereunder are not imminently threatened in its reasonable business judgment, then the City shall not declare a default under this subsection.

4.1.5 The Owner shall have voluntarily suspended its business or dissolved.

4.1.6 The seizure or appropriation of all or, in the reasonable opinion of the City, a substantial part of the Apartment Community, except for condemnation initiated by the City or any governmental agency or authority.

4.1.7 There should occur any default declared by any lender under any loan document or deed of trust relating to any loan made in connection with the Apartment Community, which loan is secured by a deed of trust or other instrument affecting the Apartment Community, and such default remains uncured following the expiration of any applicable cure period.

4.2 City's Option to Lease. [INTENTIONALLY OMITTED]

4.3 City Remedies. The City shall have the right to require that the Owner return any and all rent charged that exceeds the Affordable Rent, with interest at the lesser of eight percent (8%) per annum or the highest rate permitted by law. The City shall have the right to mandamus or other suit, action or proceeding at law or in equity to require the Owner to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions hereof, provided that in any such case the City has first provided the required

notice of any alleged default and the Owner has had the requisite opportunity to cure pursuant to Section 4.1.1, above.

4.4 Action at Law; No Remedy Exclusive. The City may take whatever action at law or in equity as may be necessary to enforce performance and observance of any obligation, agreement or covenant of the Owner under this Agreement, or collect any overcharged rent (plus interest). No remedy herein conferred upon or reserved by the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of such right or power, but any such right or power may be exercised from time to time and as often as the City may deem expedient. In order to entitle the City to exercise any remedy reserved to it in this Agreement, it shall not be necessary to give any notice, other than such notice as may be herein otherwise expressly required or required by law to be given.

ARTICLE 5. GENERAL PROVISIONS.

5.1 Limitations on Recourse. Notwithstanding anything to the contrary contained in this Agreement, except in the event of fraud, waste, or illegal acts, or with regard to any indemnity obligations imposed upon the Owner under the terms of this Agreement, (i) no partner, member, officer or director, as applicable, of the Owner (each, an "**Owner Affiliate**") shall have any direct, indirect or derivative personal liability for the obligations of the Owner under this Agreement, and (ii) the City shall not exercise any rights or institute any action against any Owner Affiliate directly, indirectly or derivatively for the payment of any sum of money that is or may become payable hereunder.

5.2 Maintenance, Repair, Alterations. The Owner shall maintain and preserve the Apartment Community in good condition and repair and in accordance with all laws, ordinances, rules, regulations, covenants, conditions, restrictions, and orders of any governmental authority now or hereafter affecting the conduct or operation of the Apartment Community or any part thereof or requiring any alteration or improvement to be made thereon. The Owner shall not commit, suffer, or permit any act to be done in, upon, or to the Apartment Community or any part thereof in violation of any such laws, ordinances, rules, regulations, or orders. The Owner hereby agrees that the City may conduct from time to time through representatives, upon reasonable notice of no less than twenty-four (24) hours, on-site inspections and observation of: (i) the maintenance and repair of the Apartment Community, including a review of all maintenance and repair programs and practices and all reports and records pertaining thereto, including records of expenditures relating thereto; and (ii) such other facilities, practices, and records of the Owner relating to the Affordable Units as the City reasonably deems to be necessary or appropriate in order to monitor the Owner's compliance with the provisions of this Agreement.

5.3 Notices. All notices (other than telephone notices), certificates or other communications (other than telephone communications) required or permitted hereunder shall be sufficiently given and should be deemed given when sent by certified mail, postage prepaid, or twenty-four (24) hours following delivery of such notice to Federal Express or similar commercial carrier for next business day or overnight delivery, addressed as follows:

If to the City:

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: _____
If to the Owner:

1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 South Central Ave.
Los Angeles, CA 90011
Attn: Mark Wilson

5.4 Relationship of Parties. Nothing contained in this Agreement shall be interpreted or understood by any of the Parties, or by any third persons, as creating the relationship of employer and employee, principal and agent, limited or general partnership, or joint venture between the City and the Owner or the Owner's agents, employees or contractors, and the Owner shall at all times be deemed an independent contractor and shall be wholly responsible for the manner in which it or its agents, or both, perform the services required of it by the terms of this Agreement for the operation of the Apartment Community. The Owner has and hereby retains the right to exercise full control of employment, direction, compensation and discharge of all persons assisting in the performance of services hereunder. In regards to the on-site operation of the Apartment Community, the Owner shall be solely responsible for all matters relating to payment of its employees, including compliance with Social Security, withholding and all other laws and regulations governing such matters. The Owner agrees to be solely responsible for its own acts and those of its agents and employees.

5.5 No Claims. Nothing contained in this Agreement shall create or justify any claim against the City by any person the Owner may have employed or with whom the Owner may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the operation of the Affordable Units.

5.6 Conflict of Interests. No member, official or employee of the City shall make any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No officer or employee of the Owner shall acquire any interest in conflict with or inimical to the interests of the City.

5.7 Non-Liability of City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to the Owner, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Owner or successor in connection with this Agreement or on any obligation of the City under the terms of this Agreement.

5.8 Indemnity. The Owner shall indemnify, defend and hold harmless the City and all officials, employees and agents of City (with counsel reasonably satisfactory to the City) against any costs,

liabilities, damages or judgments arising from claims or litigation of any nature whatsoever brought by third parties and directly or indirectly arising from the Owner's ownership or operation of the Apartment Community, or the Owner's performance of its obligations under this Agreement, and in the event of settlement, compromise or judgment hold the City free and harmless therefrom. The provisions of this Section shall survive the term of this Agreement.

5.9 Rights and Remedies Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise or failure to exercise one or more of such rights or remedies by either Party shall not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default by the other Party. No waiver of any default or breach by the Owner hereunder shall be implied from any omission by the City to take action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the waiver, and such wavier shall be operative only for the time and to the extent therein stated. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by the City to or of any act by the Owner requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act. The exercise of any right, power, or remedy shall in no event constitute a cure or a waiver of any default under this Agreement, nor shall it invalidate any act done pursuant to notice of default, or prejudice the City in the exercise of any right, power, or remedy hereunder or under any agreements ancillary or related hereto.

5.10 Applicable Law. This Agreement shall be interpreted under and pursuant to the laws of the State of California.

5.11 Severability. If any term, provision, covenant or condition of this Agreement is held in a final disposition by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force and effect unless the rights and obligations of the Parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

5.12 Legal Actions. In the event any legal action is commenced to interpret or to enforce the terms of this Agreement or to collect damages as a result of any breach thereof, the Party prevailing in any such action shall be entitled to recover against the Party not prevailing all reasonable attorneys' fees and costs incurred in such action (including all legal fees incurred in any appeal or in any action to enforce any resulting judgment), as awarded by a court of competent jurisdiction.

5.13 Binding Upon Successors. This Agreement shall be binding upon and inure to the benefit of the permitted heirs, administrators, executors, successors in interest and assigns of each of the Parties. Any reference in this Agreement to a specifically named Party shall be deemed to apply to any successor, heir, administrator, executor or assign of such Party who has acquired an interest in compliance with the terms hereof or under law.

5.14 Time of the Essence. In all matters under this Agreement, time is of the essence.

5.15 Complete Understanding of the Parties. This Agreement and the attached Exhibits constitute the entire understanding and agreement of the Parties with respect to the matters described herein.

5.16 Covenants to Run With the Land. The Owner hereby subjects the Apartment Community to the covenants, reservations, and restrictions set forth in this Agreement. The City and the Owner hereby declare their express intent that the covenants, reservations, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors in title to the Apartment Community; provided, however, that on the termination of this Agreement said covenants, reservations and restrictions shall expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the Apartment Community or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. No breach of any of the provisions of this Agreement shall defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value encumbering the Property or any interest of the Owner therein.

5.17 Burden and Benefit. The City and the Owner hereby declare their understanding and intent that: (i) the burden of the covenants, reservations, restrictions, and agreements set forth herein touch and concern the Property and the Apartment Community, in that Owner's legal interest in the Apartment Community is rendered less valuable thereby, (ii) the covenants, reservations, restrictions, and agreements set forth herein directly benefit the Property and the Apartment Community (a) by enhancing and increasing the enjoyment and use of the Apartment Community by Low Income Households, the intended beneficiaries of such covenants, reservations, restrictions, and agreements, (b) by making possible the obtaining of advantageous financing for the Property and the Apartment Community, and (c) by furthering the public purposes advanced by the City, and (iii) the covenants, reservations, restrictions and agreements set forth herein shall run with the Property and shall be binding for the benefit of and enforceable by the City and its successors and assigns for the entire Term of this Agreement.

5.18 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5.19 Amendments. This Agreement may be amended only by the written agreement of the City and the Owner.

WHEREFORE, the under signed has executed this Agreement as of the date first-above written.

OWNER

1434 W. COMPTON BLVD LP,
a California limited partnership

By: CRCD LLC, a California limited
liability company, its managing general partner

By: Coalition for Responsible Community Development,
a California nonprofit public benefit corporation,
Its sole member and manager

By: _____
Mark Wilson President

CITY:

CITY OF COMPTON,
a California municipal corporation

Approved by:

Dated: _____ By: _____
Willie A. Hopkins, City Manager

Dated: _____ By: _____
Eric J. Perrodin, City Attorney

ATTEST

Dated: _____ By: _____
Vernell McDaniel, City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of_____)

On _____, 202__, before me,

_____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, 202__, before me,

_____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, 20__, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 AND THE NORTH 18 FEET OF LOTS 32, 33, 34, 35 AND 36, ALL IN BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 32, 33 AND 34, AS RESERVED BY CAPITAL COMPANY, IN DEED RECORDED APRIL 21, 1938 IN BOOK 15753, PAGE 88, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 18, 19 AND 20 AS RESERVED BY T. J. NESTOR, IN DEED RECORDED IN BOOK 10831, PAGE 350, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/12TH OF ALL MINERAL RIGHTS, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BAY CAPITAL COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 18019, PAGE 135, OF OFFICIAL RECORDS, AS TO LOTS 35 AND 36.

ALSO EXCEPT FROM LOTS 10 AND 11, 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED NOVEMBER 12, 1947, AS INSTRUMENT NO. 276, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 9/10TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM T.J. NESTOR, A WIDOWER, RECORDED DECEMBER 1, 1947 AS INSTRUMENT NO. 159 AND AS INSTRUMENT NO. 160, OFFICIAL RECORDS, AS TO LOT 14.

PARCEL 2:

LOTS 21, 22, 23, 24 AND 25 OF BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 25 IN SAID BLOCK "F", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 9.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET; TANGENT TO SAID EASTERLY LINE AND TANGENT TO THE

NORTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID CURVE 15.19 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY LINE 9.49 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID LOT 21, AS UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND BONUSES, CASH OR OTHERWISE, THE GRANTEE, HI HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY RESERVE TO OR RECEIVE FOR HIMSELF OR THEMSELVES FROM OR BY REASON OF ANY LEASE THAT HE OR THEY MAY MAKE FOR THE DEVELOPMENT OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FOR SAID LAND AND NO LEASE.

FOR THE PRODUCTION OF ANY SUCH PRODUCTS THEREFROM BE MADE UNLESS THE GRANTOR, OR HIS HEIRS OR HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS, JOIN IN THE EXECUTION OF SAME, AS RESERVED IN A DEED FROM CARRIE E. SHEARER, RECORDED IN BOOK 11919, PAGE 93, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM TWO AND ONE-HALF PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SAVED AND PRODUCED FROM SAID LOT 22, AS RESERVED IN THE DEED FROM T.J. NESTOR, RECORDED IN BOOK 7329, PAGE 349, OF OFFICIAL RECORDS.

EXHIBIT "B"

HOUSEHOLD INCOME CERTIFICATION

(Attached)

AFFORDABLE HOUSING
HOUSEHOLD INCOME CERTIFICATION

Applicant (s) Name: _____

Address: _____ Unit No. _____ # Bedrooms: _____

Program Eligibility and Affordability verifications for Low Income Households shall be performed as required by Title 25 subject to eligibility verification procedures and requirements described therein, and as amended from time to time. The following outlines how annual income is calculated to determine household income eligibility, which is required in order to determine a person, family or Household to be a "Qualified Household" as established by the Program and Redevelopment Law.

The following questions will assist you in completing the HOUSEHOLD INCOME CERTIFICATION. When answering the questions answer "Yes" if any of the information requested or income source pertains to any person, co-applicant, or adult individual member of the household (individuals 18 years and older) during the 12 months following the date of the certification.

HOUSEHOLD COMPOSITION
(List all members of the household including yourself that will occupy the unit applied for.)

Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)
		Self	
		TOTAL HOUSEHOLD MEMBERS:	#

PART I. HOUSEHOLD INCOME INFORMATION

YES	NO		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	MONTHLY AMOUNT
☐	☐	1	EMPLOYMENT *(wages, overtime, etc.)* *List name of employer:* _____	(use gross income; amount before any pay deductions) $_____
☐	☐	2	SELF EMPLOYED *List nature of self employment:* _____	(use net income from business) $_____
☐	☐	3	OTHER EMPLOYMENT RELATED COMPENSATION *(i.e.; tips, bonuses)*	$_____
☐	☐	4	SOCIAL SECURITY INCOME	$_____
☐	☐	5	SUPPLEMENTAL SECURITY INCOME (SSI)	$_____
☐	☐	6	CASH CONTRIBUTIONS *(i.e.; From third parties including gifts' for rent or utility payments)*	$_____
☐	☐	7	PUBLIC ASSISTANCE INCOME *(Welfare, food stamps, foster care assistance)*	$_____
☐	☐	8	UNEMPLOYMENT BENEFITS	$_____
☐	☐	9	VETERAN'S BENEFIT/INCOME	$_____
☐	☐	10	DISABILITY OR DEATH BENEFITS OTHER THAN SSI	$_____
☐	☐	11	CHILD SUPPORT/ALIMONY/SPOUSAL SUPPORT PAYMENTS *(Received by any and all household members. Note for how many children did you receive support: _____)*	$_____

Rev 3/12/10

HOUSEHOLD INCOME CERTIFICATION
PAGE 2 OF 3

FILE NO. _____
EFFECTIVE DATE _____

YES	NO		INCOME INFORMATION (CONTINUED) All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	MONTHLY AMOUNT
☐	☐	12	TRUSTS PAYMENTS, ANNUITY PAYMENTS, RETIREMENT PAYMENTS, WORKERS COMPENSATION PAYMENTS, SEVERANCE PAYMENTS, LOTTERY WINNINGS OR OTHER INCOME. *List sources:* _____	$_____
☐	☐	13	RENTAL, REAL OR PERSONAL PROPERTY INCOME	$_____
			TOTAL MONTHLY INCOME (BOX A)	$_____

PART II. HOUSEHOLD ASSET INFORMATION

YES	NO		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	CASH VALUE
☐	☐	1	CHECKING ACCOUNT(S): *List bank(s):* _____	$_____
☐	☐	2	SAVINGS ACCOUNT(S): *List bank(s):* _____	$_____
☐	☐	3	TRUST ACCOUNT(S): *List bank(s):* _____	$_____
☐	☐	4	REAL ESTATE: *Provide description:* _____	$_____
☐	☐	5	STOCKS, BONDS, OR TREASURY BILLS: *List sources/bank names:* _____	$_____
☐	☐	6	CERTIFICATES OF DEPOSIT (CD) OR MONEY MARKET ACCOUNT(S): *List Sources/bank names:* _____	$_____
☐	☐	7	IRA/LUMP SUM PENSION/KEOGH ACCOUNT/401 K: *List bank(s):* _____	$_____
☐	☐	8	LIFE INSURANCE POLICY CASH VALUE: *How many policies:* _____	$_____
☐	☐	9	DISPOSED OF ASSETS (i.e. gave away money/assets for less than the fair market value in the past 2 years) *List items and date disposed:* _____	$_____
☐	☐	10	OTHER ASSETS OR CAPITAL INVESTMENTS *Describe source:* _____	$_____
			TOTAL ASSET VALUE (BOX B)	$_____

https://[illegible] Household Income Certification Form Online Ed 9.1.22.doc

FILE NO. _____
EFFECTIVE DATE _____

PART III. HOUSEHOLD STUDENT STATUS

YES	NO		All sources are to be disclosed below for all household members who are STUDENTS unless otherwise excluded by Title 25 Section	AMOUNT
☐	☐	1	IS ANY HOUSEHOLD MEMBER A FULL-TIME STUDENT *(i.e.; College/University, trade school, etc.)*	
			IF QUESTION NO. 1 IS NO, SKIP TO PART IV	
☐	☐	2	DOES STUDENT FILE A JOINT TAX RETURN WITH OTHER HOUSEHOLD MEMBERS	
☐	☐	3	IS STUDENT A DEPENDENT OF ANOTHER INDIVIDUAL *Explain:*_____	
☐	☐	4	DOES STUDENT RECEIVE FINANCIAL AID. IF YES ENTER AMOUNT *(i.e.; Public or private, not including student loans).*	$_____
			IF QUESTION NO. 4 IS NO, SKIP TO PART IV	
☐	☐	5	DOES STUDENT RECEIVE FINANCIAL AID THAT INCLUDES HOUSING/SHELTER ALLOWANCE. IF YES ENTER AMOUNT.	$_____
			TOTAL FINANCIAL AID ASSISTANCE (BOX C)	$_____

PART IV. HOUSEHOLD UNUSUAL EXPENSES

YES	NO		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	AMOUNT
☐	☐	1	MEDICAL EXPENSES NOT COVERED BY INSURANCE EXCEEDING 25% OF THE GROSS HOUSEHOLD ANNUAL INCOME INCLUDING INSURANCE MONTHLY PREMIUM *Describe*_____	$_____
☐	☐	2	UNUSUAL EXPENSES PAID BY HEAD OF HOUSEHOLD UNUSUAL FOR THE CARE OF MINORS UNDER 13 YEARS OF AGE, DISABLED, OR HANDICAPPED HOUSEHOLD MEMBERS NECESSARY FOR GAINFUL EMPLOYMENT *Describe*_____	$_____
			TOTAL ANNUAL UNUSUAL EXPENSES (BOX D) *(Explanation of Benefits must be provided as proof and all receipts for the non-covered medical expenses.)*	$_____

TOTAL NET ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES
(Box (A + B + C) – (D) = total)

$_____

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum household income eligibility. I/we have provided each person(s) set forth in Part I acceptable verification of current anticipated annual income. I/we agree to notify immediately upon any changes in income, household size or composition, or any other information.

Under penalty of perjury of the laws of the State of California, I/we certify that the information presented in the Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature	Date	Signature	Date
Signature	Date	Signature	Date

https://palmdalecity-my.sharepoint.com/personal/cbarrera_cityofpalmdale.org/Documents/Desktop/Household Income Certification Form Celina 8dll 9.1.22.doc

EXHIBIT "C"

CERTIFICATE OF CONTINUING COMPLIANCE

(Attached)

CITY OF COMPTON

OWNER'S CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE

To: City of Compton
205 S. Willowbrook Ave
Compton, CA 90220
ATTN: _____

Report Date: _____

Certification Dates: From: _____ **To:** _____

Project Name: _____ **Project No.:** _____

Project Address: _____ **City:** _____ **Zip:** _____

Tax ID # of Ownership Entity: _____

The undersigned _____ on behalf of _____ (the "Owner"), hereby certifies that:

☐ No buildings have been placed in service.
☐ At least one building has been placed in service, but owner elects to begin credit period in the following year.

If either of the above applies, please check the appropriate box, and proceed to page 3 to sign and date this form.

☐ All buildings ARE in service.

1. The Project meets the minimum requirements of (as outlined in the Agreement):
   ☐ _____
   ☐ _____
2. Has there been a change in any building in the Project?
   ☐ No Change ☐ Change
   If "Change", list the applicable change in the project for the certification year on page 4.
3. The Owner has received an annual Household Income Certification from each low-income resident and documentation to support that certification, at their initial occupancy and annually.
   ☐ Yes ☐ No
4. Each low-income unit in the Project has been rent-restricted pursuant to Section _____ of the Agreement:
   ☐ Yes ☐ No

5. Has there been a finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, for this Project? A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C. 3616a(a)(1), or an adverse judgment from a federal court:

☐ No Finding ☐ Finding

If "Finding", state the nature of the finding on page 4.

6. Each building in the Project is and has been suitable for occupancy, taking into account local health, safety and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low-income unit in the project:

☐ Yes ☐ No

If "No," state the nature of violation on page 4 and attach a copy of the violation report and any documentation of correction.

7. Has there been a change in the eligible basis (as defined in _____ of the Agreement) of any building in the project since last certification submission?

☐ No Change ☐ Change

If "Change," state nature of change on page 4 (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed).

8. All tenant facilities included, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups and appliances were provided on a comparable basis without charge to all tenants in the buildings:

☐ Yes ☐ No

9. If a low-income unit in the Project has been vacant during the year, reasonable attempts were, or are being, made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:

☐ Yes ☐ No

10. If the income of tenants of a low-income unit in any building increased above the limit, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:

☐ Yes ☐ No

11. An extended low-income housing commitment, wherein an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher:

☐ Yes ☐ No ☐ N/A

12. The owner has complied with and not evicted or terminated the tenancy of an existing tenant of any low-income unit other than for good cause:

☐ Yes ☐ No

13. Has there been a change in the ownership or management of the Project?

☐ No Change ☐ Change

If "Change," complete page 4 detailing the changes in ownership or management of the project.

NOTE: Failure to complete this form in its entirety will result in noncompliance with the program requirements. In addition, any individual other than an owner or general partner of the project is not permitted to sign this form.

The project is otherwise in compliance with Affordable Housing Agreement No. _____ and all other applicable laws, rules, and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY of the Laws of the State of California.

Signature: _____

Name: _____

Title: _____

Date: _____

PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED "NO," "CHANGE" OR "FINDING ON QUESTIONS 1-15.

Question #	Explanation (if applicable)
2	
5	
6	
7	
13	

CHANGES IN OWNERSHIP OR MANAGEMENT
(To be completed **ONLY** if **"CHANGE"** marked for Question 15 above)

TRANSFER OF OWNERSHIP:

Date of Change:	
Taxpayer ID Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc.):	

CHANGE IN OWNER CONTACT:

Date of Change:	
Owner Contact:	
Owner Contact Phone:	
Owner Contact Email:	

CHANGE IN MANAGEMENT CONTACT

Date of Change:	
Management Co. Name:	
Management Address:	
Management city, state, zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Email:	

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: _____

With a copy to:

1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 South Central Ave.
Los Angeles, CA 90011
Attn: Mark Wilson

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Document is recorded for the benefit of City of Compton and is exempt from recording fees pursuant to Sections 6103, 27383 and 27388.1 of the California Government Code.

HOUSING AGREEMENT

by and between

the **CITY OF COMPTON**, and

1434 W. COMPTON BLVD LP

DATED AS OF _____ ____, 202__

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: _____

With a copy to:

1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 South Central Ave.
Los Angeles, CA 90011
Attn: Mark Wilson

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Document is recorded for the benefit of the City of Compton and is exempt from recording fees pursuant to Sections 6103, 27383 and 27388.1 of the California Government Code.

HOUSING AGREEMENT
(Density Bonus Agreement)

by and between

the CITY OF COMPTON,

and

1434 W. COMPTON BLVD LP

DATED AS OF _____ ____, 202__

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EXHIBIT A Description of Property

EXHIBIT B Income Certification
EXHIBIT C Certificate of Continuing Compliance

HOUSING AGREEMENT

THIS HOUSING AGREEMENT (the "**Agreement**") is dated as of _____ ___, 202__, and is by and between the CITY OF COMPTON, a municipal corporation (the "**City**"), and 1434 W. COMPTON BLVD LP, a California limited partnership (the "**Owner**"). City and Owner are sometimes referred to herein individually as a "**Party**" and collectively as "**Parties**".

RECITALS

This Agreement is predicated upon the following facts:

A. The Owner is the owner of the land described in "**Exhibit A"** attached hereto (the **"Property**").

B. The City and Owner have entered into that certain Disposition and Development Agreement dated _____, 2024 ("**DDA**"), pursuant to which the City conveyed the Property to the Owner for the development described in the DDA ("**Development**" or "**Apartment Community**"). Capitalized terms used but not defined herein shall have the meaning set forth in the DDA.

C. Owner has applied for and obtained a density bonus from the City for the Development which permits greater density than would otherwise be required, and in exchange, City also requires that the apartment units be so restricted of record, and that such restrictions not be subordinate or subordinated to any deeds of trust or other consensual liens.

D. This Agreement is that density bonus restrictions agreement.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Owner hereby agree as follows:

ARTICLE 1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

Capitalized terms used herein shall have the following meanings unless the context in which they are used clearly requires otherwise.

"**Affordable Units**" shall mean seventy-four (74) of the units in the Apartment Community available to and occupied by, or held vacant for occupancy only by Low Income Households and rented at an Affordable Rent (as defined herein). The Affordable Units will include the number of bedrooms shown on the following table:

Bedroom Size	Units
Studio	30
One	27

Two	17
Total:	74

"**Affordable Rent**" shall mean:

(i) for fifteen (15) Affordable Units (i.e., eight (8) studio units; five (5) one bedroom units; and two (2) two-bedroom units), which shall be lower income Affordable Units, the maximum rent shall be determined pursuant to California Health and Safety Code Sections 50053(b) and the state regulations adopted by the California Department of Housing and Community Development ("**HCD**") pursuant thereto, as amended from time to time, based upon the AMI adjusted for a Household Size Appropriate to the Affordable Unit; specifically, the maximum monthly Affordable Rent, including a Reasonable Utility Allowance, may not exceed thirty percent (30%) of sixty percent (60%) of the AMI, adjusted for a Household Size Appropriate to the Affordable Unit, divided by twelve.

(ii) for the rest of the Affordable Units (i.e., 22 studio units; 22 one-bedroom units; and 15 two-bedroom units), the maximum rent shall be determined in accordance with California Tax Credit Allocation Committee requirements based on households earning sixty percent (60%) of the AMI.

"**AMI**" shall mean the area median income for Los Angeles County as published by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50052.5, or successor statute, as adjusted for family size in accordance with the state regulations adopted pursuant to California Health and Safety Code Section 50052.5.

"**Household Size Appropriate to the Affordable Unit**" in the absence of pertinent federal statutes or regulations applicable to the Apartment Community, shall have the meaning set forth in California Health and Safety Code Section 50052.5(h), as amended from time to time.

"**Low Income Household**" shall mean persons and families who meet the income requirements for lower income under California Health and Safety Code 50079.5.

"**Reasonable Utility Allowance**" shall mean a utility allowance for utilities paid by a tenant (not including telephone, internet or cable service) utilizing the utility allowance schedule published annually by the Housing Authority of the County of Los Angeles, or if not so published, then by comparable publication selected by the City.

"**Required Covenant Period**" shall mean the period commencing on the date all units in the Apartment Community have been completed as evidenced by the City's issuance of a final Certificate of Occupancy for the Apartment Community, and ending as of the fifty-fifth (55th) anniversary thereof.

1.2 Rules of Construction.

1.2.1 The singular form of any word used herein, including the terms defined herein shall include the plural and vice versa. The use herein of a word of any gender shall include correlative words of all genders.

1.2.2 Unless otherwise specified, references to articles, sections, and other subdivisions of this Agreement are to the designated articles, sections, and other subdivisions of this Agreement as originally executed. The words "**hereof,**" "**herein,**" "**hereunder,**" and words of similar import shall refer to this Agreement as a whole.

1.2.3 All of the terms and provisions hereof shall be construed to effectuate the purposes set forth in this Agreement and to sustain the validity hereof.

1.2.4 Headings or titles of the several articles and sections hereof and the table of contents appended to copies hereof shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of the provisions hereof.

ARTICLE 2. ONGOING APARTMENT COMMUNITY OBLIGATIONS.

2.1 Apartment Community and Affordable Units; Supportive Housing Covenants.

The Owner shall develop and construct the Apartment Community on the Property in conformity with the DDA. Thereafter, during the Required Covenant Period, the Owner agrees that not less than seventy-four (74) units in the Apartment Community shall be Affordable Units under this Agreement, meaning that such units shall be continually available to and occupied by, or held vacant for occupancy only by, Low Income Households, and the 75th unit shall be an on-site manager's unit.

Additionally, 37 of the Affordable Units (i.e., thirty (30) studio units; five (5) one-bedroom units; and two (2) two-bedroom units) shall be operated and occupied as "**supportive housing**" for the "**target population**" as such terms are defined in California Health and Safety Code 50675.14. The initial provider of supportive housing services shall be the "**Coalition for Responsible Community Development**", and any other or replacement provider shall be subject to the prior written approval of the City Manager. Staffing for such services on site shall not be less than two (2) persons.

In the event of a loss or reduction in project-based rental assistance (vouchers) through no fault of Owner, Owner may request, and City shall approve, a reduction in the number of such supportive housing units, but only if all of the following conditions have been met: (1) Owner demonstrates that it has made good faith efforts to find other sources of financial support. (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the Project's financial feasibility. (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

2.2 Residential Rental Property.

The Owner covenants to operate the Apartment Community as residential rental property. During the Required Covenant Period, the Affordable Units will be held and used for the purpose of providing residential living, and the Owner shall own, manage and operate, or cause the management and operation of, the Apartment Community to provide such affordable rental housing. The Owner shall not convert any Affordable Unit(s) to condominiums or cooperative

ownership or sell condominium or cooperative conversion rights to any Affordable Unit(s) during the term of this Agreement.

2.3 Low Income Households.

2.3.1 Income Qualification; Initial Certification. Subject to the applicable provisions hereof, throughout the Required Covenant Period, the Affordable Units restricted by this Agreement will be exclusively occupied by, or available for occupancy only by Low Income Households on a continuous basis. Prior to the rental or lease of an Affordable Unit and in accordance with Section 2.6 below, the Owner will obtain and maintain on file a Household Income Certification ("**Income Certification**") substantially in the form attached hereto as Exhibit "**B**" and incorporated herein by this reference for each Low Income Household, and shall provide copies of same to the City together with copies of the applicable leases. In addition, the Owner will provide such further information as may reasonably be required in the future by the City. The Income Certification shall be dated immediately prior to the applicable household's initial occupancy of an Affordable Unit. The Owner shall make a good faith effort to verify that the income provided by an applicant in an Income Certification is accurate by taking any one or more of the following steps as part of the verification process for all household members over the age of eighteen (18) as appropriate:

(i) Obtain two (2) pay stubs for the two (2) most recent pay periods;

(ii) Obtain a true copy of an income tax return for the most recent tax year in which a return was filed;

(iii) Obtain an income verification form from the household member's current employer;

(iv) Obtain an income verification form from the Social Security Administration and/or the State Department of Social Services, or its equivalent, if the household member receives assistance from either of those agencies;

(v) If the household member is unemployed and has no tax return, obtain another form of independent verification; or

(vi) Obtain such other documentation as may be reasonably acceptable pursuant to Title 25 of the California Code of Regulations, as amended from time to time, to verify income.

2.3.2 Certificate of Continuing Program Compliance; Annual Report. Throughout the Required Covenant Period, the Owner will prepare and submit to the City, at such periodic frequency as the City might reasonably require, but not more than once annually, a Certificate of Continuing Compliance in substantially the form attached hereto as **Exhibit "C"** and incorporated herein by this reference, and executed by the Owner. The Owner will also prepare and submit to the City on or before each anniversary date of the commencement of the Required Covenant Period, and for the preceding calendar year, a report in form and substance reasonably satisfactory to the City summarizing the vacancy rate of the Apartment Community, including the number of Affordable Units held vacant for occupancy by Low Income Households for such calendar year.

2.4 Affordable Rent. Throughout the Required Covenant Period, an Affordable Rent shall be charged to the Low Income Household occupants of Affordable Units, as more specifically described above.

2.5 Rent Increases. Rents for Affordable Units may be increased not more than once per year and twelve (12) months must have elapsed since the date of the tenant's initial occupancy or the last rent increase. The rents charged following such an increase, or upon a vacancy and new occupancy by an Low Income Household shall not exceed an Affordable Rent. The Owner shall, consistent with applicable law, give proper written notice to tenants of all rent increases, and upon written request, provide the City with reasonable detail concerning the amount of and rationale for such rent increases.

2.6 Income Recertification of Affordable Units. Annually, on the anniversary date of occupancy of an Affordable Unit by a Low Income Household, the Owner shall obtain and maintain on file an annual income certification, in form and substance reasonably satisfactory to the City, from each household occupying an Affordable Unit, based upon the current income of each household member over the age of eighteen (18). The Owner shall make a good faith effort to verify that the income provided by the household is accurate in accordance with Section 2.3.1, above.

2.6.1 A rental unit occupied by a household that qualifies as a Low Income Household at the time the household first occupies an Affordable Unit shall be deemed to continue to be so occupied until a recertification of such household's income demonstrates that such household no longer qualifies as an a Low Income Household. At such time as a household ceases to qualify as a Low Income Household based on income recertification, the Owner shall designate the next available unit (one that is not occupied by a tenant) with the same number of bedrooms as the occupied Affordable Unit and it shall be leased to a Low Income Household, so that the number of Affordable Units occupied by or reserved for occupancy by Low Income Households will remain constant. For purposes of this Agreement, such designated unit will be considered an Affordable Unit if it is held vacant and available solely for occupancy by a Low Income Household and, upon occupancy, the income eligibility of the household as an Low Income Household is verified and the unit is rented at Affordable Rent.

2.7 Lease or Occupancy Agreement. Prior to the rental or lease of an Affordable Unit to a Low Income Household, the Owner shall require the tenant to execute a written lease or occupancy agreement. The Owner shall maintain on file throughout the Required Covenant Period and for a four (4) year period thereafter, the executed lease or occupancy agreement of each tenant occupying an Affordable Unit. The form of lease or occupancy agreement used by the Owner for the lease or rental of Affordable Units shall be that which is reasonable and customary in residential leasing of affordable housing projects financed with low income housing tax credits and rental subsidies. In addition, each lease or occupancy agreement for an Affordable Unit shall (i) provide that the tenants of such Affordable Unit shall be subject to annual recertification of income and subject to rental increases in accordance with Sections 2.5 and 2.6 of this Agreement, and (ii) contain a provision to the effect that the Owner has relied on the income certification and supporting information supplied by the tenant in determining qualification for occupancy of the Affordable Unit, and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or occupancy agreement.

2.7.1 The Owner shall refrain from restricting the rental or lease of Affordable Units on the basis of race, color, religion, sex, marital status, disability, ancestry or national origin of any person.

2.7.2 The covenants established herein shall, without regard to technical classification and designation, be binding for the benefit and in favor of the City, and its successors and assigns, and shall burden and run with the Property.

2.7.3 The City is deemed to be the beneficiary of the terms and provisions of the covenants herein, both for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, for whose benefit these covenants running with the land have been provided.

2.8 Security Deposits. The Owner may require security deposits on Affordable Units in amounts which are consistent with applicable law.

2.9 Additional Information; Books and Records. The Owner shall provide any additional information concerning the Affordable Units reasonably requested by the City. The Owner will maintain complete and accurate records pertaining to the Affordable Units throughout the Covenant Period and for a four (4) year period thereafter. The City shall have the right upon written notice of no less than two (2) business days to the Owner, at any time during normal business hours of 9:00 am to 5:00 pm, to examine of all books, records or other documents maintained by the Owner or by any of the Owner's agents which pertain to any Affordable Unit, including all executed leases or occupancy agreements and all Income Certifications, and obtain copies of any requested executed leases, occupancy agreements and Income Certifications within ten (10) business days following such examination and the City's written request.

2.10 Specific Performance. The Owner hereby agrees that specific enforcement of the Owner's agreement to comply with the allowable rent and occupancy restrictions and covenants contained herein is one of the reasons and consideration for the City having granted a density bonus and that, in the event of the Owner's breach of such requirements, potential monetary damages to the City, as well as to existing and prospective Low Income Households, would be difficult, if not impossible, to evaluate and quantify. Therefore, in addition to any other relief to which the City may be entitled as a consequence of the breach hereof, the Owner agrees to the imposition of the remedy of specific performance against it in the case of any event of default by the Owner in complying with any provision of this Agreement beyond any applicable notice and cure period.

2.11 Audit. The City shall have the right to perform an audit of the Apartment Community to determine compliance with the provisions of this Agreement. Such audit shall not be undertaken more often than once each calendar year. All costs and expenses associated with the audit shall be paid by the Owner.

2.12 Management. The Owner and/or the management agent (if not the Owner) shall operate the Apartment Community in a manner that will provide decent, safe and sanitary residential facilities to the occupants thereof, and will comply with provisions of this Agreement. Upon the written request of the City, the Owner shall cooperate with the City in the periodic review (but not more than once each calendar year) of the management practices and financial status of the

Affordable Units. The purpose of each periodic review will be to enable the City to determine if the Affordable Units are being operated and managed in accordance with the requirements and standards of this Agreement. Results of such City review shall be provided to the Owner, and the City shall have the authority to require the Owner to make modifications that are reasonably necessary to ensure the objectives of this Agreement are met.

2.13 Binding for Term. It is intended by the Parties that except as may be otherwise expressly provided herein, the provisions of this Agreement shall apply to the Apartment Community throughout the entire term hereof, as established in Section 3.1 below.

ARTICLE 3. TERM AND RECORDATION.

3.1 Term of Agreement. This Agreement shall remain in full force and effect for the Required Covenant Period, unless the Owner and the City agree, in writing, to terminate this Agreement prior to the expiration of the Required Covenant Period. Unless terminated earlier pursuant to the prior sentence of this Section 3.1, or Section 3.3 below, the Parties intend that the provisions and effect of this Agreement and specifically of Article 2 hereof, shall remain in full force and effect for the entire Required Covenant Period.

3.2 Agreement to Record. The Owner represents, warrants, and covenants that this Agreement will be recorded in the real property records of Los Angeles County.

3.3 Suspension of Restrictions. Notwithstanding the generality of the foregoing provisions of this Article 3 or any other provisions hereof, this Agreement and all of the terms and restrictions contained herein shall be suspended for any period of involuntary noncompliance as a result of unforeseen events such as fire or act of God which leaves the entire Apartment Community uninhabitable (and the proceeds of insurance available to the Owner as a result thereof are insufficient to reconstruct the Apartment Community), or a change in a federal or state law or an action by the federal government, the State or a court of competent jurisdiction, after the date of recordation hereof, that prevents the City from enforcing the provisions of this Agreement, or a condemnation or a similar event.

ARTICLE 4. DEFAULT; REMEDIES.

4.1 An Event of Default. Each of the following shall constitute an "**Event of Default**" by the Owner under this Agreement:

4.1.1 Failure by the Owner to duly perform, comply with and observe any of the conditions, terms, or covenants of any agreement with the City concerning the Apartment Community, or of this Agreement, if such failure remains uncured thirty (30) days after written notice of such failure from the City to the Owner in the manner provided herein or, with respect to a default that cannot be cured within thirty (30) days, if the Owner fails to commence such cure within such thirty (30) day period or thereafter fails to diligently and continuously proceed with such cure to completion. However, if a different period or notice requirement is specified under any other section of this Agreement, then the specific provision shall control.

4.1.2 Any representation or warranty contained in this Agreement or in any application, financial statement, certificate, or report submitted by the Owner to the City proves to have been incorrect in any material respect when made.

4.1.3 A court having jurisdiction shall have made or rendered a decree or order: (i) adjudging the Owner to be bankrupt or insolvent; (ii) approving as properly filed a petition seeking reorganization of the Owner or seeking any arrangement on behalf of the Owner under the bankruptcy laws or any other applicable debtor's relief law or statute of the United States or of any state or other jurisdiction; (iii) appointing a receiver, trustee, liquidator, or assignee of the Owner in bankruptcy or insolvency or for any of its properties; or (iv) directing the winding up or liquidation of the Owner, providing, however, that any such decree or order described in any of the foregoing subsections shall have continued unstayed or undischarged for a period of ninety (90) days.

4.1.4 The Owner shall have assigned its assets for the benefit of its creditors or suffered a sequestration or attachment or execution on any substantial part of its property, unless the property so assigned, sequestered, attached, or executed upon shall have been returned or released within ninety (90) days after such event (unless a lesser time period is permitted for cure hereunder) or prior to sale pursuant to such sequestration, attachment, or execution. If the Owner is diligently working to obtain a return or release of the property and the City's interests hereunder are not imminently threatened in its reasonable business judgment, then the City shall not declare a default under this subsection.

4.1.5 The Owner shall have voluntarily suspended its business or dissolved.

4.1.6 The seizure or appropriation of all or, in the reasonable opinion of the City, a substantial part of the Apartment Community, except for condemnation initiated by the City or any governmental agency or authority.

4.1.7 There should occur any default declared by any lender under any loan document or deed of trust relating to any loan made in connection with the Apartment Community, which loan is secured by a deed of trust or other instrument affecting the Apartment Community, and such default remains uncured following the expiration of any applicable cure period.

4.2 City's Option to Lease. [INTENTIONALLY OMITTED]

4.3 City Remedies. The City shall have the right to require that the Owner return any and all rent charged that exceeds the Affordable Rent, with interest at the lesser of eight percent (8%) per annum or the highest rate permitted by law; provided, however, this remedy shall be automatically subordinate to all loans now or hereafter encumbering the Property including, but not limited to, the proposed permanent loan to be made by Walker & Dunlop, LLC, together with its successors and/or assigns, which loan is intended to be assigned to the Federal Home Loan Mortgage Corporation (the "**Subordination**"). So long as any such loan described in the foregoing sentence remains outstanding, the City agrees that it will not exercise its right to collect overcharged rent described in the foregoing sentence (the "**Standstill**"). The City shall have the right to mandamus or other suit, action or proceeding at law or in equity to require the Owner to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in

violation of the provisions hereof, provided that in any such case the City has first provided the required notice of any alleged default and the Owner has had the requisite opportunity to cure pursuant to Section 4.1.1, above.

4.4 Action at Law; No Remedy Exclusive. The City may take whatever action at law or in equity as may be necessary to enforce performance and observance of any obligation, agreement or covenant of the Owner under this Agreement, or, subject to the terms of Subordination and Standstill set forth in Section 4.3 hereof, collect any overcharged rent (plus interest). No remedy herein conferred upon or reserved by the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of such right or power, but any such right or power may be exercised from time to time and as often as the City may deem expedient. In order to entitle the City to exercise any remedy reserved to it in this Agreement, it shall not be necessary to give any notice, other than such notice as may be herein otherwise expressly required or required by law to be given.

ARTICLE 5. GENERAL PROVISIONS.

5.1 Limitations on Recourse. Notwithstanding anything to the contrary contained in this Agreement, except in the event of fraud, waste, or illegal acts, or with regard to any indemnity obligations imposed upon the Owner under the terms of this Agreement, (i) no partner, member, officer or director, as applicable, of the Owner (each, an "**Owner Affiliate**") shall have any direct, indirect or derivative personal liability for the obligations of the Owner under this Agreement, and (ii) the City shall not exercise any rights or institute any action against any Owner Affiliate directly, indirectly or derivatively for the payment of any sum of money that is or may become payable hereunder.

5.2 Maintenance, Repair, Alterations. The Owner shall maintain and preserve the Apartment Community in good condition and repair and in accordance with all laws, ordinances, rules, regulations, covenants, conditions, restrictions, and orders of any governmental authority now or hereafter affecting the conduct or operation of the Apartment Community or any part thereof or requiring any alteration or improvement to be made thereon. The Owner shall not commit, suffer, or permit any act to be done in, upon, or to the Apartment Community or any part thereof in violation of any such laws, ordinances, rules, regulations, or orders. The Owner hereby agrees that the City may conduct from time to time through representatives, upon reasonable notice of no less than twenty-four (24) hours, on-site inspections and observation of: (i) the maintenance and repair of the Apartment Community, including a review of all maintenance and repair programs and practices and all reports and records pertaining thereto, including records of expenditures relating thereto; and (ii) such other facilities, practices, and records of the Owner relating to the Affordable Units as the City reasonably deems to be necessary or appropriate in order to monitor the Owner's compliance with the provisions of this Agreement.

5.3 Notices. All notices (other than telephone notices), certificates or other communications (other than telephone communications) required or permitted hereunder shall be sufficiently given and should be deemed given when sent by certified mail, postage prepaid, or twenty-four (24)

hours following delivery of such notice to Federal Express or similar commercial carrier for next business day or overnight delivery, addressed as follows:

If to the City:

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Attn: _____
If to the Owner:

1434 W. Compton Blvd LP
c/o Coalition for Responsible Community Development
2415 South Central Ave.
Los Angeles, CA 90011
Attn: Mark Wilson

5.4 Relationship of Parties. Nothing contained in this Agreement shall be interpreted or understood by any of the Parties, or by any third persons, as creating the relationship of employer and employee, principal and agent, limited or general partnership, or joint venture between the City and the Owner or the Owner's agents, employees or contractors, and the Owner shall at all times be deemed an independent contractor and shall be wholly responsible for the manner in which it or its agents, or both, perform the services required of it by the terms of this Agreement for the operation of the Apartment Community. The Owner has and hereby retains the right to exercise full control of employment, direction, compensation and discharge of all persons assisting in the performance of services hereunder. In regards to the on-site operation of the Apartment Community, the Owner shall be solely responsible for all matters relating to payment of its employees, including compliance with Social Security, withholding and all other laws and regulations governing such matters. The Owner agrees to be solely responsible for its own acts and those of its agents and employees.

5.5 No Claims. Nothing contained in this Agreement shall create or justify any claim against the City by any person the Owner may have employed or with whom the Owner may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the operation of the Affordable Units.

5.6 Conflict of Interests. No member, official or employee of the City shall make any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No officer or employee of the Owner shall acquire any interest in conflict with or inimical to the interests of the City.

5.7 Non-Liability of City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to the Owner, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Owner or successor in connection with this Agreement or on any obligation of the City under the terms of this Agreement.

5.8 Indemnity. The Owner shall indemnify, defend and hold harmless the City and all officials, employees and agents of City (with counsel reasonably satisfactory to the City) against any costs, liabilities, damages or judgments arising from claims or litigation of any nature whatsoever brought by third parties and directly or indirectly arising from the Owner's ownership or operation of the Apartment Community, or the Owner's performance of its obligations under this Agreement, and in the event of settlement, compromise or judgment hold the City free and harmless therefrom. The provisions of this Section shall survive the term of this Agreement.

5.9 Rights and Remedies Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise or failure to exercise one or more of such rights or remedies by either Party shall not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default by the other Party. No waiver of any default or breach by the Owner hereunder shall be implied from any omission by the City to take action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the waiver, and such wavier shall be operative only for the time and to the extent therein stated. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by the City to or of any act by the Owner requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act. The exercise of any right, power, or remedy shall in no event constitute a cure or a waiver of any default under this Agreement, nor shall it invalidate any act done pursuant to notice of default, or prejudice the City in the exercise of any right, power, or remedy hereunder or under any agreements ancillary or related hereto.

5.10 Applicable Law. This Agreement shall be interpreted under and pursuant to the laws of the State of California.

5.11 Severability. If any term, provision, covenant or condition of this Agreement is held in a final disposition by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force and effect unless the rights and obligations of the Parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

5.12 Legal Actions. In the event any legal action is commenced to interpret or to enforce the terms of this Agreement or to collect damages as a result of any breach thereof, the Party prevailing in any such action shall be entitled to recover against the Party not prevailing all reasonable attorneys' fees and costs incurred in such action (including all legal fees incurred in any appeal or in any action to enforce any resulting judgment), as awarded by a court of competent jurisdiction.

5.13 Binding Upon Successors. This Agreement shall be binding upon and inure to the benefit of the permitted heirs, administrators, executors, successors in interest and assigns of each of the Parties. Any reference in this Agreement to a specifically named Party shall be deemed to apply to any successor, heir, administrator, executor or assign of such Party who has acquired an interest in compliance with the terms hereof or under law.

5.14 Time of the Essence. In all matters under this Agreement, time is of the essence.

5.15 Complete Understanding of the Parties. This Agreement and the attached Exhibits constitute the entire understanding and agreement of the Parties with respect to the matters described herein.

5.16 Covenants to Run With the Land. The Owner hereby subjects the Apartment Community to the covenants, reservations, and restrictions set forth in this Agreement. The City and the Owner hereby declare their express intent that the covenants, reservations, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors in title to the Apartment Community; provided, however, that on the termination of this Agreement said covenants, reservations and restrictions shall expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the Apartment Community or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. No breach of any of the provisions of this Agreement shall defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value encumbering the Property or any interest of the Owner therein.

5.17 Burden and Benefit. The City and the Owner hereby declare their understanding and intent that: (i) the burden of the covenants, reservations, restrictions, and agreements set forth herein touch and concern the Property and the Apartment Community, in that Owner's legal interest in the Apartment Community is rendered less valuable thereby, (ii) the covenants, reservations, restrictions, and agreements set forth herein directly benefit the Property and the Apartment Community (a) by enhancing and increasing the enjoyment and use of the Apartment Community by Low Income Households, the intended beneficiaries of such covenants, reservations, restrictions, and agreements, (b) by making possible the obtaining of advantageous financing for the Property and the Apartment Community, and (c) by furthering the public purposes advanced by the City, and (iii) the covenants, reservations, restrictions and agreements set forth herein shall run with the Property and shall be binding for the benefit of and enforceable by the City and its successors and assigns for the entire Term of this Agreement.

5.18 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5.19 Amendments. This Agreement may be amended only by the written agreement of the City and the Owner.

WHEREFORE, the undersigned has executed this Agreement as of the date first-above written.

OWNER:

1434 W. COMPTON BLVD LP,
a California limited partnership

By: CRCD LLC, a California limited liability company, its managing general partner

By: Coalition for Responsible Community Development, a California nonprofit public benefit corporation,
its sole member and manager

By: _____
Mark Wilson, President

CITY:

CITY OF COMPTON

By: _____
Print Name: _____
Title: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, 202__, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, 202__, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, 202__, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 AND THE NORTH 18 FEET OF LOTS 32, 33, 34, 35 AND 36, ALL IN BLOCK "**F**" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 32, 33 AND 34, AS RESERVED BY CAPITAL COMPANY, IN DEED RECORDED APRIL 21, 1938 IN BOOK 15753, PAGE 88,OF OFFICIAL RECORDS.

ALSO EXCEPT 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 18, 19 AND 20 AS RESERVED BY T. J. NESTOR, IN DEED RECORDED IN BOOK 10831, PAGE 350, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/12TH OF ALL MINERAL RIGHTS, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BAY CAPITAL COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 18019, PAGE 135, OF OFFICIAL RECORDS, AS TO LOTS 35 AND 36.

ALSO EXCEPT FROM LOTS 10 AND 11, 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED NOVEMBER 12, 1947, AS INSTRUMENT NO. 276, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 9/10TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM T.J. NESTOR, A WIDOWER, RECORDED DECEMBER 1, 1947 AS INSTRUMENT NO. 159 AND AS INSTRUMENT NO. 160, OFFICIAL RECORDS, AS TO LOT 14.

PARCEL 2:

LOTS 21, 22, 23, 24 AND 25 OF BLOCK "**F**" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 25 IN SAID BLOCK "**F**", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 9.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET; TANGENT TO SAID EASTERLY LINE AND TANGENT TO THE NORTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID CURVE 15.19 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY LINE 9.49 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID LOT 21, AS UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND BONUSES, CASH OR OTHERWISE, THE GRANTEE, HI HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY RESERVE TO OR RECEIVE FOR HIMSELF OR THEMSELVES FROM OR BY REASON OF ANY LEASE THAT HE OR THEY MAY MAKE FOR THE DEVELOPMENT OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FOR SAID LAND AND NO LEASE.

FOR THE PRODUCTION OF ANY SUCH PRODUCTS THEREFROM BE MADE UNLESS THE GRANTOR, OR HIS HEIRS OR HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS, JOIN IN THE EXECUTION OF SAME, AS RESERVED IN A DEED FROM CARRIE E. SHEARER, RECORDED IN BOOK 11919, PAGE 93, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM TWO AND ONE-HALF PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SAVED AND PRODUCED FROM SAID LOT 22, AS RESERVED IN THE DEED FROM T.J. NESTOR, RECORDED IN BOOK 7329, PAGE 349, OF OFFICIAL RECORDS.

EXHIBIT "B"

HOUSEHOLD INCOME CERTIFICATION

(Attached)

AFFORDABLE HOUSING
HOUSEHOLD INCOME CERTIFICATION

Applicant (s) Name: _____

Address: _____ Unit No. _____ # Bedrooms: _____

Program Eligibility and Affordability verifications for Low Income Households shall be performed as required by Title 25 subject to eligibility verification procedures and requirements described therein, and as amended from time to time. The following outlines how annual income is calculated to determine household income eligibility, which is required in order to determine a person, family or Household to be a "**Qualified Household**" as established by the Program and Redevelopment Law.

The following questions will assist you in completing the HOUSEHOLD INCOME CERTIFICATION. When answering the questions answer "**Yes**" If any of the information requested or income source pertains to any person, co-applicant, or adult individual member of the household (individuals 18 years and older) during the 12 months following the date of the certification.

HOUSEHOLD COMPOSITION **(List all members of the household including yourself that will occupy the unit applied for.)**			
Last Name	Firs Name and Middle Initial	Relationship to Head of Household	Date of Birth (M/D/YYYY)
		Self	
		TOTAL HOUSEHOLD MEMBERS:	#

PART I. HOUSEHOLD INCOME INFORMATION

YES	NO		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	MONTHLY AMOUNT (use gross income; amount before any pay deductions)
☐	☐	1	**EMPLOYMENT** (wages, overtime, etc.) List name of employer: _____	$_____
☐	☐	2	**SELF EMPLOYED** List nature of self employment: _____	(use net income from business) $_____
☐	☐	3	**OTHER EMPLOYMENT RELATED COMPENSATION** (i.e.; tips, bonuses)	$_____
☐	☐	4	**SOCIAL SECURITY INCOME**	$_____
☐	☐	5	**SUPPLEMENTAL SECURITY INCOME (SSI)**	$_____
☐	☐	6	**CASH CONTRIBUTIONS** (i.e.; From third parties including gifts' for rent or utility payments)	$_____
☐	☐	7	**PUBLIC ASSISTANCE INCOME** (Welfare, food stamps, foster care assistance)	$_____
☐	☐	8	**UNEMPLOYMENT BENEFITS**	$_____
☐	☐	9	**VETERAN'S BENEFIT/INCOME**	$_____

☐	☐	10	**DISABILITY OR DEATH BENEFITS OTHER THAN SSI**	$_____
☐	☐	11	**CHILD SUPPORT/ALIMONY/SPOUSAL SUPPORT PAYMENTS** (Received by any and all household members. Note for how many children did you receive support: ____)	$_____
☐	☐	12	**TRUSTS PAYMENTS, ANNUITY PAYMENTS, RETIREMENT PAYMENTS, WORKERS COMPENSATION PAYMENTS, SEVERANCE PAYMENTS, LOTTERY WINNINGS OR OTHER INCOME.** List sources: _____	$_____
☐	☐	13	**RENTAL, REAL OR PERSONAL PROPERTY INCOME**	$_____
			TOTAL MONTHLY INCOME (BOX A)	$_____

PART II. HOUSEHOLD ASSET INFORMATION

Yes	No		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	CASH VALUE
☐	☐	1	**CHECKING ACCOUNT(S):** List banks(s): _____	$_____
☐	☐	2	**SAVINGS ACCOUNT(S):** List bank(s): _____	$_____
☐	☐	3	**TRUST ACCOUNT(S):** List bank(s): _____	$_____
☐	☐	4	**REAL ESTATE**: Provide description: _____	$_____
☐	☐	5	**STOCKS, BONDS, OR TREASURY BILLS**: List sources/bank names: _____	$_____
☐	☐	6	**CERTIFICATES OF DEPOSIT (CD) OR MONEY MARKET ACCOUNT(S):** List Sources/bank names: _____	$_____
☐	☐	7	**IRA/LUMP SUM PENSION/KEOGH ACCOUNT/401 K:** List bank(s) _____	$_____
☐	☐	8	**LIFE INSURANCE POLICY CASH VALUE**: How many policies: _____	$_____
☐	☐	9	**DISPOSED OF ASSETS** (i.e. gave away money/assets for less than the fair market value in the past 2 years) List Items and date disposed: _____	$_____
☐	☐	10	**OTHER ASSETS OR CAPITAL INVESTMENTS** Described source: _____	$_____

PART III. HOUSEHOLD STUDENT STATUS

YES	NO		All sources are to be disclosed below for all household members who are STUDENTS unless otherwise excluded by Title 25 Section	AMOUNT
☐	☐	1	**IS ANY HOUSEHOLD MEMBER A FULL-TIME STUDENT** (i.e., College/University, trade school, etc.)	
			IF QUESTION NO. 1 IS NO, SKIP TO PART IV	
☐	☐	2	**DOES STUDENT FILE A JOINT TAX RETURN WITH OTHER HOUSEHOLD MEMBERS**	
☐	☐	3	**IS STUDENT A DEPENDENT OF ANOTHER INDIVIDUAL** Explain: _____	
☐	☐	4	**DOES STUDENT RECEIVE FINANCIAL AID. IF YES ENTER AMOUNT** (i.e.; Public or private, not including student loans).	$_____
			IF QUESTION NO. 4 IS NO, SKIP TO PART IV	
☐	☐	5	**DOES STUDENT RECEIVE FINANCIAL AID THAT INCLUDES HOUSING/SHELTER ALLOWANCE. IF YES ENTER AMOUNT.**	$_____
			TOTAL FINANCIAL AID ASSISTANCE (BOX C)	$_____

PART IV. HOUSEHOLD UNUSUAL EXPENSES

YES	NO		All sources are to be disclosed below for all household members unless otherwise excluded by Title 25 Section	AMOUNT
☐	☐	1	**MEDICAL EXPENSES NOT COVERED BY INSURANCE EXCEEDING 25% OF THE GROSS HOUSEHOLD ANNUAL INCOME INCLUDING INSURANCE MONTHLY PREMIUM** Describe _____	$_____
☐	☐		**UNUSUAL EXPENSES PAID BY HEAD OF HOUSEHOLD UNUSUAL FOR THE CARE OF MINORS UNDER 13 YEARS OF AGE, DISABLED, OR HANDICAPPED HOUSEHOLD MEMBERS NECESSARY FOR GAINFUL EMPLOYMENT** Describe _____	$_____
			TOTAL ANNUAL UNUSUAL EXPENSES (BOX D)	$_____
			TOTAL NET ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES (Box (A +B +C) – (D) = total)	$_____

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum household income eligibility. I/we have provided each person(s) set forth in Part I acceptable verification of current anticipated annual income. I/we agree to notify immediately upon any changes in income, household size or composition, or any other information.

Under penalty of perjury of the laws of the State of California, I/we certify that the information in the Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature	Date	Signature	Date
Signature	Date	Signature	Date

EXHIBIT "C"

CERTIFICATE OF CONTINUING COMPLIANCE

(Attached)

CITY OF COMPTON

OWNER'S CERTIFICATE OF CONTINUING PROGRAM COMPUANCE

To: City of Compton
205 S Willowbrook Ave
Compton, CA 90220
ATTN: _____

Report Date: _____

Certification Dates: From:_____ To: _____

Project Name:_____ Provided No.: _____

Project Address: _____ City: _____ Zip: _____

Tax ID # of Ownership Entity: _____

The undersigned _____ on behalf of _____ (the-Owner), hereby certifies that:

☐ No buildings have been placed in service.

☐ At least one building has been placed In service, but owner elects to begin credit period in the following wear.

If either of the above applies, please check the appropriate box, and proceed to page 3 to sign and date this forme.

☐ All buildings ARE in service.

1. The Project meets the minimum requirements of (as outlined in the Agreement):
   ☐ _____
   ☐ _____
2. Has there been a change in any building in the Project?
   ☐ No Change ☐ Change

   If "**Change**", list the applicable change in the project for the certification year on page 4.
3. The Owner has received an annual Household Income Certification from each low-income resident and documentation to support that certification, at their initial occupancy and annually.
   ☐ Yes ☐ No
4. Each low-income unit in the Project has been rent-restricted pursuant to Section ____ of the Agreement:
   ☐ Yes ☐ No
5. Has there been a finding of discrimination under the Fair Housing Act 42 U.S.C. 3601.3619, for this Project? A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.0 3616a1a1(11, or an adverse judgment from a federal court:
   ☐ No Finding ☐ Finding

   If 'Finding", state the nature of the finding on page 4.
6. Each building in the Project is and has been suitable for occupancy, taking into account local health, safety and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low-income unit in the project:
   ☐ Yes ☐ No

   If "No", state the nature or violation on page 4 and attach a copy of the violation report and any documentation of correction.
7. Has there been a change in the eligible basis Las defined In of the Agreement) of any building in the project since last certification submission?

☐ No Change ☐ Change

If "Change,' state nature of change on page 4 (e.g.,, a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed).

8. All tenant facilities included., such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups and appliances were provided on a comparable basis without charge to all tenants in the buildings:

   ☐ Yes ☐ No

9. If a low-income unit in the Project has been vacant during the year, reasonable attempts were, or are being, made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:

   ☐ Yes ☐ No

10. If the income of tenants of a low-income unit in any building increased above the limit, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:

    ☐ Yes ☐ No

11. Acs extended low-income housing commitment, wherein an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437s. Chimer has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher:

    ☐ Yes ☐ No ☐ N/A

12. The owner has complied with and not evicted Or terminated the tenancy of an existing tenant of any low income unit other than for good cause:

    ☐ Yes ☐ No

13. Has there been a change in the ownership or management of the Project?

    ☐ No Change ☐ Change

    If -Change?' complete page 4 detailing the changes in ownership or management of the project.

NOTE: Failure to complete this form in its entirety will result in noncompliance with the program requirements. In addition, any individual other than an owner or general partner of the project is not permitted to sign this form.

The project is otherwise in compliance with Affordable Housing Agreement No. and all other

applicable laws, rules, and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY of the Laws of the State of California.

Signature: _____

Name: _____

Title: _____

Date: _____

PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED "NO," "CHANGE" OR "FINDING" ON QUESTIONS 1-15

Question #	Explanation (if applicable)
2	
5	
6	
7	
13	

CHANGES IN OWNERSHIP OR MANAGEMENT
(To be completed ONLY if "CHANGE" marked for Question 15 above)

TRANSFER OF OWNERSHIP:

Date of Change:	
Taxpayer Id Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc.):	

CHANGE IN OWNER CONTACT:

Date of Change:	
Owner Contact:	
Owner Contact Phone:	
Owner Contact Email:	

CHANGE IN MANAGEMENT CONTACT

Date of Change	
Management Co. Name:	
Management Address:	
Management city, state, zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Email:	

FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENTAGREEMENT

This FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT ("First Amendment") is dated July 1, 2025, and is entered into by and between the CITY OF COMPTON (the "City"), and 1434 W. Compton Blvd LP, a California limited partnership (the "Developer"). City and Developer are sometimes individually referred to herein as "Party" and collectively as "Parties."

RECITALS

A. The Parties entered into a Disposition and Development Agreement dated _____, 2024 ("DDA"), in which the City agreed to sell certain real property ("Property") to Developer upon satisfaction of certain conditions, including closing of all financing for the project required by the DDA on the Property (the "Project").

B. In order to address tax/tax credits issues, the Parties desire to amend the DDA to provide for two closings: (i) a closing of the land conveyance described in the DDA ("First Closing"); followed by (ii) a closing of the financing necessary for the Project ("Second Closing"), not more than ninety (90) days after the first closing, but in no event later than December 31, 2025 ("Second Closing Deadline").

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual agreements/amendments herein, and other consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows.

AGREEMENT/AMENDMENTS

1. Two Closings. Notwithstanding anything to the contrary in the DDA, including Section 2.11.2, the Close of Escrow for the land conveyance by City to Developer shall no longer be conditioned upon the closing of all financing necessary for the Project and there shall be no requirement that the Construction Loan close concurrently with the Close of Escrow. However, the Second Closing shall occur on or before the Second Closing Deadline.

2. Close of Escrow.

    a. Section 2.2 is hereby amended to provide that the "Close of Escrow" shall refer to the First Closing and shall occur on or before September 30, 2025.

    b. Section 2.4 is hereby amended to provide that the following conditions shall be conditions to the First Closing, and the remainder of the conditions in that Section (with the exception of Section 2.4.6 which has already been satisfied) shall be conditions to the Second Closing: 2.4.1, 2.4.2, 2.4.5, 2.4.6.

3. Post-Closing Deadline; City's Right of Reversion. Section 2.11 is hereby amended to provide that the requirements therein shall be satisfied on or before the Second Closing Deadline and the deadline for satisfying the requirements of Section 2.11 shall be extended until such Second Closing Deadline.

4. Termination of City's Right of Reversion. Notwithstanding anything to the contrary contained in the DDA, the City's right of reversion under Section 6.2.2(ii) of the DDA and the Grant Deed shall terminate automatically without the need for further confirmation or documentation upon the

City's issuance of a certificate of occupancy for the entire Project. If requested by a title company to further evidence such automatic termination, the City shall, at Developer's request, execute, acknowledge and deliver an express termination of the right of reversion for recording in the Official Records of Los Angeles County in form reasonably acceptable to Developer.

5. Schedule of Performance. Exhibit B of the DDA is hereby deleted in its entirety and replaced with **Exhibit A** attached hereto.

6. Grant Deed. Exhibit D of the DDA is hereby deleted in its entirety and replaced with **Exhibit B** attached hereto.

7. Forms of Housing Agreement (Density Bonus) and Additional Housing Agreement; Form of Notice of Affordability Restrictions. Exhibit E is hereby deleted in its entirety and replaced with **Exhibit C** attached hereto**.**

8. Subordination Agreements. Concurrently with the Second Closing, City shall enter into the subordination agreements in the forms attached hereto as **Exhibit D**.

9. Time of Essence. Time is of the essence of every provision hereof in which time is a factor.

10. Effect on Agreement. All terms and conditions of the DDA that are not modified by this First Amendment shall remain unmodified, in full force and effect and binding on the Parties.

11. Conflict. In the event of a conflict between the terms and conditions of this First Amendment and the terms and conditions of the DDA, the terms and conditions of this First Amendment shall control.

12. Counterparts. This First Amendment may be signed in counterparts (including emailed electronic counterparts), each of which shall be deemed an original, and all such counterparts, when taken together, shall constitute one agreement.

13. Governing Law. The laws of the State of California shall govern the interpretation and enforcement of this First Amendment, without application of conflicts or choice of laws principles.

14. Interpretation. The terms, provisions, conditions, covenants, restrictions and agreements contained in this First Amendment shall not be construed in favor of or against any Party, but shall be construed as if each Party prepared this First Amendment.

15. Entire Agreement. The DDA, as amended by this First Amendment, represents the entire understanding between the Parties as to the subject matter of the DDA, as so amended.

[*Signatures on following page.*]

The Parties have signed and entered into this First Amendment as of the date first set forth above.

CITY:

CITY OF COMPTON

By: _____
Print Name:_____
Title:_____

ATTEST:

_____
_____, City Clerk

APPROVED AS TO FORM:

By: _____
_____, City Attorney

DEVELOPER:

1434 W. COMPTON BLVD LP,
a California limited partnership

By: CRCD Garvey LLC, a California limited liability company,
its managing general partner

By: Coalition for Responsible Community Development,
a California nonprofit public benefit corporation,
its sole member and manager

By: _____
Mark Wilson, President

EXHIBIT "A"

SCHEDULE OF PERFORMANCE

This Schedule of Performance requires the submission of plans or other documents at specific times. Some of the submissions are not described in the text of the Agreement. Such plans or other documents, as submitted, must be complete and adequate for review by the City or other applicable governmental entity when submitted. Prior to the time set forth for each particular submission, the Developer shall consult with City staff informally as necessary concerning such submission in order to assure that such submission will be complete and in a proper form within the time for submission set forth herein.

Action	Date / Deadline
Items 1 – 9 Relate to Developer Actions and Requirements Prior to the Close of Escrow	
1. Opening of Escrow. The Parties shall open escrow with the Escrow Holder.	Within five (5) business days after the execution and delivery of the DDA.
2. Tax Credit Award. Evidence of tax credit award to be delivered to City.	December 31, 2024
3. Preliminary Project Budget. The Developer shall submit a preliminary Project Budget for the Improvements.	December 15, 2024
4. Preliminary Plans. Developer shall submit preliminary Plans and Specifications to the City.	December 15, 2024
5. Final Plans and Specifications. The Developer shall submit the Final Plans and Specifications for City approval.	Prior to the Second Closing Deadline.
6. Building Permits. The Developer shall obtain the Building Permit for the construction of the Improvements, except payment of fees, which may occur by the date that is 20 days after Close of Escrow.	By the Second Closing Deadline.
7. Insurance and Final Project Budget. The Developer shall submit evidence of liability insurance and the final Project Budget to the City.	Prior to the Second Closing Deadline.
Items 8 – 13 Relate to the Conveyance of the Land and Developer Actions and Requirements After the Close of Escrow	

Action	Date / Deadline
8. Close of Escrow. The Developer shall purchase the Land from the City	No later than September 30, 2025.
9. Section 2.11 Deadline. Developer shall satisfy the requirements of Section 2.11 or shall upon written request of City grant deed the Land and improvements back to City free of all liens and encumbrances created by Developer	By the Second Closing Deadline.
10. Commencement of Construction. Developer shall substantially commence the Improvements.	By the date that is 30 days after satisfaction of Section 2.11 requirements.
11. Completion of Grading. Developer shall substantially complete the grading for the Project.	By the date that is 90 days after satisfaction of Section 2.11 requirements.
12. Commencement of Vertical Construction. Developer shall commence vertical construction.	By the date that is 120 days after satisfaction of Section 2.11 requirements.
13. Qualification for Certificate of Completion. The Project shall qualify for a Certificate of Occupancy.	No later than 24 months after satisfaction of Section 2.11 requirements.

EXHIBIT "B"

FORM OF GRANT DEED

Recording Requested by and when recorded return to
and mail tax statements to:

1434 W. Compton Blvd LP
_____
_____

APNs: 6142-006-901 and 902

Exempt from Recording Fees Pursuant to
Government Code Section 27383

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is $0.00; conveyance for no purchase price/monetary consideration. Property is in the City of Compton.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF COMPTON, acting as the Successor Housing Agency to the former Community Redevelopment Agency ("Grantor") hereby GRANTS to 1434 W. COMPTON BLVD LP, a California limited partnership ("Grantee") the real property described in Exhibit "A" attached hereto, subject to all matters of record and all matters that would be revealed by an inspection of the real property.

As provided in and subject to the provisions contained in, Sections 2.11 and Section 6.2.2 of the Disposition and Development Agreement entered into by and between Grantor and Grantee dated as of _____, 2024, as amended by that certain First Amendment to Disposition and Development Agreement dated as of July 1, 2025 (the "Agreement"), the Grantor has certain rights, at its option, to reenter and take possession of the real property hereby conveyed, with all improvements thereon and to terminate and revest in Grantor the real property hereby conveyed to the Grantee (or its successors in interest), which rights are subject to automatic termination without the need for further confirmation or documentation from Grantor upon the conditions set forth in the Agreement. A copy of the Agreement is available for public inspection at the offices of the Grantor at 205 S. Willowbrook Ave, Compton, CA 90220.

The Grantee covenants, for itself and its successors and assigns, that there shall be no sale, transfer, assignment, conveyance, lease, pledge or encumbrance of the DDA, or the Land or the Improvements or Project (as defined therein) or any part thereof, or of other ownership interest in the Grantee in violation

of the DDA, which contains restrictions on the assignment of the DDA and the conveyance/transfer of the real property.

All covenants contained in this Grant Deed shall run with the land and shall be binding for the benefit of Grantor and its successors and assigns and such covenants shall run in favor of the Grantor and for the entire period during which the covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land adjacent to the Land or interest in such adjacent land or any other land. The Grantor, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies available under the Agreement or at law or in equity. The covenants contained in this Grant Deed shall be for the benefit of and shall be enforceable only by the Grantor and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the date set forth below.

Dated: _____

CITY OF COMPTON, acting as the Successor Housing Agency to the former Community Redevelopment Agency

By: _____

Print Name: _____

Title: _____

EXHIBIT “A” TO GRANT DEED

LEGAL DESCRIPTION

THE LAND IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 AND THE NORTH 18 FEET OF LOTS 32, 33, 34, 35 AND 36, ALL IN BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 32, 33 AND 34, AS RESERVED BY CAPITAL COMPANY, IN DEED RECORDED APRIL 21, 1938 IN BOOK 15753, PAGE 88, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LOTS 18, 19 AND 20 AS RESERVED BY T. J. NESTOR, IN DEED RECORDED IN BOOK 10831, PAGE 350, OF OFFICIAL RECORDS.

ALSO EXCEPT 1/12TH OF ALL MINERAL RIGHTS, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BAY CAPITAL COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 18019, PAGE 135, OF OFFICIAL RECORDS, AS TO LOTS 35 AND 36.

ALSO EXCEPT FROM LOTS 10 AND 11, 1/12TH OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED NOVEMBER 12, 1947, AS INSTRUMENT NO. 276, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 9/10TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM T.J. NESTOR, A WIDOWER, RECORDED DECEMBER 1, 1947 AS INSTRUMENT NO. 159 AND AS INSTRUMENT NO. 160, OFFICIAL RECORDS, AS TO LOT 14.

PARCEL 2:

LOTS 21, 22, 23, 24 AND 25 OF BLOCK "F" OF TRACT NO. 6627, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 25 IN SAID BLOCK "F", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 9.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET; TANGENT TO SAID EASTERLY LINE AND TANGENT TO THE NORTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID CURVE 15.19 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY LINE 9.49 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID LOT 21, AS UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND BONUSES, CASH OR OTHERWISE, THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY RESERVE TO OR RECEIVE FOR HIMSELF OR THEMSELVES FROM OR BY REASON OF ANY LEASE THAT HE OR THEY MAY MAKE FOR THE DEVELOPMENT OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FOR SAID LAND AND NO LEASE.

FOR THE PRODUCTION OF ANY SUCH PRODUCTS THEREFROM BE MADE UNLESS THE GRANTOR, OR HIS HEIRS OR HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS, JOIN IN THE EXECUTION OF SAME, AS RESERVED IN A DEED FROM CARRIE E. SHEARER, RECORDED IN BOOK 11919, PAGE 93, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM TWO AND ONE-HALF PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SAVED AND PRODUCED FROM SAID LOT 22, AS RESERVED IN THE DEED FROM T.J. NESTOR, RECORDED IN BOOK 7329, PAGE 349, OF OFFICIAL RECORDS.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

)
)

___, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

"EXHIBIT C"

FORMS OF HOUSING AGREEMENT (DENSITY BONUS) AND ADDITIONAL HOUSING AGREEMENT; FORM OF NOTICE OF AFFORDABILITY RESTRICTIONS[1]

(Attached.)

[1] NTD: Final form of Housing Agreement (Density Bonus) as modified by Walker & Dunlop/McGuireWoods (redline provided separately) to be inserted along with final form of Additional Housing Agreement and Notice of Affordability Restrictions (these two documents were not included in their entirety in the final DDA)

“EXHIBIT D”

FORM OF SUBORDINATION AGREEMENT

(Attached.)

RESOLUTION NO. 25,949

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (ACTING IN ITS CAPACITY AS THE CITY AND AS SUCCESSOR TO THE HOUSING ASSETS OF THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON) MAKING CERTAIN FINDINGS, AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER A HOUSING AGREEMENT (DENSITY BONUS AGREEMENT) BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP AND A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND 1434 W. COMPTON BOULEVARD LP FOR THE CONVEYANCE OF PROPERTY BY THE CITY LOCATED AT 1434 W. COMPTON BOULEVARD IN THE CITY AND THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT THEREON, FINDING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the City of Compton, as successor to the housing assets of the former Community Redevelopment Agency of the City of Compton (the "Housing Successor"), is the owner of that certain real property within the City located at 1434 W. Compton (APNs 6142-006-901 and 6142-006-902) (the "Property"); and

WHEREAS, the City wishes to sell the Property to 1434 W. Compton Boulevard LP (the "Developer") for the development of a residential project thereon consisting of 75 rental housing units and related improvements, including a manager's unit and 74 units restricted for rent to extremely low and low income households (including 37 units for supportive housing) at affordable rents (the "Project") for not less than 55 years, pursuant to that certain Disposition and Development Agreement by and between the City, in its capacity as Housing Successor, and the Developer (the "DDA") in substantially the form as shown in Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, the Developer has applied for and received a density bonus in connection with the Project, subject to entering into the Housing Agreement (Density Bonus) by and between the City and the Developer in substantially the form as shown in Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, California Health and Safety Code Section 33433 ("Section 33433") requires that the City, in its capacity as the Housing Successor, hold a public hearing and make available for public inspection a report which shall contain a copy of the DDA as well as a summary of certain aspects regarding the conveyance of the Property to the Developer pursuant to the DDA (the "Summary Report") prior to approving the DDA. Notice of the public hearing has been provided, and the Summary Report, prepared by Keyser Marston Associates, Inc., and a copy of the DDA have been made available for public inspection, all in the manner required by Section 33433. The Summary Report is attached hereto as Exhibit "C" and incorporated herein by this reference;

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

Section 1. That the above recitals are all true and correct and are a substantive part of this Resolution.

Section 2. That a public hearing was properly noticed and held on November 28, 2023, by the City Council in the City Council Chambers regarding the proposed DDA and Summary Report prior to the adoption of this Resolution.

Section 3. That the conveyance and development of the Property pursuant to the DDA will provide affordable housing for extremely low- and low-income households, because

74 of the 75 proposed units will be restricted for rent to extremely low- and low-income households at affordable rents for not less than 55 years.

Section 4. That, as explained in the Summary Report, the Property will be conveyed to the Developer for no consideration under the terms of the DDA, which is the fair refuse value of the Property at the use and with the covenants and conditions and development costs authorized by the conveyance.

Section 5. That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to execute and deliver, for and in the name of the City, acting in its capacity as the Housing Successor, the DDA substantially in the form attached hereto as Exhibit "A" and incorporated herein by reference, with such non-substantive changes therein as the City Manager may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

Section 6. That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to execute and deliver, for and in the name of the City, the Housing Agreement (Density Bonus) substantially in the form attached hereto as Exhibit "B" and incorporated herein by reference, with such non-substantive changes therein as the City Manager may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

Section 7. That the City Staff has reviewed the Project and the City Council hereby finds and determines that the Project is exempt from the California Environmental Quality Act ("CEQA") is exempt Surplus Land pursuant to government code sections 54221(b) AND 54221(f)(1)(A)

Section 8. That the Staff of the City are hereby directed to file a notice of exemption of the Project from CEQA with the Los Angeles County Clerk.

Section 9. That the Officers and Staff of the City are hereby authorized, jointly and severally, to do all things, including the execution and delivery of documents and instruments, which they may deem necessary or proper to effectuate the purposes of this Resolution, the DDA, and the Housing Agreement (Density Bonus), and all actions previously taken are hereby ratified.

Section 10. That a certified copy of this Resolution shall be filed in the office of the City Clerk.

Section 11. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 12th day of DECEMBER, 2023.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, do hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the 12th day of DECEMBER _____, 2023.

That said resolution was adopted by the following vote, to wit:

AYES: **Council Members -** SPICER, BOWERS, DARDEN, SHARIF
NOES: **Council Members -** NONE
ABSENT: **Council Members -** DUHART
ABSTAIN: **Council Members -** NONE

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON