



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
CITY COUNCIL MEETING
October 28, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Regular meetings are held on the 2nd and 4th Tuesday of every month.

Closed Session at tonight's meeting will begin at 6:30 pm. Regular meetings may begin with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:30 pm prior to the closed session. In the event there is no business to be conducted in closed session, the Regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the Regular meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

To view the meeting live at 7:00 p.m.:

- City of Signal Hill website at www.cityofsignalhill.org, select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 74 or Frontier FiOS Channel 38.

To participate (closed session at 6:30 p.m. and regular meeting at 7:00 p.m.):

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at cityclerk@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, October 28, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:30 P.M.**

(2) **ROLL CALL**

MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER WOODS

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.6 ACRES OF CITY-OWNED, INDUSTRIAL OPEN SPACE ADJACENT TO I-405 FREEWAY; APN: 7212-001-933.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; CLEAR CHANNEL OUTDOOR HOLDINGS, INCORPORATED; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

(4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

(5) **RECESS TO CLOSED SESSION**

(6) **RECONVENE REGULAR MEETING – 7:00 P.M.**

(7) **PLEDGE OF ALLEGIANCE**

(8) **CLOSED SESSION REPORT**

(9) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(10) **PRESENTATIONS**

- a. THE CITY OF LONG BEACH, LONG BEACH ANIMAL CARE SERVICES STAFF WILL INTRODUCE A PET AVAILABLE FOR ADOPTION.
- b. THE CITY OF SIGNAL HILL AND JKA WERE RECOGNIZED BY THE AMERICAN PLANNING ASSOCIATION CALIFORNIA CHAPTER FOR URBAN

DESIGN FOR THE CIVIC CENTER MASTER PLAN. JKA ACCEPTED THE AWARD AND REPRESENTED THE CITY AT THE ANNUAL CONFERENCE IN SEPTEMBER. JKA WILL PRESENT THE CITY WITH THE AWARD.

- c. CITY LIBRARIAN CHARLES HUGHES WILL PROVIDE A PRESENTATION ABOUT SCHEDULED PROGRAMMING TO COMMEMORATE INTERNATIONAL MEN'S DAY.
- d. MAYOR KEIR JONES WILL PRESENT A PROCLAMATION TO COLLEEN T. DOAN, COMMUNITY DEVELOPMENT DIRECTOR, IN RECOGNITION OF HER RETIREMENT AND 13 YEARS OF SERVICE AND DEDICATION TO THE CITY OF SIGNAL HILL.

(11) CITY MANAGER REPORTS

- a. ADOPT A RESOLUTION DESIGNATING THE COMMUNITY ROOM OF THE SIGNAL HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY COUNCIL AND OTHER LEGISLATIVE BODIES TEMPORARILY DURING REMODELING OF CITY HALL

Summary:

The City of Signal Hill has designated the Council Chamber of the City Hall as the location of meetings of the City Council, and of certain other legislative bodies of the City. The ongoing remodeling of City Hall will prevent meetings from being held there temporarily. Accordingly, pursuant to the authority granted to the City by Government Code section 54954, and the City's Code and governing documents, staff recommends that the City Council adopt a Resolution designating the Community Room of the Signal Hill Public Library, as the meeting location for the City Council, and other legislative bodies, on a temporary basis until construction of City Hall has been completed and the Council Chamber reopens.

Strategic Plan Goal(s):

- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO DESIGNATE THE COMMUNITY ROOM OF THE SIGNAL HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY COUNCIL AND

OTHER LEGISLATIVE BODIES TEMPORARILY DURING REMODELING OF CITY HALL**b. OPPORTUNITY STUDY AREAS PROJECT UPDATE****Summary:**

The City Council previously authorized staff to begin work with PlaceWorks on the Opportunity Study Area (OSA) planning effort. The scope of work began with preparation of the Economic Study, which now serves as the foundation for the recommended land use updates. The OSA framework establishes a coordinated planning and economic development strategy to guide reinvestment, improve infrastructure, and attract new private investment within key underutilized areas of the City. In partnership with PlaceWorks, staff identified three overlay zones: the Community Core (Mixed-Use); the Innovation & Enterprise; and the Workshop, Studio & Entertainment Overlay Zones. Together, these zoning overlays provide a flexible regulatory structure that aligns land use planning with the City's broader economic and fiscal sustainability goals. Each overlay responds to current market conditions and leverages the City's economic analysis to support compatible, high-quality development.

In addition to the land use recommendations, this report outlines an implementation program designed to transition the OSAs from conceptual planning to development-ready conditions. The proposed actions include preparation of a program-level California Environmental Quality Act (CEQA) document to streamline environmental review, amendment of the Zoning Code to incorporate the new overlay districts, and evaluation of two complementary economic tools: the Enhanced Infrastructure Financing District (EIFD) which can fund public infrastructure and remediation through property tax increment and the Federal Economic Opportunity Zone (OZ) designed to provide tax incentives for private investment. The proposed strategies combine local and federal incentives to offset infrastructure and remediation costs, attract private capital, and position the Opportunity Study Areas as catalysts for sustainable growth, job creation, and long-term fiscal stability.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Advance preparation of zoning code amendments to establish the three Opportunity Study Area overlay zones consistent with the land use scenarios approved by the City Council and return with a draft Ordinance effectuating the proposed amendments.
2. Issue a Request for Proposals to initiate preparation of a program-level California Environmental Quality Act (CEQA) document to evaluate the proposed overlay zones and streamline future environmental review for development consistent with the Opportunity Study Area framework.
3. Initiate discussions with the County of Los Angeles regarding the potential formation of an Enhanced Infrastructure Financing District (EIFD) focused on Opportunity Study Area 1 and report back to the City Council with an update.
4. Engage with the Governor's Office of Business and Economic Development (GO-Biz) and the United States Department of the Treasury to assess eligibility and pursue Federal Economic Opportunity Zone (OZ) designation for Census Tract 06037573401 (5734.01) within Opportunity Study Area 1 as part of the upcoming Round 2 nomination cycle.
5. Provide direction regarding proposed branding opportunities for the Opportunity Study Areas and return to the City Council with a plan to brand and promote these areas to future developers.

(12) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Council at one time without discussion. Any item may be removed by a Council Member for discussion.

- a. THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF SIGNAL HILL FOR THE LOWER LOS ANGELES RIVER WATERSHED

Summary:

The City of Signal Hill is located in the Lower Los Angeles River Watershed. In 2013, the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority, also known as the Gateway Water Management Authority, entered into a Memorandum of Understanding with the Lower Los Angeles River member agency for the preparation and implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program as required by the Regional Water Quality Control Board to comply with the Municipal Separate Storm Sewer System Permit. The proposed Third Amendment to Memorandum of Understanding modifies the term and cost sharing formula to allow for continued

implementation of the Lower Los Angeles River Watershed.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Authorize the City Manager to enter into the proposed Third Amendment to the Memorandum of Understanding between the City and Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority for administration and cost sharing of the continued implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program in the Lower Los Angeles River Watershed.

- b. RESOLUTION AUTHORIZING STAFF TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A PROJECTS AND PROGRAMS

Summary:

The Los Angeles County Regional Park and Open Space District (RPOSD) is responsible for implementing and administering the Los Angeles County Safe, Clean Neighborhood Parks, and Beaches Measure 2016 (Measure A). Measure A was developed to meet current and future park needs throughout Los Angeles County and reflects the findings of the Countywide Parks and Recreation Needs Assessment completed in 2016. Voters approved Measure A in 2016, which includes both formula-based allocations to agencies throughout the study area as well as competitive grants open to public agencies, non-profit organizations, and schools.

The City is eligible to apply for Measure A grant funds. RPOSD requires the City to authorize staff to execute a Master Agreement to streamline the project fund application and approval process. Staff recommends the City Council adopt a Resolution authorizing the City Manager, or designee, to execute the Master Agreement and continue to apply for the Measure A Grant Annual Allocation Program for projects and programs.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's public infrastructure, water system, and recreational spaces.

Goal No. 5 High Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

c. CONTRACT AMENDMENT REGISTER DATED OCTOBER 28, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria, as documented in the City's Purchasing Policy:

- The City Council authorized funds for the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There is one contract amendment for City Council consideration as follows:

1. JJ Property Maintenance Network, Incorporated Second Amendment for Maintenance Services, extending the term through August 31, 2025, and increasing the contract amount by \$32,494.82 for a new not-to-exceed amount of \$337,361.82. This adjustment is needed to cover two months of cleaning services and portable restroom cleaning, which were necessary until the new maintenance contract began in September 2025.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated October 28, 2025.

d. WARRANT REGISTER PRESENTED OCTOBER 28, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and are requested to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability

and resilience.

Recommendation:

Authorize payment of the Warrant Registers presented October 28, 2025.

e. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of October 14, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

(13) COUNCIL AGENDA--NEW BUSINESS

COUNCIL MEMBER WOODS
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER COPELAND
VICE MAYOR HANSEN
MAYOR JONES

(14) ADJOURNMENT

Tonight's meeting will be adjourned to a Special meeting of the Signal Hill City Council to be held on Thursday, November 13, 2025, at 6:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC PARTICIPATION

Routine matters are handled most quickly and efficiently if contact is made with the City department directly concerned. However, if you would like to request that a matter be presented for City Council consideration, you may do so by writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials, is available on the City website on the Friday preceding the meeting.

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: CLOSED SESSION

Summary:

A closed session will be held pursuant to Government Code Section 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Approximately 1.6 acres of City-owned, industrial open space adjacent to I-405 freeway;
APN: 7212-001-933.

Agency Negotiators: Mayor and City Manager.

Negotiating Parties: City of Signal Hill; Clear Channel Outdoor Holdings, Incorporated; and their
authorized agents or representatives.

Under Negotiation: Price and terms of payment.

Recommendation:

Recess prior to adjournment of tonight's meeting to conduct a closed session.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

SUBJECT: PRESENTATION - LONG BEACH ANIMAL CARE SERVICES

Summary:

The City of Long Beach, Long Beach Animal Care Services staff will introduce a pet available for adoption.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

**SUBJECT: JOHN KALISKI ARCHITECT (JKA) WILL PRESENT THE CITY WITH THE
AMERICAN PLANNING ASSOCIATION CALIFORNIA AWARD OF MERIT IN URBAN
DESIGN FOR THE CIVIC CENTER MASTER PLAN**

Summary:

The City of Signal Hill and JKA were recognized by the American Planning Association California Chapter for Urban Design for the Civic Center Master Plan. JKA accepted the award and represented the City at the annual conference in September. JKA will present the City with the award.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

SUBJECT: PRESENTATION - INTERNATIONAL MEN'S DAY

Summary:

City Librarian Charles Hughes will provide a presentation about scheduled programming to commemorate International Men's Day.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**SUBJECT: PRESENTATION - PROCLAMATION FOR COLLEEN T. DOAN, COMMUNITY
DEVELOPMENT DIRECTOR, IN RECOGNITION OF HER RETIREMENT**

Summary:

Mayor Keir Jones will present a proclamation to Colleen T. Doan, Community Development Director, in recognition of her retirement and 13 years of service and dedication to the City of Signal Hill.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal
Hill, California 90755-3799

STAFF REPORT

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: MATTHEW RICHARDSON
CITY ATTORNEY**

**SUBJECT: ADOPT A RESOLUTION DESIGNATING THE COMMUNITY ROOM OF THE SIGNAL
HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY
COUNCIL AND OTHER LEGISLATIVE BODIES TEMPORARILY DURING
REMODELING OF CITY HALL**

Summary:

The City of Signal Hill has designated the Council Chamber of the City Hall as the location of meetings of the City Council, and of certain other legislative bodies of the City. The ongoing remodeling of City Hall will prevent meetings from being held there temporarily. Accordingly, pursuant to the authority granted to the City by Government Code section 54954, and the City's Code and governing documents, staff recommends that the City Council adopt a Resolution designating the Community Room of the Signal Hill Public Library, as the meeting location for the City Council, and other legislative bodies, on a temporary basis until construction of City Hall has been completed and the Council Chamber reopens.

Strategic Plan Goal(s):

- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO DESIGNATE THE

COMMUNITY ROOM OF THE SIGNAL HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY COUNCIL AND OTHER LEGISLATIVE BODIES TEMPORARILY DURING REMODELING OF CITY HALL

Fiscal Impact:

Designation of the Community Room at the Signal Hill Public Library as the temporary meeting location for the City Council and other legislative bodies during City Hall's remodeling is expected to incur minimal indirect costs, along with additional expenses for recording and broadcasting meetings and IT support. While direct costs remain uncertain, staff estimates that these additional expenses can be absorbed within the current budget, with no adverse impact on the current fiscal year budget.

Background & Analysis:

California Government Code Section 54954 ("Section 54954") which is codified in the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*) governs, in part, the location of regular meetings of legislative bodies of a local agency. Section 54954 requires each legislative body of a local agency to provide by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for its regular meetings.

In accordance with Section 54954(a), the City has designated Council Chambers of City Hall located at 2175 Cherry Avenue within the City as the regular meeting location, pursuant to Signal Hill Municipal Code ("SHMC") Section 2.08.010. The City has similarly designated the same meeting location for all formal meetings of the Planning Commission pursuant to SHMC §2.36.030.

For the City Council, the City has designated the Council Chambers of City Hall as the location of regular meetings in its other governing materials. Specifically, Section 309 (Places of Meetings) of the City's Charter provides that, unless otherwise provided by ordinance or resolution of the City Council, all meetings of the City Council shall be held in the Council Chambers of the City Hall. Further, Section 3.1 of Article III of the City's "Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings" ("Manual") also states that, unless otherwise specified by a resolution or ordinance applicable to a legislative body of the City, the regular meetings of the City Council shall be held at City Hall, "or at such other locations as the Legislative Body may from time to time designate by resolution, in the order of adjournment, or in the notice or call of any special meeting."

City Hall, including its Council Chambers, is currently undergoing renovations that prevent meetings from being held there. The remodel is expected to be completed in February 2026. Accordingly, the City desires to temporarily change the location of City Council meetings and of the City's other legislative bodies from City Hall to the Community Room of the Signal Hill Public Library located at 1800 E Hill Street, Signal Hill, California, 90755.

The proposed Resolution (Attachment A) provides that the change in location will continue to be in effect until construction of City Hall has been completed and Council Chambers reopen.

Reviewed for Fiscal Impact:

10/28/2025

Siamlu Cox

Attachment:

A. Resolution

RESOLUTION NO. 2025-10-XXXX

**A RESOLUTION OF THE CITY OF SIGNAL HILL,
CALIFORNIA, TO DESIGNATE THE COMMUNITY ROOM
OF THE SIGNAL HILL PUBLIC LIBRARY AS THE
LOCATION OF MEETINGS FOR THE CITY COUNCIL AND
OTHER LEGISLATIVE BODIES TEMPORARILY DURING
REMODELING OF CITY HALL**

WHEREAS, California Government Code section 54954 (“Section 54954”) which is codified in the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*) governs in part, the location of regular meetings of a local agency’s legislative bodies; and

WHEREAS, Gov. Code Section 54954(a) requires each legislative body of a local agency, to provide by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings; and

WHEREAS, pursuant to Signal Hill Municipal Code (“SHMC”) section 2.08.010, the City of Signal Hill (“City”) has designated the Council Chamber of City Hall located at 2175 Cherry Avenue, Signal Hill, California as the meeting location for City Council meetings, in accordance with Gov. Code Section 54954(a); and

WHEREAS, the City has designated the Council Chamber of City Hall as the meeting location for all formal meetings of the Planning Commission pursuant to SHMC § 2.36.030; and

WHEREAS, section 309 (Places of Meetings) of the City’s Charter provides that, unless otherwise provided by ordinance or resolution of the City Council, all meetings of the City Council shall be held in the Council Chambers of the City Hall; and

WHEREAS, section 3.1 of Article III of the City’s “Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings” (“Manual”) states that, “Unless otherwise specified by a resolution or ordinance applicable to a legislative body of the City, the regular meetings of the City Council/City Council as Successor Agency shall be held. . . in the Council Chamber of City Hall . . . or at such other

locations as the Legislative Body may from time to time designate by resolution, in the order of adjournment, or in the notice or call of any special meeting.”; and

WHEREAS, City Hall, including the Council Chamber, is currently undergoing renovations that prevent meetings from being held at its regular location. The remodel is expected to be completed in February 2026; and

WHEREAS, based on the foregoing, the City desires to temporarily change the location of City Council meetings and its legislative bodies to the Community Room of the Signal Hill Public Library, until the renovations are completed and the Council Chamber is reopened.

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

Section 1. Recitals. The above recitals are true and correct and hereby incorporated into this Resolution.

Section 2. All meetings of the City Council, and its legislative bodies shall be held in the Community Room of the Signal Hill Public Library located at 1800 East Hill Street, Signal Hill, California, 90755.

Section 3. The temporary meeting location designated in Section 2 of this Resolution shall remain in effect until the renovations are completed and the Council Chamber reopens.

Section 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions, and it shall become effective immediately upon its approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 28th day of October 2025.

KEIR JONES
Mayor

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, do hereby certify that Resolution No. 2025-XX-XXXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 28th day of October, 2025, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK



STAFF REPORT

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: OPPORTUNITY STUDY AREAS PROJECT UPDATE

Summary:

The City Council previously authorized staff to begin work with PlaceWorks on the Opportunity Study Area (OSA) planning effort. The scope of work began with preparation of the Economic Study, which now serves as the foundation for the recommended land use updates. The OSA framework establishes a coordinated planning and economic development strategy to guide reinvestment, improve infrastructure, and attract new private investment within key underutilized areas of the City. In partnership with PlaceWorks, staff identified three overlay zones: the Community Core (Mixed-Use); the Innovation & Enterprise; and the Workshop, Studio & Entertainment Overlay Zones. Together, these zoning overlays provide a flexible regulatory structure that aligns land use planning with the City's broader economic and fiscal sustainability goals. Each overlay responds to current market conditions and leverages the City's economic analysis to support compatible, high-quality development.

In addition to the land use recommendations, this report outlines an implementation program designed to transition the OSAs from conceptual planning to development-ready conditions. The proposed actions include preparation of a program-level California Environmental Quality Act (CEQA) document to streamline environmental review, amendment of the Zoning Code to incorporate the new overlay districts, and evaluation of two complementary economic tools: the Enhanced Infrastructure Financing District (EIFD) which can fund public infrastructure and remediation through property tax increment and the Federal Economic Opportunity Zone (OZ) designed to provide tax incentives for private investment. The proposed strategies combine local and federal incentives to offset infrastructure and remediation costs, attract private capital, and position the Opportunity Study Areas as catalysts for sustainable growth, job creation, and long-term fiscal stability.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Advance preparation of zoning code amendments to establish the three Opportunity Study Area overlay zones consistent with the land use scenarios approved by the City Council and return with a draft Ordinance effectuating the proposed amendments.
2. Issue a Request for Proposals to initiate preparation of a program-level California Environmental Quality Act (CEQA) document to evaluate the proposed overlay zones and streamline future environmental review for development consistent with the Opportunity Study Area framework.
3. Initiate discussions with the County of Los Angeles regarding the potential formation of an Enhanced Infrastructure Financing District (EIFD) focused on Opportunity Study Area 1 and report back to the City Council with an update.
4. Engage with the Governor's Office of Business and Economic Development (GO-Biz) and the United States Department of the Treasury to assess eligibility and pursue Federal Economic Opportunity Zone (OZ) designation for Census Tract 06037573401 (5734.01) within Opportunity Study Area 1 as part of the upcoming Round 2 nomination cycle.
5. Provide direction regarding proposed branding opportunities for the Opportunity Study Areas and return to the City Council with a plan to brand and promote these areas to future developers.

Fiscal Impact:

The City Council previously allocated \$300,000 for the professional services agreement with PlaceWorks in Fiscal Year 2024-2025. The City Council also separately allocated \$500,000 for environmental studies associated with the Opportunity Study Area Project as part of the adopted Fiscal Year 2025-26 Operating Budget. Subsequent work related to the potential formation of an Enhanced Infrastructure Financing District and a Federal Qualified Opportunity Zone would be funded through future budget allocations pending additional information from the County and the Governor's Office.

Background:

One of the City's key strategic goals is revenue diversification. The City's current revenue portfolio relies heavily on sales tax, which is provided through a healthy balance of various sales tax producing businesses. The City historically relied on tax increment financing to incentivize redevelopment; many of the City's shopping centers, auto dealerships, and residential developments are a testament to the vitality of redevelopment as an economic development tool. With the dissolution of redevelopment, however, tax increment financing is not available to offset the cost of development. Nonetheless, the City desires to create new development opportunities by leveraging

its land use authority and other potential financial incentives that increase property values, create jobs, and generate new revenue opportunities.

The project objectives are designed to address the following:

- Address the high costs of environmental cleanup and oil well remediation required for development in Signal Hill, in the absence of a dedicated funding source.
- Update zoning regulations to better align with market demand and reduce investment risk for developers.
- Evaluate future land use opportunities that support economic growth, job creation, and diversification of the City's tax base.
- Identify a location that can serve as a central gathering place for the community.
- Consider opportunities for additional residential development within the Opportunity Study Areas (OSAs), beyond those identified in the Housing Element.
- Develop financial incentive strategies to encourage development.

The City determined that a market-based economic study was necessary to evaluate the development potential of the OSAs. The purpose of this study was to identify growth opportunities based on the current and prospective development trends over the next several years. The findings would subsequently inform the development of overlay zones to facilitate future development in Signal Hill. The City began the process by identifying three potential OSA Sites north of Willow Street. Staff selected these areas located within a desirable trade area that could benefit substantially from increased development activity. In the case of OSA 1, for example, the area lacks essential infrastructure such as improved streets, curbs, gutters, sidewalks, light standards, and other public amenities.

At the March 26, 2024 meeting, the City Council approved the release of a Request for Proposal for a City-initiated economic and land use study. The goals of the proposed study were to assess the City's development potential through an economic analysis and update the City's zoning ordinance to create opportunities to attract new development. In November 2024, the City Council awarded a professional services agreement to PlaceWorks to prepare a comprehensive economic and land use study for the OSAs.

In March 2025, PlaceWorks completed the Economic Analysis, which formed the technical foundation for all subsequent planning, land use, and zoning recommendations presented in this report. The study assessed current market conditions, development feasibility, and fiscal potential across a range of land use categories, including housing, retail, hotel, office, and industrial uses. Staff has attached the Economic Study for the City Council's reference (Attachment A).

Summary of Economic Study Findings

The Economic Study provides the market foundation for the OSA Project and establishes the economic rationale for the proposed land use framework. The study evaluated existing market conditions, development feasibility, and long-term economic opportunities across the three designated OSAs. The study findings confirm that the City's continued prosperity depends on diversifying land uses, reducing barriers to redevelopment, and attracting investment that supports both fiscal sustainability and job creation. For the City Council's reference, staff has summarized the key findings of the Economic Study:

- The study identifies housing as a central catalyst for reinvestment and mixed-use development. Strong regional housing demand limited local supply, and high construction costs have created market conditions favoring for-sale townhome and small-lot single-family projects in the near term, with opportunities for higher-density multifamily development over time. Integrating housing into the OSAs would provide the population base necessary to sustain nearby retail, hospitality, and employment uses while generating enhanced long-term property and sales tax revenue.
- The analysis also highlights significant retail market potential, particularly for experience-driven and convenience-oriented businesses. Retail leakage data indicate unmet demand in key sectors such as furniture, clothing, and specialty goods. Concentrating new retail development within the City's Central Business District would strengthen Signal Hill's competitive position, enhance local tax revenues, and create a destination that supports the City's vision for a vibrant, walkable environment.
- The hospitality market analysis demonstrates that the City could support an upper-midscale or upscale hotel, given regional occupancy levels exceeding 70 percent. A strategically located hotel could expand visitor spending, generate additional Transient Occupancy Tax (TOT) revenue, and complement the City's retail and mixed-use vision.
- While office demand remains weak due to remote work trends, the City retains potential for small-scale medical, professional, and research-based offices. Conversely, the industrial sector remains a major strength, with vacancy rates below 6 percent and continued demand for light manufacturing, warehousing, and logistics uses. The study recommends maintaining strong industrial capacity while allowing flexibility for tech, innovation, and advanced manufacturing uses that align with modern economic trends.

Overall, the Economic Study underscores that the OSAs represent the City's best opportunity to promote long-term economic growth, attract private investment, and balance fiscal sustainability with community development. These findings form the basis for the proposed overlay zones, zoning code updates, and economic implementation strategies now before the City Council for direction.

The economic report also established the underlying rationale for developing a Central Business District within the Town Center area, a concept affirmed in the 2023-2028 Strategic Plan objective to "develop a central business district to support a sense of community and expand local amenities." Earlier this year, PlaceWorks presented the results of the Economic Study to the City Council and worked with staff on additional elements of the project including technical infrastructure analysis and land use options.

Analysis:

The OSA Project represents a comprehensive planning effort that establishes a clear framework for how the City could accommodate growth, reinvestment, and economic diversification over the coming decades. The following sections of this report will discuss in greater detail the proposed land uses with each OSA, the process of updating the City's Zoning Code, the necessary environmental analysis to facilitate development, and discussion of two potential financial incentives to accelerate development. Collectively, using the economic study as a basis, these next steps outlined in this report enable the City to implement land use and economic tools that work together to improve the City's potential development environment and further its economic goals.

Overlay Zones and Land Uses

Each OSA builds upon the findings of the Economic Analysis and reflects a coordinated vision for land use, infrastructure, and community identity. As noted earlier, the foundation of this framework includes three new Overlay Zones that together define the desired development pattern and economic direction for the City: the Community Core (Mixed-Use) Overlay Zone; the Innovation & Enterprise Overlay Zone; and the Workshop, Studio & Entertainment Overlay Zone. Each overlay provides a flexible regulatory tool that supplements existing zoning, aligning allowable land uses, design standards, and circulation improvements with the City's long-term planning objectives.

- The Community Core (Mixed-Use) Overlay Zone:** Establishes the foundation for Signal Hill's future Central Business District and urban village concept. This area is envisioned as a vibrant, walkable district that combines residential, retail, and professional uses in both horizontal and vertical mixed-use formats. Design standards emphasize human-scale development, pedestrian connectivity, and high-quality public realm improvements.



- The Innovation & Enterprise Overlay Zone:** Serves as the City's innovation district, attracting technology-driven, research-oriented, and creative industries. The zone encourages modern, flexible buildings accommodating employment uses such as clean manufacturing,

aerospace, R&D laboratories, and creative offices.



- The Workshop, Studio & Entertainment Overlay Zone:** Celebrates Signal Hill's creative culture and entrepreneurial spirit, supporting a mix of light industrial, entertainment, and small-scale recreation uses. It emphasizes adaptive reuse of industrial buildings and flexible standards that allow integration of social and recreational spaces.



Most of these land use designations exist within all three OSA's; PlaceWorks worked with staff to select locations for these intended land use changes that meet the current market demand. For example, the proposed Innovation & Enterprise Overlay Zone is located in OSA 1, near the existing VAST aerospace campus. OSA 1 has developable land that could allow for the expansion of similar technology or aerospace industry uses in the future. Each OSA includes a mix of overlay zones that enable each area to develop over time based on the expected market demand, including the absorption rate for the Signal Hill trade area.

Notably, the proposed overlay zones would not make existing land uses nonconforming. This is because overlay zones are intended to supplement, not replace, the underlying base zoning regulations. The purpose of an overlay zone is to introduce additional development options, design standards, or incentives that align with specific planning goals, while preserving the rights and entitlements allowed under the underlying zone. By maintaining the existing zoning designation, all legally established uses remain conforming and may continue operating without interruption. Overlay zones do not retroactively alter what is considered a permitted use under the base zone; rather, they offer flexibility and new opportunities for property owners who choose to develop or redevelop in accordance with the overlay.

In addition to studying the land use analysis for each OSA, staff also analyzed the mobility and circulation of the OSA and prepared a draft mobility framework. The draft mobility framework is intended to guide future connectivity to areas of the City north of Willow Avenue. The framework is applicable to all modes of transportation including pedestrians, bicyclists, and motorized vehicles. Improvements to support those users include on-street and off-street extension of roadways, sidewalks, trails, bike paths, and/or lanes. The framework should be considered for implementation alongside the development standards of each Overlay Zone as new projects are submitted for review. This wholistic approach to planning for the areas will ensure better connectivity across the OSAs and to the rest of the Signal Hill community.

Integration into the Zoning Code

Implementation of the OSA framework will require amendments to the Signal Hill Zoning Ordinance to formally establish the new overlay zones and their corresponding development standards. Based on City Council direction, PlaceWorks would prepare draft zoning code language to add new chapters defining purpose, applicability, and regulations of each overlay zone. The amendments would include tables of permitted and conditional uses, development and design standards, and transition provisions between existing districts and overlays. The new chapters would integrate within Title 20 (Zoning) of the Signal Hill Municipal Code, maintaining consistency with format and terminology. PlaceWorks would collaborate with staff to ensure consistency with City objectives and return the draft text for review by the Planning Commission and City Council through the public hearing process.

California Environmental Quality Act (CEQA) Integration

Incorporating the requirements of the CEQA into the OSA framework is an essential component of project implementation. Early preparation of a comprehensive, program-level environmental document would allow the City to evaluate potential environmental effects of the proposed overlay zones, establish appropriate mitigation measures, and streamline future development review within these areas.

Completion of CEQA documentation at this stage ensures that future projects consistent with the adopted overlays can rely on a tiered environmental analysis, reducing time, cost, and uncertainty for both the City and private developers. This proactive approach positions the Opportunity Study Areas to be ready for future development, meaning that once market conditions and private investment align, new projects can proceed with greater efficiency and predictability.

The City Council previously allocated funding for preparation of this environmental review effort, and staff will issue a Request for Proposals to initiate the work program based on Council direction. The selected consultant would prepare the CEQA document concurrently with the zoning code amendments, ensuring consistency between the environmental analysis and the proposed overlay regulations.

Potential Financial Incentives

For most of its history, much of the land in Signal Hill served as an oil field and produced millions of barrels of oil per year. As a result, oil activity limited the City's potential growth and, due to reduced oil production activity over the past several decades, there are various properties throughout the City available for development. The development of former oil properties requires additional capital investment to address the existing conditions surrounding underground wells, soil remediation, and other mitigation. These existing conditions represent additional development challenges. The City could further address these development challenges through financial incentives that could potentially further offset development costs.

Importantly, implementation of these potential financial incentives requires consensus from other agencies such as the County of Los Angeles and the Governor's Office respectively. In other words, these agencies have the authority to approve these financial instruments. The following sections of this report will discuss two potential options (a property tax increment tool called an Enhanced Infrastructure Financing District and Federal Economic Opportunity Zones) that could be incorporated into the OSA to further encourage development. While the two development incentives are not as essential to the OSA project as the land use incentives provided through the overlay zones, these would be beneficial and provide further incentive to develop in Signal Hill. Before discussing the two development incentives, staff would like to highlight the potential added value of the OSA project to the area's future assessed taxable value.

Estimated Taxable Assessed Value

Staff worked with PlaceWorks to understand the potential economic impact of the full buildout of the OSAs over the next 25 years. If there is no change in zoning and no investment in infrastructure and public realm improvements, it is likely that the OSAs would only appreciate in taxable assessed value (for property tax purposes) based on the maximum allowed 2% annual increase. PlaceWorks modeled scenarios to illustrate the potential positive fiscal impact of the City's effort to redevelop these areas. The conservative scenario below estimates the possible increase in taxable assessed valuation and tax increment revenue for the County and the City through the year 2050.

2050 Taxable Assessed Value				
	OSA-1	OSA-2	OSA-3	Total
With the OSAs	\$585,000,000	\$995,000,000	\$1,087,000,000	\$2,670,000,000
Without the OSAs	\$98,700,000	\$253,000,000	\$340,000,000	\$691,000,000
Potential Change	\$486,000,000	\$742,000,000	\$747,000,000	\$1,975,000,000

The following table shows the estimated net increase in the property tax revenue that Los Angeles

County and Signal Hill could potentially expect to be generated by redevelopment of parcels in the OSAs following zoning changes and infrastructure upgrades.

Illustrative 20-Year Tax Increment Revenue				
	OSA-1	OSA-2	OSA-3	Total
LA County	\$7,580,000	\$17,700,000	\$15,320,000	\$40,600,000
Signal Hill	\$2,270,000	\$5,310,000	\$4,600,000	\$12,180,000

The tax increment estimate still needs to be revised for the specific distribution of the general property tax levy by tax rate area (TRA). There is more than one TRA across the OSAs. The data in the table assumes that the County agencies would be allocated 20 percent of the one percent property tax and that the City of Signal Hill would be allocated 6 percent of the one percent property tax. Overall, the analysis regarding the potential appreciation in property tax can be used as source of discussion when identifying a potential partnership approach between the City and the County to provide additional funding sources to support redevelopment efforts.

Enhanced Infrastructure Financing District (EIFD)

An EIFD provides a mechanism for cities and counties to invest in public infrastructure and community improvements using the growth in property tax revenues generated by new development. Under State law (Government Code §53398.50 et seq.), participating tax agencies may bond against future property-tax increments to fund capital projects that advance economic development, housing, and sustainability objectives. Unlike the former Redevelopment Agencies, EIFDs do not divert school district funding and require voter approval only if the district seeks to issue debt. If the City Council provides direction to proceed, staff would initiate a preliminary discussion with the County regarding its interest in forming an EIFD. Without the County's full cooperation, formation of an EIFD would not be an option.

The EIFD structure would allow the City and the County of Los Angeles to reinvest value created through redevelopment. The District could finance utility upgrades, streetscape enhancements, and storm drain improvements that support new investment. OSA 1 serves as the strongest candidate for an EIFD because of its size, infrastructure constraints, and redevelopment potential. Reinvesting future property-tax growth in this area could provide matching funds for State and federal grants, leverage private investment, and reduce the high up-front costs associated with site preparation and remediation.

Forming an EIFD involves several defined steps under State law. The process would include the adoption of a Resolution of Intention by the City Council describing the proposed district boundaries, the types of public facilities to be financed, and the goals of the district. Staff and consultants would then prepare an Infrastructure Financing Plan (IFP) that outlines the boundaries, eligible improvements, financing structure, and duration of the district. The IFP serves as the guiding document for investment of increment revenues.

After completing the IFP, the City would establish a Public Financing Authority (PFA) to govern the district. The PFA would include City Council members, representatives from participating taxing entities such as Los Angeles County, and public members. The PFA would conduct public hearings to

receive input from property owners and residents, then adopt the Infrastructure Financing Plan to officially form the EIFD. If the City later elects to issue bonds secured by future tax increment, the proposal would require approval from 55 percent of voters within the district.

Federal Economic Opportunity Zone

The Federal Opportunity Zone program, originally established under the 2017 Tax Cuts and Jobs Act, creates an incentive for private investment in economically distressed communities. The program allows investors to defer, reduce, or eliminate federal capital-gains taxes when they reinvest gains through certified Qualified Opportunity Funds (QOFs) into eligible real estate or business projects located within designated Opportunity Zones. The Federal Opportunity Zone program is a significant tax benefit to developers who specifically seek out these areas for future development opportunities.

The One, Big, Beautiful Bill Act (OBBBA) signed July 4, 2025, allows for the designation of new zones as federal Qualified Opportunity Zones (QOZs), with state governors nominating these new zones beginning July 1, 2026, and the Treasury Secretary then certifying these areas. These new zones will be effective for new investments beginning January 1, 2027, and will remain designated for 10 years before requiring re-designation. This process is different than the original QOZ's ("Round One") which expire December 31, 2028. These new federal QOZ's are often referred to as "Round Two" QOZs. The Federal government defines a Round Two QOZ as part of Internal Revenue Code ("IRC") Section 1400Z-1 as a population census tract that meets the definition of a low-income community and that has been specifically designated as a QOZ through a nomination and certification process.

When a census tract qualifies as a Round Two QOZ, investors who reinvest capital gains from other projects into these Round Two QOZs may defer those gains for up to five years. Investors who maintain the QOZ investment for at least five years may exclude 10 percent of the originally deferred gain from taxation. Investors who hold the QOZ investment for at least ten years may also exclude any appreciation of the investment upon sale, for a period of up to 30 years. For areas designated as zones after July 4, 2025, (i.e., for Round Two zones), the Federal government defines a low-income community as any population census tract if: (i) the tract has a median family income ("MFI") that, in the case of a tract located within a metropolitan area, does not exceed 70% of the metropolitan area MFI or (ii) the tract has a poverty rate of at least 20% and has an MFI that in the case of a tract located within a metropolitan area, does not exceed 125% of the metropolitan area MFI. Of the City's three population census tracts, Census Tract 06037573401 (5734.01) (that includes nearly all of OSA 1) is *likely* eligible to qualify as a low-income community.

Using the latest available American Community Survey (ACS) data from the 2019-2023 period, Census Tract 06037573401 (5734.01) may meet the standard of not exceeding 70% of the metro area MFI at 68.97%. Also, based on ACS data from 2019-2023, this census tract may also meet the alternative standard of at least 20% poverty rate with 23.9% poverty rate while not exceeding 125% of the metro area MFI. Please note that staff expects that the Treasury Department will use additional data that *has not yet been released* to determine census tract eligibility, which is why the preliminary analysis concludes that this tract will *likely be eligible* based on currently released data. Nonetheless, staff would ask for the City Council's direction at this time given that the process to officially qualify an eligible census tract requires additional time and resources. The census tracts within the other two OSAs are not likely eligible based on currently released data.

Beginning with the Round Two zone designations, the determination period for designation is the 90-day period beginning on July 1, 2026, for Round Two and July 1, 2036, for Round Three. By the end of each 90-day period, the California Governor would nominate census tracts in California for designation as QOZs and notify the Secretary of the Treasury of such nominations. The Secretary is then required to certify those nominations and designate the tracts as QOZs within the consideration period (generally 30 days). Both the determination period and the consideration period could be extended by 30 days (IRC Section 1400Z). The number of population census tracts in each state (and U.S. possession) that can be designated as QOZs is generally not allowed to exceed 25% of the total number of LIC in the state.

Summary of Economic Study Findings

In summary, OSA 1 represents a candidate to qualify for a potential QOZ designation due to its existing economic challenges and proximity to regional employment centers in Long Beach and Los Angeles. If the area ultimately qualifies as a QOZ, investors and developers could benefit from significant federal tax incentives, including:

- Deferral of federal capital gains taxes realized in other projects by up to 5 years if such Round Two QOZ investment is held for 5 years (sooner if investment is sold or exchanged sooner);
- Reduction of such deferred federal capital gains tax liability in other projects by 10 percent if Round Two QOZ investment is held for five years; and

Permanent exclusion from any additional federal gains realized from the sale of the Round Two QOZ investment itself (capped at appreciation before year 30), provided the Round Two QOZ investment is held for 10 years.

These benefits could make development projects in the Opportunity Study Area more financially attractive to investors by improving project feasibility and reducing long-term tax exposure. In practice, the program functions as a federal equity incentive, helping bridge financing gaps for projects that might otherwise be cost-prohibitive due to remediation, infrastructure, or site-preparation expenses.

Summary: Potential Economic Development Incentives

Together, the proposed EIFD and potential Federal Opportunity Zone (OZ) designations would establish a comprehensive framework for public-private investment within the OSAs. The EIFD would create a local financing mechanism that channels future property-tax growth into infrastructure, while the Opportunity Zone program would provide federal tax incentives that attract private equity to fund site development and new business activity. While not absolutely necessary to encourage development, establishing one or both of these tools would enable the City to leverage both public reinvestment and private capital, improving project feasibility, accelerating environmental remediation, and advancing long-term economic diversification.

Naming, Branding, and Placemaking

The OSA project would also create additional opportunities to further the City's branding, naming, and placemaking efforts. Branding, naming, and placemaking are essential tools in shaping a community's identity and creating a strong sense of place. Through thoughtful branding, a location can communicate its unique character, values, and vision, distinguishing it from other areas and fostering local pride. Naming reinforces this identity by embedding meaning, history, or cultural significance into everyday reference points, helping residents and visitors connect emotionally to a place. Placemaking, which involves the design and activation of public spaces, brings these elements to life by creating inviting, functional environments that encourage community interaction and a deeper attachment to the area. Together, these strategies help transform spaces into meaningful places where people feel a sense of belonging and connection. Staff is seeking City Council feedback and input on three potential naming, branding, and placemaking options for the project:

- The Place at Signal Hill
- North of Willow (NOW)
- Viewpoint at Signal Hill

Each option reflects a distinct identity and potential vision for the comprehensive project, with varying emphasis on location, character, and community appeal. Building on the branding identity, staff would also establish an OSA website and marketing materials to facilitate conversations with developers.

SUMMARY OF RECOMMENDED ACTIONS

Staff recommends that the City Council authorize a series of coordinated actions to advance implementation of the OSA framework and position the City for long-term economic growth, infrastructure reinvestment, and fiscal sustainability. These recommended actions build upon the land use planning and economic analysis the City Council previously reviewed and represent the next phase of work to transition the OSAs from concept to implementation.

Staff recommends initiating the preparation of zoning code amendments to establish three OSA overlay zones consistent with the preferred land use scenarios approved by the City Council. These overlay zones would serve as the regulatory mechanism to guide future development within the OSAs, ensuring that land use, design, and infrastructure improvements align with the City's adopted vision. Staff would present a draft ordinance effectuating these amendments to the Planning Commission and City Council for formal consideration at a future meeting.

Staff recommends issuing a Request for Proposals to commence preparation of a program-level environmental document under the California Environmental Quality Act. The program-level analysis would evaluate the proposed overlay zones at a comprehensive level and provide a streamlined environmental review pathway for subsequent development projects that conform to the adopted OSA framework. This approach would reduce redundancy in future CEQA analyses, shorten entitlement timelines, and enhance overall predictability for private investment.

Staff recommends initiating a discussion with the County to assess the feasibility of forming an EIFD centered on Opportunity Study Area 1. Staff would also work with the City Attorney's Office to prepare a formal proposal identifying Census Tract 06037573401 (5734.01) for inclusion in California's official nomination to the United States Department of the Treasury.

Lastly, staff is requesting the City Council's feedback regarding a proposed naming and branding convention for the OSAs. The branding effort would enable the City to market the OSAs as part of its developer outreach efforts.

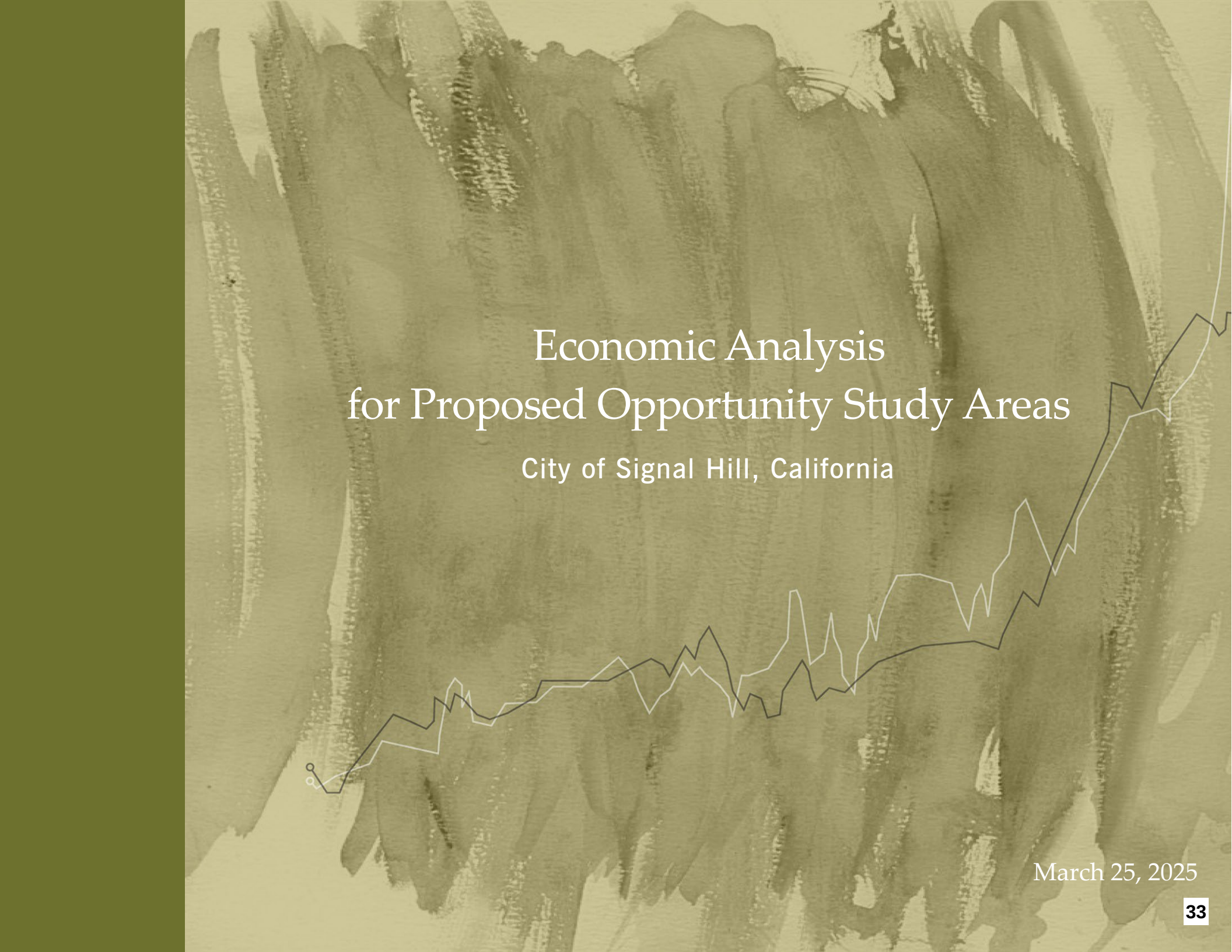
Staff will continue keeping the City Council informed and bring back items to the City Council for further discussion over the next year.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

- A. Opportunity Study Areas Economic Study



Economic Analysis for Proposed Opportunity Study Areas

City of Signal Hill, California

March 25, 2025

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March 25, 2025

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EXECUTIVE SUMMARY

The City of Signal Hill has embarked on a path to facilitate the recycling or redevelopment of the parts of the Atlantic Spring and Central neighborhoods. This will lead to realizing part of its 2001 General Plan and an objective in the *2023 to 2028 Strategic Plan*—the development of a central business district in the Town Center area.

The city has identified three Opportunity Study Areas (OSAs). The purpose of the project is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. This report is an economic analysis intended to identify the potential market demand to support redevelopment and the creation of the central business district.

Subsequent stages in the overall project will create a generalized plan for the OSAs, finalize the boundaries that will be included, and establish a zoning mechanism that will incentivize development and lead to the

realization of the vision for a central business district.

The report assesses market conditions and potential demand for:

- + Housing development
- + Retail businesses
- + Hotels
- + Office and industrial uses

Creating a Central Business District

At the heart of the project is creating a central business district in the Town Center area, around the intersection of Willow Street and Cherry Avenue. Although the project will better define what this district should be, this economic analysis assumes that it will likely include:

- + A business district with vibrant economic activity
- + A gathering place with a robust and inviting public realm

- + Physical design that not only facilitates but actually encourages walking and meeting neighbors
- + Even though it is a business district, it should be experience-oriented: it should be a place to do things not just buy things

Remainder of the OSAs

Even though the central business district is at the heart of the project, the vast majority of the OSAs lie outside of this central place. The Economic Analysis also identifies challenges and opportunities for recycling and redeveloping the remainder of the OSAs. The challenges are substantive: aggregating small lots and working around oil wells, relocating infrastructure, demolition, and in some cases, remediating the land. Nevertheless, the report highlights a number of factors that are real opportunities for change

Key Findings

Housing

The report notes that housing will be important in the mix of uses in the OSA:

- + Retail Follows Rooftops. Retailers these days are busy learning to coexist with online shopping; they rarely build new stores other than in areas with population growth.
- + Feet on the Street. Housing in proximity to the envisioned central business district increases the number of people walking in the district. This, in turn, signals to others that this district is alive and vibrant, that there is something worthwhile here.
- + Paying for Redevelopment Costs. Housing is the most effective way to increase land value by adding some density, and this added value will be important in paying the added costs to redevelop in the OSAs.

The housing assessment included interviews with 11 developers. The developers were positive about the prospect of developing new housing in the OSAs. They said that Signal Hill is a good community in which to build and sell homes, that they can work with the constraints of active oil wells and potential remediation, and that having the right zoning in place will help make development happen.

Retail Sales

The retail market analysis found that there are many types of retail stores which already saturate the market. However, it also found that there are a number of types of stores for which there is leaked retail spending that can support additional retail businesses in the OSAs. The biggest opportunities include:

- + Furniture and Home Furnishings. Leaked spending could support 140,000 square feet of retail space for these stores.

This could form a niche specialization for the central business district, similar to South Coast Collection in Costa Mesa.
- + Clothing and Accessories. Leaked spending could support up to 102,000 square feet of retail space for these stores.

This, too, could be a specialization for the central business district, and would appeal to the lifestyle demographics in the trade area.
- + Drinking Places (bars). Leaked spending could support up to 12,000 square feet of retail spaces for drinking establishments.

However, the analysis also found that the trade area is saturated with full-service dining. The report discusses how establishing a

central business district that draws regional visitors could help attract more restaurants to Signal Hill.

Overall, the retail analysis finds that there could be market support for up to 433,000 square feet of retail development in the trade area.

Hotels

The report notes that the hotel industry has taken a long time to recover from pandemic era disruptions and that there is little to no new hotel development occurring. Nevertheless, the report finds that hotel occupancy rates in Signal Hill and surrounding area are supportive of additional hotels. The report provides some guidance for efforts to attract a new hotel.

Office and Industrial Uses

The report analyzes the local economy and projects future economic and employment growth in order to estimate demand for office and industrial uses.

The analysis finds that there is the potential for growth in professional services and other office-based businesses. However, the regional office market is a long way from recovering from the shift to work from home

and hybrid work arrangements. Even though there is potential demand, it is unlikely that there will be new office development in the short- and mid-term.

The analysis finds that there should be sufficient growth in retail services—such as personal services, entertainment, or recreation—to support the development of up to 250,000 square feet of commercial building space in addition to the retail sales building space.

Additional Considerations

In addition to the key findings, the report identifies several key considerations as the project moves forward:

Housing Types

- + High construction costs and high interest rates will preclude most residential development in the short term, other than for-sale townhomes.
- + Overtime, for-rent and multifamily housing products will likely become feasible.
- + The zoning for the OSA should anticipate this market shift ahead of time.

Vertical vs Horizontal Mixed-use

- + Mixed use will likely be part of the central business district.
- + Vertical mixed-use (residential units over ground-floor retail) is more expensive and will likely take longer to become viable.
- + Horizontal mixed-use will be feasible sooner rather than later.
- + The OSA zoning will have to address which is desired and which is required or allowed.

Retail Locations

- + The analysis indicates market support for up to 433,000 square feet of retail building space.
- + The OSA zoning will have to decide how much should be in the central business district, how much should go elsewhere in the OSAs, and how much should be planned elsewhere in the trade area.

Business Attraction

- + The analysis projects limited economic growth in arts, entertainment, and recreation.
- + The analysis finds that the trade area is saturated with full service restaurants

(even if they are not all located in Signal Hill).

- + These uses are important for an experience-oriented central place.
- + How active does the city want to be in attracting these types of businesses when the central business district is ready to develop?

INTRODUCTION

BACKGROUND

Signal Hill's 2001 General Plan noted that the city was already a decade into transforming from an oil field and industrial city into a residential and light industrial city. The Redevelopment Agency had successfully brought in investment in major big box retailers, such as Costco and Home Depot, auto dealerships, and affordable housing.

The 2001 plan envisioned a town center area around the intersection of Willow Street and Cherry Avenue, building on the existing Town Center East and the Commercial Corridors Specific Plans and calling for new plans for other parts of this larger town center area. The vision includes large-scale retailers, more local-serving retail, dining, entertainment and recreation businesses, and some high-density housing.

In the intervening years, some progress has been made in achieving this vision. However, the state's elimination of redevelopment agencies in 2011 took away the city's

primary tool to facilitate development and implement the community's vision. As much of the industrial building stock in the Atlantic/Spring and Central neighborhoods has reached or is approaching the end of its functional life, there is little funding for the city to facilitate recycling or redevelopment and to help offset the costs of site cleanups.

In addition, market conditions have changed the types of development that get invested in. New big box retail stores are rare, outside of growing greenfield areas where suburban subdivisions are adding new rooftops. With the transition to hybrid work arrangements among many of the businesses that typically occupy office buildings, there is little investment in new office buildings. And with the continued growth in online retail, new high-cube warehouses are eating up Southern California's supply of industrially zoned land.

Over the years, though, the community's general vision has not changed. The city's *2023-2028 Strategic Plan* included the

objective to "Develop a central business district to support a sense of community and expand local amenities."

PURPOSE AND INTENT

The purpose of OSA project is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The purpose of this Economic Analysis is to quantify the market demand for development in three proposed Opportunity Study Areas (OSAs). The Economic Analysis is the first step in a process that is expected to finalize the boundaries of the OSAs, prepare a generalized plan for the OSAs, and establish a zoning mechanism that will incentivize development and lead to the realization of the vision for a central business district.

The Economic Analysis is intended to identify potential opportunities that can be considered during the subsequent planning stages. It describes the near-term opportunities but also identifies challenges that need to be

addressed over the long term. The intention is to not write off any options yet, but rather to be realistic about where to start.

CENTRAL PLACE

This process will develop a more specific definition of the central place, which is at the heart of the project. The Strategic Plan and General Plan refer to it as the central business district in the area identified in the General Plan as the Town Center. The Town Center includes areas around the intersection of Willow Street and Cherry Avenue.

At its core, this central place is intended to be a gathering place for the community, create a public identity for Signal Hill, and enhance the sense of community. Simply put, the goal is to create a there, there; a place that is unique and authentic to Signal Hill's heritage and its future aspirations.

Although the concept of the central place will be fleshed out during this project, there are certain components that it will likely include:

- + It is a business district, so vibrant economic activity is important
- + It is a gathering place, so a robust and inviting public realm is important

- + Parts of it should not only facilitate but actually encourage walking and meeting neighbors
- + Even though it is a business district, it should be experience-oriented: it should be a place to do things not just buy things

This report uses the somewhat wordy description of, "a walkable, experience-oriented central place," until a more formal nomenclature is devised.

OTHER USES

Even though this central place is at the heart of this project, the OSAs cover a large land area. The *Economic Analysis* is also intended to identify opportunities for recycling and redeveloping other areas in the OSAs. Thus, the report analyzes the potential for retail uses that might not fit into the central place, plus hotels, housing, other commercial uses, and office and industrial uses. Again, the intent is to identify possibilities; the menu of uses and development types may be subsequently whittled down as the project progresses.

CONTENT

The remainder of this report is divided into the following four parts, along with a

conclusions section and an appendix with supporting data:

Residential Development

Because there is well documented pent-up demand for housing development throughout Southern California, a formal residential market analysis has not been conducted. This chapter discusses the need for residential development and the input from interviews with 11 developers.

Retail Sales

Because the central place is envisioned as a business district, this chapter presents a detailed analysis of market demand for retail businesses by type of store.

Hotels

There has been little development of hotels since the pandemic, as the lodging industry is only just returning to pre-COVID levels. This chapter addresses the market potential for new hotel development in Signal Hill.

Office and Industrial

This chapter analyzes the local economy and projects future economic and employment growth. Based on the projections, the report estimates the demand for commercial development, offices, and industrial uses.

RESIDENTIAL DEVELOPMENT

One cannot go very long without hearing about the crises in housing in Southern California. A crisis in housing affordability, housing availability, and homelessness. In addition, many cities were saddled with unfathomably high Regional Housing Needs Assessment (RHNA) housing allocations in the last housing element cycle. Yet talk to any residential developer and one of their biggest roadblocks is finding any land to acquire for new housing construction (they will also mention construction material costs, labor shortages, and prohibitively high interest rates).

To assess market demand for residential development in the OSAs, the project included interviews with 11 developers. These interviews not only verified the conventional wisdom that there is pressing demand for new housing, but equally importantly, that developers are ready and willing to build housing in the OSAs.

This chapter begins with a brief discussion of why housing development is an important component of realizing the vision for a central place in the town center. It then provides a brief summary of salient points from the interviews with developers. The final section discussed how market conditions can be expected to impact the types of housing that get built.

WHY HOUSING

There is a common perception that new housing does not pay its own way. Often, though not always, this is true when one looks only at property tax revenue and the cost of public facilities and services. However, most communities require development impact fees that help cover costs for public facilities and infrastructure.

More importantly, though, new households pay sales taxes. There is an old fashioned idea that cities should only zone for new retail businesses because they pay sales tax.

However, businesses do not pay sales tax; they collect it. It is people—residents and visitors—who actually pay sales tax. When one adds development impact fees and sales tax to the property tax that new households pay, more often than not, new housing is paying its own way, and then some.

For the redevelopment of the OSAs, new housing will be necessary for the three reasons discussed here.

Retail Follows Rooftops

Prior to the pandemic, online retail was steadily capturing increasing amounts of consumer spending, but this shift accelerated during and after the pandemic. Today, national and regional retail chains are highly focused on omni-channel retailing—combining multiple channels to market, sell, buy, and deliver goods, easing the transition between digital and physical selling environments. Stores want to sell goods online, in store, with delivery, with curbside pickup, or in any way that they can get your

business. Rarely are retailers looking to build new stores, and when they do, they are looking for places that are growing.

The vision for a central place with businesses and activities includes retail businesses. Retailers will be much more interested in considering a Signal Hill location when they can see that it is growing. Thus, new housing will be one part of the business attraction strategy.

Feet on the Street

There is much talk about the value of mixed-use development. The reality, however, is that two, three, even four or five stories of residential units over ground-floor retail will not make or break a ground-floor retail business.

However, having housing over retail or even the next block over puts feet on the street. Nearby residents are much more likely to walk, whether to get fresh air, to walk the dog, or to grab a latte. Having people walking in a central place creates an image of that place as alive and vibrant, as something different. It signals to those driving by that there is something worthwhile in this place.

Achieving the vision for a walkable, experience-oriented, central place will require having people out and about, walking. Having housing in close proximity is the most effective way to do this.

Pay for It

Recycling or redeveloping the OSAs is a complex undertaking. From aggregating small lots and working around oil wells, to relocating infrastructure, demolition, and in some cases, remediating the land, new development in the OSAs will be costlier than new development in many other places.

Oftentimes, this cost will come out of the pockets of the landowner who sells land for development. However, if the sales price of the land is not high enough, the owner may simply decide to forgo redevelopment and continue with their current use of the land.

Residential development is the one type of development where increased density can generate a higher sales price for land for development. It is likely that there will be part of the OSA where residential development is the only financially feasible alternative to continuation of the status quo.

DEVELOPER SENTIMENT

Developers were interviewed to gauge market interest in developing in the OSAs and to explore some of the likely challenges. Some of the common relevant comments are below:

- + All 11 developers interviewed expressed an interest in the potential of developing in the OSAs.
- + Signal Hill is a great location for housing because it is accessible to so many different job centers.
- + The psychographics of households in the region will support sales of new homes, i.e., there will be buyers.
- + There is nothing wrong with Long Beach, but Signal Hill has a certain cachet that will help attract buyers; it will be seen as a welcoming small town.
- + Developers are aware of the challenges and costs (time and money) to redeveloping in the OSAs but believe that it will be financially feasible.
- + It is possible to sell homes on sites with an active oil well.
- + Developers do not believe that having only surface rights will hinder home sales.

The takeaway from these interviews is that it is possible for the market to steer investment in new housing and other types of development into the OSAs. With the challenges inherent in redeveloping in these areas, many developers stressed the need to get the zoning right so that the City does not create additional roadblocks.

HOUSING TYPES

In the short term, the type of housing that can be developed is being driven entirely by economic fundamentals. High construction costs and high interest rates make it virtually impossible to build market-rate rental housing in most places in Southern California.

If the City allows for residential development in the OSAs, it will most likely all be for-sale townhomes at the outset.

Nevertheless, there is market demand for multifamily rental housing, and when interest rates come down, the City can expect developers to propose some rental projects. It is not clear yet whether future market conditions will support sub-30 unit to the acre density apartments with surface or tuck-under parking or if higher-density products, like a multifamily wrap or podium with

parking structures, will be feasible.

Nevertheless, over the long term, the City can expect market interest in a variety of residential product types, from single-family attached to multifamily housing of varying densities, from condos to rentals. The zoning for the OSAs will need to anticipate future conditions and future market demand.

RETAIL SALES

This chapter analyzes the market demand for retail sales businesses. As used in this report, retail is defined broadly to include a wide range of businesses that serve local residents and visitors:

- + Retail stores, such as supermarkets and furniture stores
- + Personal services, such as hair salons and banks
- + Restaurants and bars
- + Entertainment and recreation, such as movie theaters and fitness centers

After a discussion of current market conditions and taxable sales trends, this chapter presents an analysis of market

demand for retail uses and concludes with considerations for retail uses in the OSAs.

CURRENT MARKET CONDITIONS

Regional Market Conditions

The real estate services and investment firm CBRE estimates that as of the fourth quarter of 2024, 5.9 percent of the retail building space in Los Angeles County was available for lease.¹ The availability rate generally declined from the pandemic era high through the end of 2022 and has generally been rising since. For the South Bay region, CBRE estimates the retail availability rate slightly higher at 7 percent.

For all of Los Angeles County, the average retail lease in the fourth quarter was \$3.03 per square foot per month, triple net.² This was a slight decrease from the prior quarter, but the average rent has been steadily climbing since before the pandemic, before accounting for inflation. CBRE estimates that the average rent in the South Bay was lower, at \$2.79 per square foot per month.

CBRE notes that net absorption (including vacant retail space and newly constructed retail space) was positive, at 184,000 square feet countywide, after three quarters of negative absorption (including existing space which a tenant vacated and new retail building space the was completed but not leased). The South Bay region had a positive absorption of 220,000 square feet, following

¹ CBRE, *Los Angeles Retail Figures Q4 2024*, February 28, 2025. This report is intended to statistically represent retail buildings larger than 1,000 square feet.

² Triple net is the most common form for a retail lease. In addition to the building rent and utilities, the business lessee

also pays other costs, such as real estate taxes, building insurance, and maintenance.

a negative absorption of 298,000 square feet in the prior quarter.

Finally, the CBRE report indicates that there was only 28,000 square feet of new retail building space put on the market countywide in the fourth quarter of 2024. In the prior quarter, the total was 7,000 square feet. In the South Bay region, there was no new retail building space in either quarter.

These data taken together indicate that the retail real estate market is currently adding very little new retail building space while availability percentage is increasing. Nonetheless, retail rents have continued to rise, although that is before adjusting for inflation. Overall, the market for new retail development appears weak countywide. Within the county, there are areas where the retail real estate market is performing better, but the South Bay as a region is performing worse than the county as a whole.

Local Market Conditions

As part of the market analysis, Costar³ leasing reports for retail properties⁴ in the OSAs were reviewed. The report identifies 1.26 million square feet of retail building space. Currently, only 7,825 square feet in one building is available for lease. This is a vacancy rate of 0.6 percent, and over the past 2.5 years, the vacancy rate has not reached higher than 0.9 percent.

The most recent lease rate data was from 2023. That year, the average asking lease rate for properties that reported data to Costar was \$2.50 per square foot per month, triple net.² This is lower than the average retail lease rate for the South Bay region.

The data suggests that the market could likely absorb new retail building space in the OSAs. However, the asking lease rates in the OSAs are likely not high enough to support the cost

of new retail construction under present circumstances.

TAXABLE RETAIL SALES

Local Sales Trend

Taxable retail sales⁵ matter not only because sales tax accounts for the majority of the city's general fund revenue but because taxable sales are indicative of economic activity in the local-serving sectors of the economy. Figure 1 shows the trend in taxable retail sales in Signal Hill from 2009 to 2023. The underlying data are provided in the Appendix in Table A-1 on page A-38.

Total taxable retail sales in Signal Hill consistently increased coming out of the recession in 2009, with a peak in 2015. Sales began growing again in 2018, with a one-year decline during the pandemic in 2020. Total taxable retail sales in the city reached the highest level in 2022 before

³ Costar is a leading provider of commercial real estate data, including leased and available building space and lease rates, when available.

⁴ Costar has four general property type groupings: retail, office, industrial, and multifamily. The retail group includes auto services, which there are many of in the OSAs.

⁵ Taxable sales data are published by the CA Department of Tax and Fee Administration. Taxable sales include retail stores, restaurants and bars and also include non-retail businesses that include a point of sale, such as an auto repair businesses that sells brake parts as part of installing new brakes. Unless stated otherwise in the text, the term

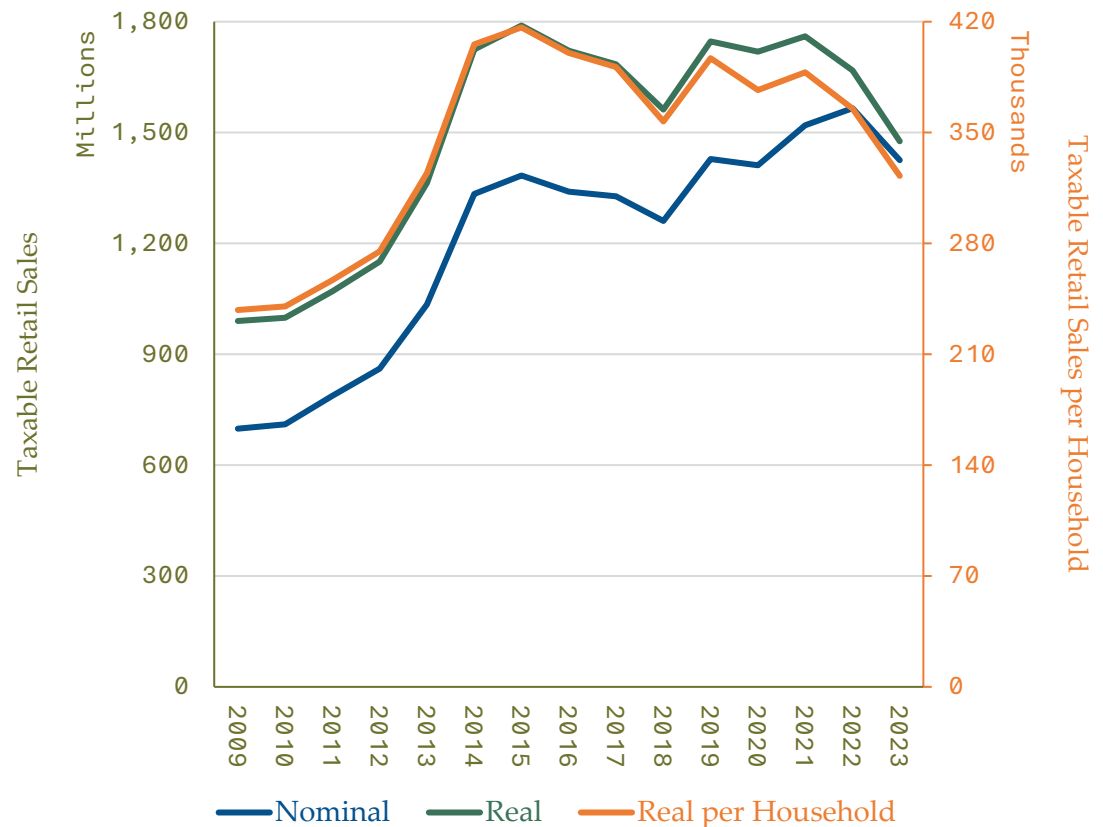
taxable retail sales in this report refers only to retail stores, restaurants, and bars.

declining in 2023. Data for the full year of 2024 is not yet available. Even with the taxable-sales decline in 2023, sales were only slightly below the 2019 peak and higher than every year before then.

However, this does not take into account the effects of inflation. When adjusted for inflation into January 2025 dollars, taxable retail sales in Signal Hill were \$1.476 billion in 2023. This was lower than every year going back to 2013, when sales were \$1.363 billion. When adjusted for inflation, taxable retail sales in the city peaked in 2015, and have been declining since 2021.

The other important lens is the real taxable sales per household. The number of households is used as a proxy for the demand for services from the city. In other words, is the growth in taxable sales keeping pace with the growth in households? For most of the 2009 to 2023 time period, the change in sales per household tracked closely to the change in real taxable sales. This indicates that the growth in taxable sales was driven primarily by local businesses attracting more spending from outside of the city rather than being driven by household growth. However, during and since the pandemic, taxable sales

Figure 1: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; Signal Hill; 2009 to 2023



Source: PlaceWorks, 2025; Nominal taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average; Real per household data adjusted to occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

per household have generally been declining. This trend suggests that the city may face increasing challenges meeting current needs based on sales tax revenue generated at stores, restaurants, and bars in Signal Hill.

Regional Sales Trend

Signal Hill's experience is common throughout most South Bay cities. From 2019, prior to the pandemic, through 2023, real taxable retail sales per household declined 2.5 percent across the 17 cities. The taxable retail sales data are provided in the Appendix in Table A-2 on page A-39.

Only five cities had higher real sales per household in 2023 relative to 2019: Carson, El Segundo, Gardena, Inglewood, Palos Verdes Estates, and Rolling Hills. Thus, the recent decline in Signal Hill is part of a larger trend, which likely has more to do with overall consumer spending patterns and demographics than with the competitiveness of Signal Hill as a location to operate a retail business.

However, Signal Hill attracts far more consumer spending from outside of the city than do any of the other cities in the South Bay. In 2023, taxable retail sales in the city were \$323,000 per household. This is

substantially higher than the weighted average across the 17 cities, \$45,000. It was also substantially higher than the next highest, El Segundo, at \$135,000 per household.

This discrepancy is good news as far as the City being able to pay for public facilities and services. However, attracting consumer spending by residents from other cities, Signal Hill may be more susceptible to changes in consumer spending patterns.

RETAIL MARKET DEMAND BASICS

Retail Types

From a land use perspective, the retail market can be categorized into two broad groups: convenience goods and services and comparison goods. Eating and drinking places are a cross between convenience and comparison shopping. Finally, experience-oriented shopping is a hybrid type of retail.

Convenience Goods and Services

Convenience goods and services are those that people need on a regular basis. For these regular purchases, most consumers have built-up knowledge of where to go to get what

they want, whether their discriminator is price, convenience, or quality. Groceries, medicines, and hair care are typical convenience goods and services. Because convenience goods and services usually have low cost margins and high sales volumes, convenience retailers are located throughout an area, close to concentrations of households. Convenience goods retailers typically operate in convenience-goods centers (less than 30,000 square feet [sq. ft.]) and neighborhood-scale centers (less than 100,000 sq. ft.), and they typically draw customers from a ½- to 1½-mile radius or the area within a 5-minute drive.

Comparison Goods

Comparison goods are retail items that consumers purchase more infrequently or rarely. For these purchases, consumers tend to compare goods across brands and across retailers. This habit of comparing induces retailers to locate near each other. It also promotes larger-scale retailers who can stock many different brands of similar products. Clothing, electronics, and furniture are quintessential comparison goods. Because comparison goods have higher cost margins and lower sales volumes and because consumers purchase these goods

infrequently, comparison goods retailers tend to locate close to major transportation corridors that give access to a greater number of consumers. These businesses typically locate in community-scale centers (100,000+ sq. ft.) and regional-scale centers (300,000+ sq. ft.), and they draw customers from a 3- to 5-mile radius (or a 10-minute drive time) up to an 8- to 12-mile radius (or a 15 minute or longer drive time), depending on the center's size and retailer mix.

Eating and Drinking Places

Eating and drinking places do not fit squarely within the two previous categories. Sometimes consumers are looking for convenience when buying food away from home. Fast food and limited-service restaurants typically satisfy this convenience demand. Other times, consumers are looking for higher quality and are willing to travel longer distances and pay more for the cuisine they desire.

Experience-Oriented Shopping

In experience-oriented shopping, the experience of the trip is of equal if not greater importance than the material needs for a good or service. The experience's value may accrue from socialization with friends, activities and

entertainment, or the quality of the place. Downtowns, new town centers, lifestyle centers, and even shopping malls all attempt to enhance the shopping experience and provide a mix of businesses and amenities to create an enjoyable shopping experience. Because most consumers infrequently invest their time in experiential shopping, most are willing to travel farther and forego quick and easy access for the value of the experience. Experience-oriented shopping is a destination trip and draws from a community, regional, or even super-regional-size trade area, even if it does not offer the commensurate amount of retail square footage.

Trade Area

A trade area is the geographic area from which a retail center or area will draw the majority of its customers. Sophisticated market-analysis models for individual retailers often define primary, secondary, and even tertiary trade areas. Several factors affect the size and boundaries of the trade area, including the type of shopping center, location of competitive retail facilities, physical barriers, and visibility and access to major roads and highways. For planning purposes, a more general definition of the trade area is sufficient. The analysis defines

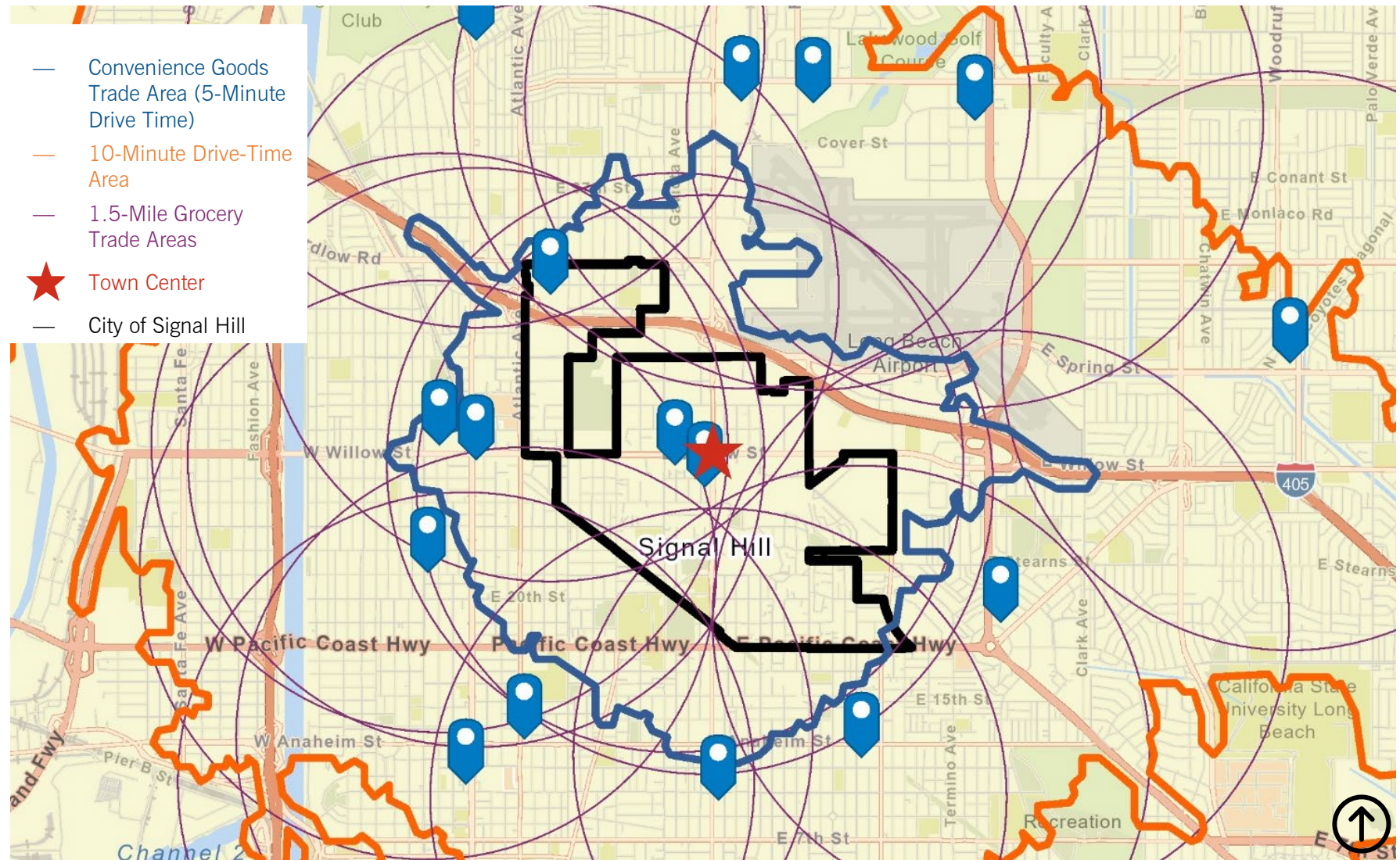
one trade area for convenience goods and a separate trade area for comparison goods because the latter tend to draw customers from a larger area.

Convenience Goods Trade Area

Larger convenience goods retail centers are typically anchored by a supermarket or a pharmacy and draw customers from a 1½-mile radius area. For the purposes of this study, the analysis defines the convenience goods trade area as the area within a 5-minute drive of the Town Center, the intersection of Willow Street and Cherry Avenue.

However, the analysis takes into consideration the net demand of the area within a 10-minute drive of the Town Center. Figure 2 shows the convenience goods trade area (defined by a 5-minute drive time) and the 10-minute drive-time area. It also shows the location of grocery stores in and around the convenience goods trade area. The purple circles show a 1.5-mile-radius trade area for each grocery store. The multiple overlapping trade areas show how economic activity in the 10-minute drive-time area can impact the defined convenience goods trade area.

Figure 2: Convenience Goods Trade Area and the Trade Areas for Grocery Stores In and Near Signal Hill



Source: PlaceWorks, 2025.

Comparison Goods Trade Area

Comparison goods retailers often locate in community-scale or regional-scale shopping areas, which generally have trade areas of 5 and 8 miles, or a 10- or 15-minute drive time. As with the convenience goods trade area, the analysis defines the comparison goods trade area as the area within a 10-minute drive of the Town Center but also takes into consideration spending and competitive shopping centers and districts within a 15-minute drive of the Town Center. The comparison goods trade area and the 15-minute drive-time area are shown with the convenience goods trade area in Figure 3.

Retail Market Potential

Consumer Spending

The household is the basic economic unit in retail analysis. The Consumer Expenditure Survey, published annually by the US Bureau of Labor Statistics, details how households spend their annual income, stratified by income, age, geography, household size, and other demographic characteristics. Claritas is the leading provider of consumer spending data. They interpret that Consumer Expenditure Survey data for individual locations based on the demographics and lifestyle characteristics of the households

residing in that area. They also integrate data from credit card companies and other sources. Esri reports the data using standard retail business categories from the North American Industrial Classification System.

Estimated Retail Sales

Claritas also estimates the amount of retail sales at businesses operating in the trade area. The estimates are based on the US Census Bureau's Economic Census and information obtained from proprietary data sources, such as Dunn and Bradstreet and InfoUSA.

Sales Efficiency

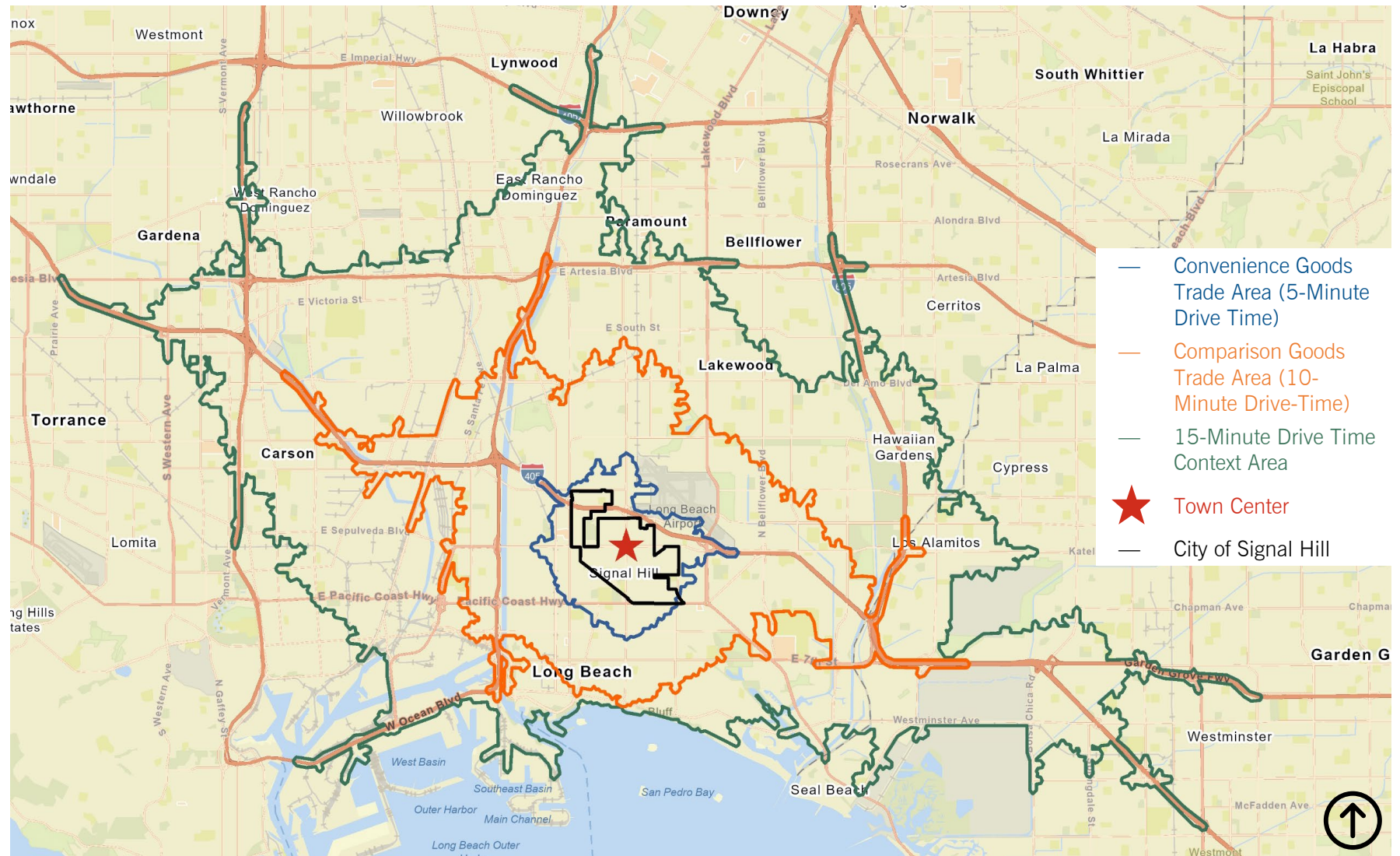
Sales efficiency is the average annual sales per square foot of retail businesses. Sales efficiency varies by store type, by individual business, and among different locations of an individual retail chain. This report estimates retail sales efficiency by type of store based on information from Dollars and Cents of Shopping Centers / The SCORE, published by the Urban Land Institute and the International Council of Shopping Centers; annual 10K reports filed by retail corporations with the US Securities and Exchange Commission; and the US Census Bureau's Economic Census.

Calculating the Retail Gap

Retail market potential is the difference between the amount of trade-area consumer spending and the amount of trade-area retail business sales. When trade-area households spend more at a particular type of retail store than those types of stores in the trade area take in, residents are spending money outside of the trade area. This situation is often referred to as retail spending leakage, or the retail gap. In the opposite situation, when a trade area's retail businesses have more retail sales than trade area households spend, the businesses are attracting customers from beyond the trade area. In this situation, the difference between sales and spending is often referred to as the retail spending capture, or the retail surplus.

Retail leakage and capture matter because it is usually easier to get a trade area's residents to shop closer to home than it is to attract more customers from beyond the trade area. In economic development, most retail business attraction efforts are focused on the retail categories from which a trade area leaks spending.

Figure 3: Town Center Trade Areas and 15-Minute Drive-Time Context Area



Source: PlaceWorks, 2025.

Dividing a trade area's retail leakage by the average sales efficiency determines the market demand—the amount of retail building space that can be supported by trade area spending. Dividing a trade area's retail capture by the average sales efficiency provides an estimate of the amount of retail building space supported by consumer spending from visitors from outside of the trade area.

RETAIL GAP ANALYSIS

Convenience Goods Retailers

The Claritas estimates for consumer spending, sales at local businesses, and the opportunity gap or surplus by store type for the convenience goods trade area are provided in the Appendix in Table A-3 on page A-45. Additional context for the trade area is provided by the spending, sales, and opportunity gap in the comparison goods trade area in Table A-4.

Table 1 provides the opportunity gap for convenience goods retailers for both the convenience goods trade area and for the 10-minute drive time trade area for added context. For store types that have an opportunity surplus (shown in red),

Table 1: Opportunity Gap/(Surplus) in Annual Spending for Convenience Goods Retailers; Convenience Goods Trade Area and 10-Minute Drive Time Context Area; 2025

Retail Store Type	Convenience Goods Trade Area	10-Minute Area
Food and beverage stores	(29,709,588)	(294,494,306)
– Grocery stores	(35,622,981)	(309,496,450)
– Specialty food stores	1,103,407	(6,035,454)
– Beer, wine, and liquor stores	4,809,986	21,037,598
Health and personal care stores	(22,026,283)	41,326,158
Gasoline stations	(6,526,401)	87,733,008
Miscellaneous store retailers	(42,500,082)	(10,954,136)
– Florists	97,068	3,107,913
– Office supply, stationery, and gifts	(6,691,837)	3,115,877
– Used merchandise stores	(2,072,696)	(21,888,975)
– Other miscellaneous store retailers	(19,650,556)	(21,252,122)
– Auto parts, accessories, and tires	(14,182,061)	25,963,171
Food services and drinking places	7,859,765	(1,120,362,749)
– Drinking places	(7,578,462)	(631,553,228)
– Limited service restaurants	15,438,227	(488,809,521)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

businesses are attracting spending from outside of the trade area. For the store types with an opportunity gap (shown in black), trade area households are spending money outside of the trade area. These are the businesses that represent potential market demand for retail development in the OSAs. The results are summarized below.

Food and Beverage Stores

- + Unlikely to attract a grocery store, as both the convenience goods trade area and the larger 10-minute drive-time trade area both have an opportunity surplus.
- + May attract a specialty foods store, but competition from outside of the trade area

might limit the appeal for such a business.

- + Beer, wine, and liquor stores have retail leakage in both trade areas and represent market potential for the OSAs.

Health and Personal Care Stores

This group of retailers includes pharmacies, cosmetics, beauty supplies, and perfume stores, optical goods stores, health supplements stores, and similar retailers.

- + Convenience goods trade area has an opportunity surplus, but 10-minute drive-time trade area has retail leakage.
- + These types of stores represent market potential but would need to attract customers from the 10-minute drive-time trade area.

Gasoline Stations

- + Convenience goods trade area has a surplus of gasoline stations.
- + For the 10-minute drive-time trade area, gasoline stations have retail leakage.
- + This may represent market potential for the OSAs, especially along arterials carrying through traffic.

Miscellaneous Store Retailers

- + Florists represent a minor opportunity for the convenience goods trade area but a larger opportunity if customers can be attracted from the 10-minute drive-time area.
- + The convenience goods trade area attracts spending from outside of the trade area for office supply stores; unmet demand in the 10-minute drive-time trade area may represent an opportunity for the OSAs.
- + Auto parts stores represent a potential opportunity if they can attract spending from the 10-minute drive-time trade area.

Food Service and Drinking Places

- + Both trade areas have retail leakage for bars serving alcohol and represent market potential for the OSAs.
- + Both trade areas attracting spending from farther away to support non-alcohol beverage drinking places and snack bars.
- + The convenience good trade area has retail leakage for limited-service restaurants, but this is more than accommodated for in the 10-minute drive-time trade area.
- + Limited service restaurants represent market potential for the OSAs.

Comparison Goods Retailers

The Claritas estimates for consumer spending, sales at local businesses, and the opportunity gap or surplus by store type for the comparison goods trade area are provided in the Appendix in Table A-4 on page A-43. Additional context for the trade area is provided by the spending, sales, and opportunity gap in the comparison goods trade area in Table A-5.

Table 2 provides the opportunity gap for comparison goods retailers for both the comparison goods trade area and for the 15-minute drive time trade area for added context. For store types that have an opportunity surplus (show in red), businesses are attracting spending from outside of the trade area. For the store types with an opportunity gap (shown in black), trade area households are spending money outside of the trade area. These are the businesses that represent potential market demand for retail development in the OSAs. The results are summarized below.

Furniture and Home Furnishings

- + Furniture stores and home furnishings stores have retail leakage in both trade areas.
- + This category could provide a focus for a regional retail destination in the OSAs.

Building Material and Garden Equipment and Supplies Dealers

- + This category of businesses has retail leakage in both trade areas.
- + These businesses represent market potential in the OSAs.
- + Smaller-scale specialty businesses in this category could fit well in a walkable, experience-oriented central place.
- + Other retailers in this category could find a more auto-centric home in other parts of the OSAs.

Clothing and Accessory Stores

Clothing and accessory stores tend to agglomerate in and near shopping malls and regional retail destinations. Most cities that do not have a regional mall have a lot of retail leakage in this category of stores.

- + There is a substantial amount of retail leakage for this category in the comparison goods trade area, but it is more than

Table 2: Opportunity Gap/(Surplus) in Annual Spending for Comparison Goods Retailers; Comparison Goods Trade Area and 15-Minute Drive Time Context Area; 2025

Retail Store Type	Convenience Goods Trade Area	10-Minute Area
Furniture and home furnishings stores	83,094,453	111,857,388
- Furniture stores	44,687,888	67,992,478
- Home furnishings stores	38,406,565	43,864,910
Electronics and appliance stores	(3,927,723)	(21,448,758)
- Household appliance stores	(2,437,714)	(5,138,759)
- Electronics stores	(1,490,009)	(16,309,999)
Build. mat. and garden equip./supplies	90,407,133	248,897,952
- Build. material and supplies dealers	47,315,401	108,328,739
- Lawn/garden equip. & supplies stores	43,091,733	140,569,213
Clothing and clothing accessories stores	167,116,225	(482,960,410)
- Clothing stores	106,980,353	(319,154,336)
- Shoe stores	17,705,056	(60,712,149)
- Jewelry/luggage/ leather goods stores	42,430,816	(103,093,925)
Sport. goods/hobby/mus. instrument/books	43,990,382	50,250,739
- Sport. goods/hobby/mus. instruments	41,295,113	63,590,875
- Book stores and news dealers	2,695,269	(13,340,136)
General merchandise stores	14,298,955	(464,482,352)
- Department stores	5,084,870	(50,177,622)
- Other general merchandise stores	9,214,085	(414,304,730)
Food services and drinking places	(180,825,530)	(790,199,221)
- Drinking places	(58,728,494)	(162,062,944)
- Full-service restaurants	(122,097,036)	(628,136,277)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

accommodated in the 15-minute drive-time trade area.

- + The comparison goods trade area leakage suggests that smaller independent and boutique clothing and clothing accessories stores represent market potential for the OSAs, especially as part of a walkable, experience-oriented central place.

Sporting Goods, Hobby, Musical Instrument, and Book Stores

- + Both trade areas have retail leakage for sporting goods, hobby, and musical instrument stores; these stores represent market potential for the OSAs.
- + Comparison goods trade area has retail leakage for bookstores and news dealers, but the 15-minute drive-time trade area more than accounts for this leaked spending; but this category may represent market potential for a small-scale store in a walkable experience-oriented central place.

General Merchandise Stores

- + The comparison goods trade area leaks spending for general merchandise stores, but it is made up for in the 15-minute drive-time trade area.

- + The leaked spending in the comparison goods trade area is not sufficient to support a national chain store in this category.

Food Service and Drinking Places

- + The comparison goods trade area and the 15-minute drive-time trade area have leaked spending for bars serving alcoholic beverages but have a surplus of non-alcoholic beverage bars and snack bars.
- + Both trade areas have a surplus of full-service restaurants.
- + Full-service restaurants are unlikely to invest in a location in the OSAs if they have to attract customers from outside of the comparison goods trade areas.
- + Full-service restaurants may, however, be interested, if locating in a walkable experience-oriented central place, where the place is attracting visitors from throughout the region.

Planning Recommendation

This economic analysis is the first step in planning for the OSAs. The recommendations below are intended to support continued planning, and the recommendations may change as the plans take shape.

Table 3 provides the recommendations for each retail store type for which there is sufficient leaked spending to support new or expanded retail businesses. The analysis suggests that the OSAs could be planned and zoned to accommodate up to 67,500 square feet of new retail building space for convenience goods retailers, where easy access may be a priority. The OSAs could also be planned for up to an additional 366,000 square feet of new retail building space for comparison goods businesses. Many of the businesses would be well suited to locate in a walkable, experience-oriented central place. Some of these may be better suited for a larger site with ease of access and proximity to the freeway and major arterials.

These recommendations do not guarantee that specific types of businesses will locate in an OSA. Similarly, the exclusion of a type of business from this list does not indicate that such a business would not locate in an OSA. The recommendations provide a market-based rationale for the amount of retail building space to plan and zone for.

This is especially true for full-service restaurants. As discussed previously, a new full-service restaurant locating in an OSA would either have to outcompete existing restaurants in the region to attract customers or would

have to attract new customers from farther away. However, if the city succeeds in developing a walkable, experience-oriented central place that in and of itself attracts visitors from farther away, then it is entirely feasible that full-service restaurants would be interested in such a location.

Finally, additional commercial building space in the OSAs could be supported by growth in retail services, such as banks and hair salons. Retail services are covered in a subsequent chapter on Office and Industrial market potential.

LIFESTYLE SEGMENTATION

The final aspect of retail market demand to address is lifestyle segmentation, which is also referred to as psychographics. While demographics offer a snapshot of quantifiable characteristics like age, income, and location, lifestyle segmentation illustrates the interests, activities, and behaviors that drive consumer choices.

Esri Business Analyst provides lifestyle data through its Tapestry Segmentation, which classifies communities into 67 groups across 14 LifeMode groups and 6 Urbanization groups. The Appendix includes detailed descriptions and information for the 10 most

Table 3: Planning Recommendations for Retail Building Space (sq. ft.); OSAs; 2025

Retail Store Type	Potentially Supportable Building Space (sq. ft.)	Recommended Building Space (sq. ft. GLA) for Planning
Convenience Goods Stores		
Specialty food stores	2,628	2,500
Beer, wine, and liquor stores	8,352	8,000
Health and personal care stores	18,844	16,000
Gasoline stations	11,853	5,000
Automotive parts, access. and tires	20,942	20,000
Limited service restaurants	16,243	16,000
Convenience Goods Subtotal	78,863	67,500
Comparison Goods Stores		
Furniture stores	103,998	100,000
Home furnishings stores	46,258	40,000
Build. material and supplies dealers	44,030	40,000
Lawn/garden equip. & supplies stores	33,801	30,000
Clothing stores	71,307	70,000
Shoe stores	15,611	12,000
Jewelry/luggage/ leather goods stores	23,734	20,000
Sport. goods/hobby/mus. instruments	44,192	40,000
Book stores and news dealers	2,041	2,000
Drinking places (alcohol)	13,247	12,000
Comparison Goods Subtotal	410,243	366,000
Total Retail Stores	489,106	433,500

Source: PlaceWorks, 2025.

common Tapestry segments in the comparison goods trade area.

The analysis focuses on the comparison goods trade area because this is the area from which most of the businesses in a future walkable, experience-oriented central place would draw the majority of their customers. Table 4 identifies the 10 largest Tapestry groups in the comparison goods trade area. In each case, the group is a higher concentration among trade area residents than among the population nationwide. Key characteristics of the first five most prevalent groups are described below. The items identified in these descriptions reflect activities and characteristics that are more prevalent among households in the group than among the general population.

Pleasantville (2B)

Prosperous domesticity best describes the settled denizens of *Pleasantville*. Situated principally in older housing in suburban areas in the northeast (especially in New York and New Jersey) and secondarily in the west (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher

Table 4: Top 10 Lifestyle Segmentation Groups; Comparison Goods Trade Area; 2025

Tapestry Segment	Share of Trade Area Population	Share of US Population
Pleasantville (2B)	13.8%	2.1%
Fresh Ambitions (13D)	11.4%	0.7%
Urban Villages (7B)	10.9%	1.0%
City Lights (8A)	9.8%	1.4%
Diverse Convergence (13A)	9.5%	1.2%
Family Extensions (13B)	8.9%	0.7%
NeWest Residents (13C)	7.4%	0.8%
Metro Fusion (11C)	5.0%	1.4%
Urban Chic (2A)	3.8%	1.3%
Pacific Heights (2C)	3.2%	0.7%

Source: Esri, 2025, Tapestry Segmentation Area Profile.

incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.

Characteristics:

- + Not cost-conscious, these consumers are willing to spend more for quality and brands they like.
- + Prefer fashion that is classic and timeless as opposed to trendy.

- + Use all types of media equally (newspapers, magazines, radio, internet, TV).
- + Prefer imported SUVs, serviced by a gas station or car dealer.
- + Work on home improvement and remodeling projects, but also hire contractors.
- + Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.

Fresh Ambitions (13D)

These young families, many of whom are recent immigrants, focus their life and work around their children. Fresh Ambitions

residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.

Characteristics:

- + Nearly one in four is foreign-born.
- + Supporting large families, many earners will take on overtime work when possible.
- + Price-conscious consumers that budget for fashion, not branding. However, parents are happy to spoil their brand-savvy children.
- + When traveling, seek out discount fares over convenience.
- + Young families are the focus; *Fresh Ambitions* residents must budget for baby food and disposable diapers. Baby and

parenthood magazines are their chosen reading material.

- + Almost half of all households can access the internet via home PC; Spanish language web sites and downloading video games and music are popular.

Urban Villages (7B)

Urban Villages residents are multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones but more likely to shop in person. Their favorite stores are Costco or Trader Joe's, Target, or Macy's.

Characteristics:

- + This market includes recent immigrants (Index 277) with some language barriers (Index 289).
- + Brand conscious but not necessarily brand loyal; open to trying new things.
- + Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- + Comfortable with technology and interested in the latest innovations.

- + Fashion matters to Urban Villages residents, who spend liberally on new clothes for the whole family.
- + Leisure includes family activities like going to water parks, theme parks, watching movies, and gardening, plus sports like soccer and basketball.

City Lights (8A)

City Lights is a densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, single-family homes and townhomes, midrise and high-rise apartments, these neighborhoods are racially and ethnically diverse. Many residents have completed some college or have a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

Characteristics:

- + City Lights residents earn above-average incomes but lag the nation in net worth.

- + Residents work hard in professional and service occupations but also seek to enjoy life.
- + These consumers save for the future, often to achieve their dream of homeownership.
- + These consumers are price savvy but will pay for quality brands they trust.
- + Attuned to nature and the environment, and when they can, purchase natural products.
- + Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Marshalls, Target, or Bed Bath & Beyond.
- + These are health-conscious consumers, who purchase vitamins, low-sodium foods, and spend 7+ hours exercising per week.

Diverse Convergence (13A)

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (or in California). Almost 40 percent of residents are foreign-born; nearly one in four households is linguistically isolated. Young families renting apartments in older buildings dominate this

market; about one-quarter of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white-collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. Residents visit Spanish-language websites, watch programs on Spanish TV networks, and listen to Hispanic music.

Characteristics:

- + Hardworking consumers, striving to get ahead; style matters to them.
- + Preserving the environment and being in tune with nature are very important.
- + Shop for groceries at warehouse and club stores, as well as specialty markets.
- + Read baby magazines and purchase baby products.
- + Family activities include visiting theme parks, going to the beach, playing soccer

and basketball, and going out for fast food.

Application

The comparison goods trade area contains a mix of more affluent lifestyle groups and less affluent groups. This is true even with the convenience goods trade area.

There are similarities among these groups, including family and kid's activities, environmental awareness, and sense of fashion and style. This suggests that planning for a walkable, experience-oriented central place should provide spaces for family and kids activities, should provide sustainable landscaping, and be environmentally forward. It also suggests that clothing and fashion businesses may be a niche that should be encouraged.

Nevertheless, the individual stores that may locate in the central place may not appeal to trade area residents across the spectrum, with some residents who may be more cost-conscious than others. Planning should explore whether adaptive reuse of buildings might support some stores that would not necessarily be able to afford lease rates necessary to support new retail building construction.

HOTELS

The COVID-19 pandemic dealt a severe blow to the hotel industry, causing unprecedented disruptions in travel and hospitality. Even though the industry has mostly recovered, there has yet to be the kind of sustained growth that would drive substantial new hotel development.

The pandemic's onset in 2020 led to a dramatic decline in travel, resulting in massive revenue losses and widespread hotel closures. Recovery has been uneven, with leisure travel rebounding more quickly than business travel. This shift in traveler demographics has significantly impacted hotel strategies. In addition, many hotels have had to adapt to new safety protocols such as implementing contactless technologies. Hotels were also impacted by labor shortages, inflation, and rising wages.

Leisure travel has been the primary driver of recovery, with increased demand for domestic and outdoor destinations. Business travel, while gradually returning, is still lagging

behind pre-pandemic levels. The rise of remote work and virtual meetings has contributed to this trend.

Even once demand growth warrants new hotel development, high construction costs and high interest rates will make it challenging to finance new hotels.

EXISTING HOTELS

There are three areas with hotels that represent competition for a potential new hotel in Signal Hill. There is a set of hotels near Long Beach Airport, around Lakewood Boulevard and the 405 freeway. There are three hotels near Long Beach Memorial Hospital. Finally, there are several mostly older motels along Pacific Coast Highway.

To assess the potential demand for a new hotel in Signal Beach, the analysis uses data from Smith Travel Research (STR). The hotels in proximity to Signal Hill and reporting data to STR include:

- + Staybridge Suites Long Beach Airport
- + Homewood Suites by Hilton Long Beach Airport
- + Marriott Long Beach
- + Residence Inn Long Beach
- + Holiday Inn Long Beach Airport
- + Courtyard Long Beach Airport
- + Hampton Inn Long Beach Airport
- + Hotel Current
- + The Cove Hotel Long Beach

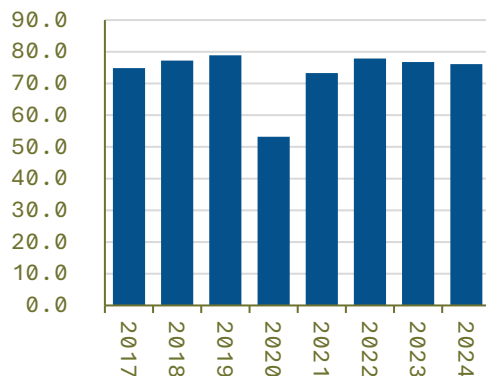
MARKET DEMAND

The occupancy rate is a primary measure of the performance of a hotel. Generally, an occupancy rate of 60 to 70 percent is considered healthy. When the average occupancy across a class of hotels in an area is above 70 percent, it is taken as an indicator that the market could support

additional hotel rooms. That is, it should be possible to put new rooms on the market without unduly pushing any existing hotel's occupancy below 60 percent.

Figure 4 shows the average annual occupancy rate for the hotels identified from 2017 through 2024.

Figure 4: Average Annual Occupancy Rates; Signal Hill Area Hotels; 2017 to 2024



Source: Costar/Smith Travel Research, 2025, *Trend Report for Select Hotel Properties January 2017 to January 2025*.

With the exception of 2020, the first year of the COVID-19 pandemic, the average occupancy rate in the area has been above 70 percent. It is worth noting that the annual occupancy rate has not exceeded the pre-pandemic high in 2019, and it has been declining slightly since the post-pandemic high in 2022.

Nevertheless, the data suggest that the local market can absorb a new upper midscale or upscale class hotel.

HOTEL DEVELOPMENT

As mentioned previously, there has been little hotel development since the COVID-19 pandemic. To attract a hotel, the City will likely need to reach out directly to the national and regional brands. If they are interested, they would likely find an existing franchisee or a developer with whom they have existing relationships to pursue such a project.

However, economic conditions, namely the cost of construction materials and high interest rates, may hinder new development.

The City should also consider whether it might offer financial incentives to attract new hotel investment sooner rather than later. This could include a time-limited sharing of transient occupancy taxes and/or a graduated land lease rate.

It is likely that a new hotel would locate adjacent to or near a major arterial and in proximity to the freeway. It could be the case that a new motel would benefit from also being in close proximity to Long Beach Memorial Hospital. However, there is also the possibility that a hotel might also be interested in locating in a new mixed-use environment in a walkable, experience-oriented central place that would have dining and entertainment options for hotel guests. Desired hotel locations will likely vary from one operator to the next.

OFFICE AND INDUSTRIAL

The market demand for nonresidential uses other than retail stores (driven by consumer spending patterns) and hotels (based on occupancy rates) is driven by economic growth, either expansion of existing businesses, new facilities for a business moving into a region, or business startups.

The office market has not recovered from the pandemic. In response to the pandemic, many office-based businesses transitioned to work-from-home or hybrid work. As their office leases came up for renewal, many businesses downsized their office footprints. Thus, the office market has had a long transition period. In contrast, growth in online retail predating the pandemic has driven over a decade of warehousing and fulfillment center development. However, continued warehousing development has relieved some of the pressure in the industrial market.

Nevertheless, current conditions are still tight by historical standards.

After a brief review of current market conditions, this chapter presents an analysis of employment trends, projects future economic growth, and assesses the potential for that growth to drive demand for office and industrial building space in the OSAs.

CURRENT MARKET TRENDS

Regional Office Market

The real estate services and investment firm CBRE estimates that as of the fourth quarter of 2024, 23.9 percent of the office building space in Los Angeles County was vacant.⁶ The office vacancy rate has mostly continued to rise since the pandemic. In the fourth

quarter, there was negative net absorption as 131,500 additional square feet of office space became available. It was the tenth consecutive quarter of negative absorption. For the South Bay region, CBRE reports that the office vacancy rate dipped slightly to 23.2 percent, as the market absorbed 241,000 square feet of vacant office space. In contrast to the general office market, the countywide medical office market saw vacancy rates continue to decline, reaching 9.3 percent at the end of 2024. In the South Bay, medical office vacancies were slightly lower, at 8.8 percent.

The average full service gross lease rate for offices rose slightly to \$3.99 per square foot per month countywide. In the South Bay, office lease rates declined slightly to \$3.27 per square foot per month. The average countywide asking lease rate for medical

⁶ CBRE, January 13, 2025 *Los Angeles Office Figures Q4 2024*. This report covers office buildings larger than 30,000

square feet. This survey excludes medical offices, which are reported separately.

offices rose slightly in the fourth quarter, to \$0.12 per square foot per month. In the South Bay, the medical office monthly lease rate stood at \$3.44 per square foot.

Local Office Market

As part of the market analysis, Costar⁷ leasing reports for office properties in the OSAs were reviewed. Unlike the CBRE reports, the Costar reports include both general office and medical office. At the beginning of the year, 3.2 percent of the office space in the OSAs was vacant. The office vacancy rate has been declining since reaching a high of 6.9 percent in the first quarter of 2013. The average asking monthly lease rate was \$2.92, substantially lower than the rate for the South Bay.

Regional Industrial Market

The CBRE industrial report for the fourth quarter of 2024 indicates that industrial vacancy rates countywide continued a two-year trend of increases, rising to 4.2 percent. Still, this vacancy rate indicates a tight

market. The average asking monthly lease rate declined slightly to \$1.42 per square foot. In the South Bay, the vacancy rate was slightly higher, at 4.9 percent. The average asking monthly lease rate was also higher at \$1.61 per square foot.

Local Industrial Market

The Costar report for the OSAs indicates a vacancy rate of 5.4 percent at the beginning of 2025. The average asking monthly lease rate was \$2.10 per square foot.

ECONOMIC ANALYSIS

A common method to understand an economy's structure and its strengths and weaknesses is to analyze the share of total jobs in each economic sector. Under the North American Industrial Classification System, there are 20 sectors. This analysis divides these into major groups. Each of these groups of sectors and the individual sectors within each group are described in the following sections. Figure 5 shows the share

of total employment in each major group of sectors for Signal Hill, the subregion,⁸ and Los Angeles County.

The major groups of economic sectors for this report are:

Goods-Producing Sectors

This group includes businesses that produce goods, from the commodity stage through finished products. The group includes four sectors: agriculture, forestry, fishing and hunting; mining, quarrying, and oil and gas extraction; construction; and manufacturing.

Base Services Sectors

Businesses in this group of sectors provide necessary services to goods-producing businesses and to other types of businesses and households. The group includes four sectors: utilities; wholesale trade; transportation and warehousing; and administration and support, waste management, and remediation.

⁷ Costar is a leading provider of commercial real estate data, including leased and available building space and lease rates, when available.

⁸ The subregion is the Census Bureau defined Long Beach-Lakewood Census County Division, which is the southcentral Los Angeles County area and includes the City of Long Beach

from the western to eastern borders, as well as the City of Signal Hill and Lakewood Village, but not the City of Lakewood to the north.

Knowledge-Based Sectors

Businesses in this group of sectors rely extensively on educated and skilled workers and provide services to businesses and individuals. The group includes four sectors: information; finance and insurance; professional, scientific, and technical services; and management of companies and enterprises.

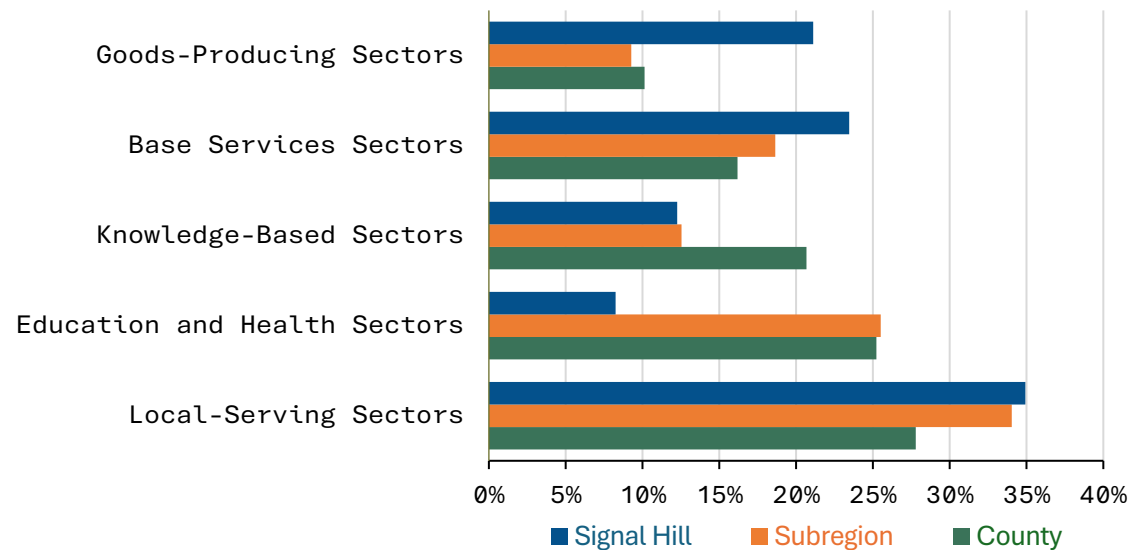
Education and Health Care

Businesses in this group of sectors provide health care and educational services to individuals. These businesses are separated from local-serving sectors because the payment/funding for services and the decisions on where to locate are less tied to residents. The group includes two sectors: educational services and healthcare and social assistance.

Local-Serving Sectors

Businesses in this group tend to provide services directly to individual customers. The group includes the following sectors: retail trade; real estate and rental and leasing; arts, entertainment, and recreation; accommodation and food services; other services; and public administration.

Figure 5: Employment by Major Groups of Sectors as a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

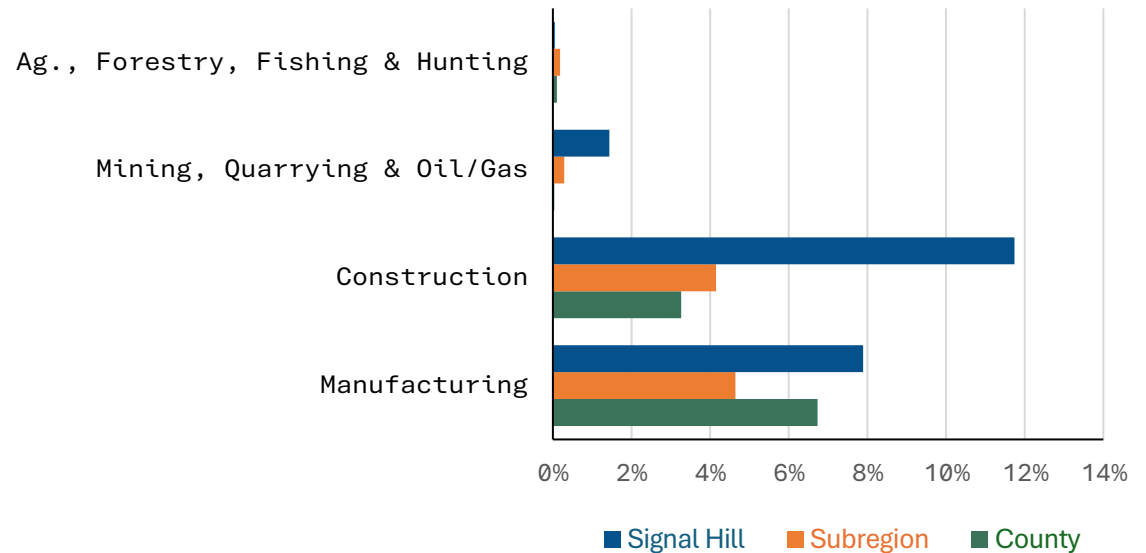
Goods-Producing Sectors

Figure 6 shows the percentage of total employment in each of the goods-producing sectors.

Construction accounts for approximately three times the number of jobs in the city compared to the regional economies. Construction jobs are counted at the place of business, not at the location where construction work takes place. Thus, with or without new development in the city, construction represents a continuing economic development opportunity.

The manufacturing sector accounts for a slightly higher percentage of jobs in Signal Hill as it does in the subregion and county. Employment in manufacturing has remained fairly consistent over the last few years but has decreased by approximately 15 percent below the number of jobs 20 years ago. However, this is not uncommon in manufacturing. For decades, increasing productivity in manufacturing has resulted in larger and larger values of goods produced with fewer and fewer workers.

Figure 6: Employment in Goods-Producing Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

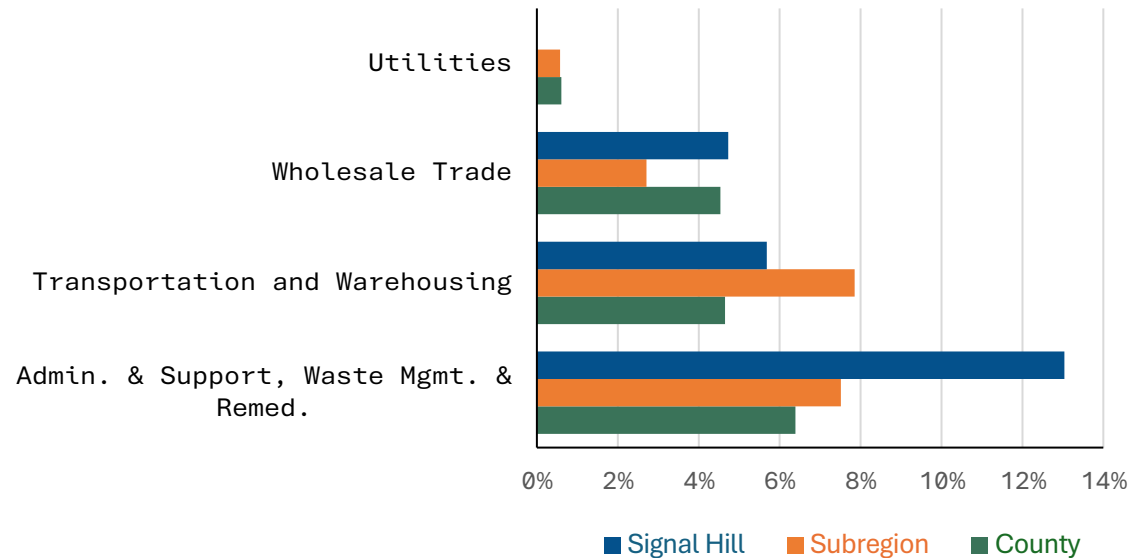
Base-Services Sectors

Figure 7 shows the percentage of total employment in each of these sectors.

Administrative and support services and waste management and remediation is an important sector in the local economy, accounting for about twice as many jobs as this sector provides throughout the subregion and county. This sector accounts for 13 percent share of the total employment in the city and includes office, business, and administrative support services and waste collection, treatment, disposal, and environmental cleanup and remediation services. However, it also includes temporary employment agencies. Jobs at such agencies are counted at the office of the agency regardless of where the employee may be sent to work each day.

The transportation and warehousing sector is more important in the economy of the subregion than in the city or countywide. With land use patterns and development established decades before the boom in warehousing and the prevalence of oil production throughout the city, it is not surprising that there is less warehousing. However, wholesale trade, which often

Figure 7: Employment in Base-Services Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

includes storage of goods prior to local distribution (although in smaller facilities) is about as prevalent locally as it is countywide.

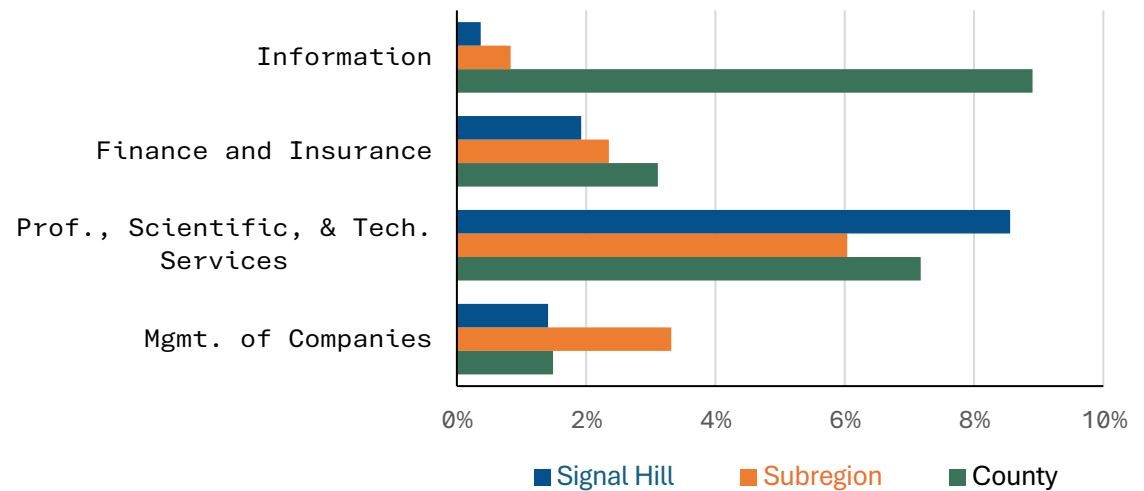
Knowledge-Based Sectors

Figure 8 shows the percentage of total employment in each of these sectors.

The professional, scientific, and technical services sector includes a variety of businesses, including attorneys and architects, management consultants, and advertising and marketing consultants. This sector has the largest share of the knowledge-based jobs in the city and subregion, and the second largest for the county after information. The relative importance of this sector in the local economy suggests that it might be an opportunity for economic growth.

The finance and insurance sector and the management of companies sector account for a smaller share of local jobs than in the subregion and county. Management only includes jobs if the business location is primarily engaged in managing the company; if a location has more workers producing goods or services than company management, then all of the jobs at that location are counted under the good or service being produced. Without major office buildings, then, it is not surprising that this sector accounts for a small percentage of total jobs.

Figure 8: Employment in Knowledge-Based Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

The information sector includes software, publishing, film, and recording businesses. This sector is a major component of the county's economy, but it accounts for relatively few jobs in the city and subregion.

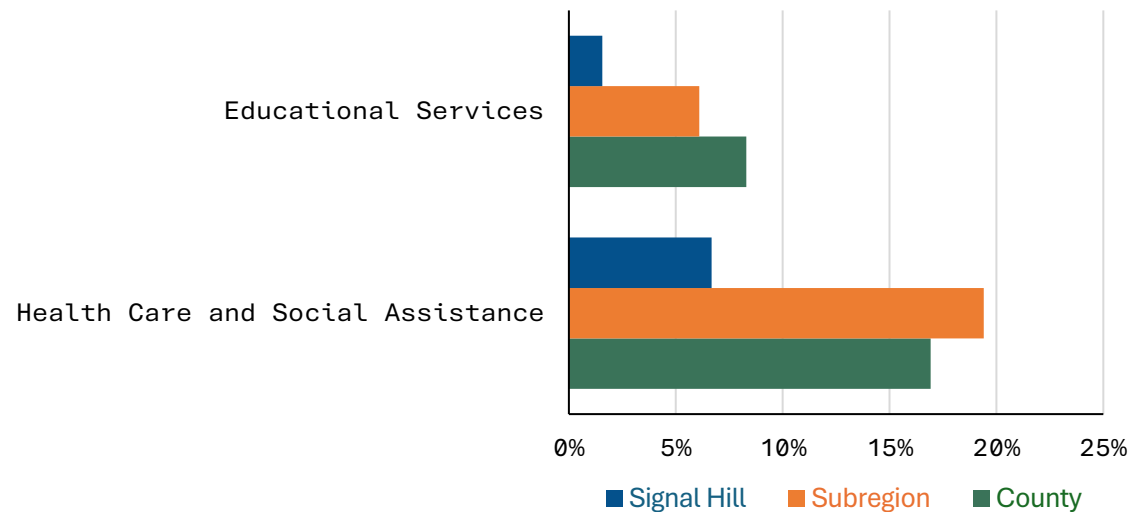
Education and Healthcare

Figure 9 shows the percentage of total employment in each of these sectors.

The educational services sector includes public and private education. This sector provides a lower percentage of the share of total employment in the city compared to the subregion and county. The city's share of total employment is approximately 2 percent compared to 6 percent and 8 percent of the subregion and county, respectively. This reflects, at least in part, the fact that Signal Hill does not have its own school district.

Similarly, the health care and social assistance sector in Signal Hill provides a lower percentage of the share of total employment in the city compared to the subregion and county. The sector comprises 7 percent of the city's employment, compared to 19 percent in the subregion and 17 percent in the county. With Long Beach Medical Center just across the city boundary, it is not surprising that this sector does not provide as many jobs in the city's economy.

Figure 9: Employment in Education and Healthcare Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

Local-Serving Sectors

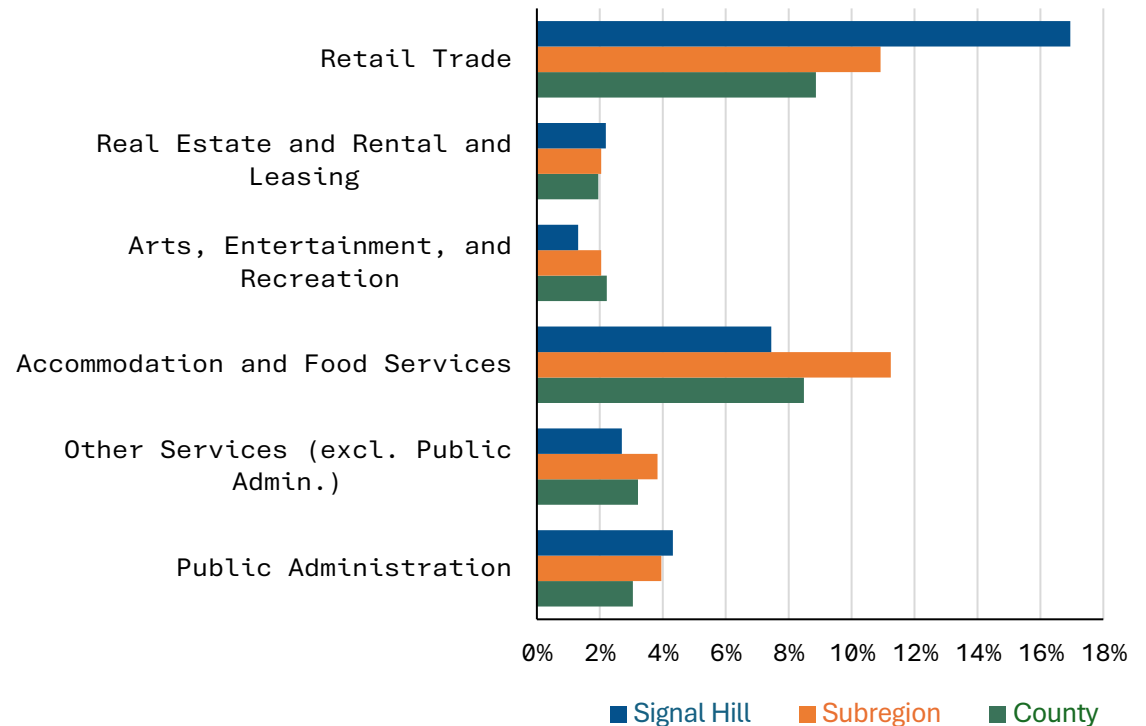
Figure 10 shows the percentage of total employment in each of these sectors.

The most noticeable difference between the local economy and the regional comparisons is that retail trade is the only sector where the city (17 percent) has a share of total employment that is approximately two times higher compared to the subregion (11 percent) and county (9 percent). Between 2003 and 2022, this sector has increased employment by 790 jobs, or 41 percent.

Signal Hill also has a smaller share of jobs in the accommodation and food services sector compared to the subregion but about the same as the county. Given that many of the cities in the subregion border on the ocean and thus likely have many more hotels and restaurants, this result is not surprising.

Relative to the comparison of subregional and county economies, Signal Hill has about the same share of employment real estate and rental and leasing; arts, entertainment, and recreation; other services; and public administration. This suggests that the city is adequately served by these local-serving sectors. It also means that the city may have limited potential to expand existing

Figure 10: Employment in Local-Serving Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

businesses and attract new businesses in these sectors without also increasing the number of households residing in the city.

EMPLOYMENT PROJECTIONS

Demand for commercial and industrial building space is generally driven by economic growth that generates job growth. This section provides employment projections that form the basis for the market-demand analysis in the next section.

Table 5 provides the potential employment growth for each economic sector. The projections represent the potential growth that could occur in Signal Hill given regional growth potential.

The projected employment is based on the rate of growth by economic sector projected by the CA Employment Development Department for Los Angeles County and analysis of the trends in Census Bureau's Longitudinal Employer-Household Dynamics program data for 2003 to 2022 for the city.

The projections reflect both past trends in the local economy as well as the potential for expanded economic and employment growth in sectors in which the subregion is expected to grow but that have not provided as much job growth locally in the past. Thus, the

Table 5: Potential Employment Growth by Economic Sector; Signal Hill; 2025 to 2050

Economic Sector	Employment 2025	Employment Projection 2050	Net Change
Ag., Forestry, Fishing and Hunting	8	7	-1
Mining/Quarrying, and Oil/Gas Extract.	226	197	-29
Utilities	0	0	0
Construction	1,903	2,141	238
Manufacturing	1,256	1,229	-27
Wholesale Trade	753	738	-16
Retail Trade	2,881	4,875	1,994
Transportation and Warehousing	874	644	-231
Information	51	16	-35
Finance and Insurance	213	118	-96
Real Estate and Rental and Leasing	398	794	396
Prof., Scientific, and Tech. Services	1,449	2,369	920
Mgmt. of Companies and Enterprises	232	304	71
Admin. & Support, Waste Mgmt. & Remed.	2,062	1,911	-151
Educational Services	278	670	392
Health Care and Social Assistance	1,147	2,118	970
Arts, Entertainment, and Recreation	224	405	181
Accommodation and Food Services	1,311	2,951	1,641
Other Services	402	226	-176
Public Administration	685	647	-38
Total	15,668	21,712	6,043

Source: PlaceWorks, 2025.

projections should be viewed as the potential for growth, provided that land and facilities are available for such growth, rather than a projection of what will come if nothing changes.

NONRESIDENTIAL BUILDING

Market demand for nonresidential building space is based on the potential growth in employment. The projected job growth is summed for major land use types. The job growth is multiplied by typical employment density for land use types to determine the gross square footage of market demand. An average floor-area ratio (FAR) is applied to convert the building square footage to site acreage. More urban forms of development would require less land area. Table 6 provides the projected potential market demand.

The data in Table 6 do not include the potential employment growth in retail sales and food services, as these are calculated separately in the Retail Sales chapter. Educational services and public administration are also not included as these would be public-sector development projects if additional building space is needed.

Table 6: Potential Market Demand for Nonresidential Building Space; Signal Hill; 2025 to 2050

Land Use	Change in Employment	Average Bldg. Sq. Ft. per Employee	Gross Floor Area, (sq. ft.)	Average FAR	Land Area (acres)
Commercial Services	715	350	250,338	0.25	23.0
Office	1,926	300	577,800	0.35	37.9
Industrial	-216	700	-151,200	0.5	-6.9

Source: PlaceWorks, 2025.

Commercial Services

The analysis finds that there is the potential for economic growth to result in market demand for 250,000 square feet of commercial services building space. This would include office space for personal services, entertainment and recreation, and lodging. These are uses that often co-locate with retail sales and food services.

Offices

The analysis also finds that there is the potential for up to 578,000 square feet of market demand for new office space. However, much of this would be medical office. Currently, Long Beach Memorial has sufficient land area for and plans for medical office development on its campus. While there may be some medical office demand

unrelated to the hospital, it is likely that actual market demand for medical office will be many years in the future.

The employment projections suggest that there is the potential for employment growth in knowledge-based sectors. Typically, this would drive demand for new office space. However, as discussed previously, there is a glut in office space. It will likely be many years for office vacancy rates to decline to a point that developers will be willing to invest in speculative office buildings.

The ready availability of vacant office space can be expected to dampen but not eliminate prospects for build-to-suit offices and for office conversion of industrial buildings. Thus, planning for the OSAs can anticipate some

office development interest, but the planning should not necessarily rely on new offices bringing more daytime population to the OSAs in the short-term. Nonetheless, as the Vast example makes clear, Southern California has a dynamic economy, and one never knows when the next start-up might take off and need space to expand.

Industrial

The job projections suggest that employment in businesses that tend to locate in industrial areas can be expected to decline.

Theoretically, this should facilitate property in the OSAs becoming available for reuse and/or redevelopment.

However, as discussed previously, throughout Southern California, warehousing development has priced other industrial users out of the market, and in some cases is redeveloping functionally obsolete industrial buildings into large-scale warehouses. It is not uncommon for an industrial business needing to expand to relocate to another region or state simply because they cannot find industrial land to accommodate expansion. However, some such businesses may find industrial land or facilities in Signal Hill.

This may be a major challenge to realizing the vision for a central place in Signal Hill; owners of industrial property may not need to reuse or redevelop their property. The low industrial vacancy rate locally suggests that property owners do not face problems in finding new tenants for industrial properties. Planning for the OSAs will need to consider whether densities/intensities and development standards create a financial incentive to property owners to consider alternative land uses.

CONCLUSIONS

Several key issues resulting from the preceding analyses should be considered during the planning for the OSAs.

Housing Types

There appears to be enthusiastic developer interest in building for-sale townhomes in the OSAs. Over time, however, market conditions should improve and multifamily housing—for rent and for-sale—should become financially feasible. After the lucrative early sites are developed for townhomes, developers may need the flexibility to pursue rental and multifamily housing. The zoning should anticipate the realm of housing product types and determine what is and is not in keeping with the vision for the OSAs.

Vertical vs. Horizontal

In envisioning a walkable, experience-oriented central place, mixed-use buildings—several stories of residential over ground-floor retail—often come to mind. However, it may take time for economic conditions to warrant vertical mixed-use (especially if it requires

structured parking). The zoning for the central place should weigh whether horizontal mixed-use that gets developed sooner is more or less desirable than vertical mixed-use that may take longer to materialize.

Where to Put the Retail

The retail market analysis estimates that the market could potentially support a fairly substantial amount of retail development, 433,000 square feet. However, this demand is generally applicable throughout the defined trade area. The zoning for the OSAs should consider how much of the demand should be accommodated in the OSAs and how much should be encouraged elsewhere.

Income Diversity

The trade area that will support retailers and commercial services in the central place has some more affluent households and some less affluent households. Envisioning and planning the central place, as well as future business attraction efforts, will need to weigh how to best serve these groups. For example,

less affluent households may not patronize the retailers that can afford the rent needed to support new retail building construction, especially if it is vertical mixed-use. The analysis identifies some common activities across many of the income-diverse lifestyle groups, such as family and kids' activities, environmental awareness, and sense of fashion and style (though not necessarily the same fashions). If the central place only serves one demographic, then it will not support the full amount of retail building space recommended in the analysis.

Auto Services

Auto service businesses currently operate in the OSAs, and the projected demand for commercial services includes growth in auto service businesses. However, these businesses may be satisfied with occupying older existing buildings rather than paying higher rent needed to support new construction. The zoning for the OSAs should consider to what degree this keeps with the vision for the OSAs.

Business Attraction

While there appears to be consumer spending support for a variety of retailers, the analysis projects very modest growth in arts, entertainment, and recreation. However, these are some of the very uses that can make a central place and vibrant activity center. The City will need to consider how much it can or wants to support business attraction efforts for these types of businesses and organizations.

Offices

The old restaurant adage is that you pay your bills with lunch, you make your profit with dinner. A daytime population will be important for attracting full-service restaurants to the OSAs. However, office uses are probably the longest-term opportunity for the OSAs, barring a successful business startup that is taking off. Planning and zoning for the OSAs will have to weigh how much opportunity to preserve for future office development if it is going to take many years to materialize.

The economic analysis identifies the potential for growth in professional services, but economic conditions are such that new office development will be much more expensive

than office rents are likely to rise, even over the mid-term. Additional consideration should be given to the financial and physical feasibility of adaptive reuse of existing buildings as an interim approach to attracting professional services jobs to the OSA.

APPENDIX

The appendix provides base data and other information used in the analysis and referenced in the preceding sections of the report.

Table A-1: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; Signal Hill; 2009 to 2023

Year	Nominal	Real	Real per Household
2009	698,711,000	990,088,950	237,945
2010	710,597,000	998,620,865	240,226
2011	787,705,000	1,070,110,643	256,806
2012	861,000,000	1,150,979,705	274,959
2013	1,034,828,000	1,363,268,032	324,433
2014	1,334,127,000	1,724,929,706	405,675
2015	1,383,691,299	1,789,563,664	416,371
2016	1,340,174,272	1,721,443,113	400,243
2017	1,327,244,995	1,684,474,042	391,374
2018	1,260,563,133	1,562,082,035	357,047
2019	1,428,206,581	1,746,585,862	396,951
2020	1,411,364,478	1,718,792,044	376,845
2021	1,519,880,618	1,760,424,842	388,015
2022	1,565,777,431	1,668,347,945	365,145
2023	1,425,222,598	1,476,230,107	322,673

Source: PlaceWorks, 2025; Actual taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, *Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average*; Real per household adjusted to January occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

Table A-2: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; 17 South Bay Cities; 2019 to 2023

	2019	2020	2021	2022	2023
Nominal Taxable Retail Sales					
Carson	1,598,512,224	1,438,965,796	1,774,969,247	1,985,602,120	2,028,155,816
El Segundo	614,207,392	546,982,140	669,042,380	830,976,431	939,069,789
Gardena	843,901,754	782,432,022	972,651,139	1,083,995,823	1,075,514,450
Hawthorne	1,235,577,685	1,120,587,164	1,411,262,559	1,600,946,516	1,513,349,475
Hermosa Beach	239,773,379	190,404,948	242,210,867	268,258,320	267,399,539
Inglewood	1,042,698,711	1,011,160,504	1,382,481,104	1,537,256,667	1,523,795,702
Lawndale	233,645,038	205,377,313	245,756,045	284,649,310	269,721,564
Lomita	144,092,312	130,990,408	155,864,713	174,175,646	162,939,395
Long Beach	4,390,811,415	3,908,358,866	4,667,313,822	5,097,643,845	5,106,961,770
Manhattan Beach	682,715,701	528,851,397	669,659,732	762,146,740	780,863,515
Palos Verdes Estates	10,805,743	7,211,893	10,035,145	13,018,855	14,801,681
Rancho Palos Verdes	98,709,338	86,422,253	103,610,200	110,157,157	106,938,330
Redondo Beach	768,945,825	607,131,025	761,254,147	801,887,126	765,644,693
Rolling Hills	119,121	203,249	1,028,219	939,299	926,901
Rolling Hills Estates	95,663,286	78,800,270	104,989,797	118,674,335	122,932,623
Signal Hill	1,428,206,581	1,411,364,478	1,519,880,618	1,565,777,431	1,425,222,598
Torrance	3,321,804,703	2,884,593,361	3,755,419,174	4,066,252,895	3,828,583,328
Total	16,750,190,208	14,939,837,087	18,447,428,908	20,302,358,516	19,932,821,169
Real Taxable Retail Sales (January 2025 Dollars)					
Carson	1,954,856,453	1,752,405,562	2,055,885,126	2,115,674,393	2,100,741,793
El Segundo	751,127,996	666,127,400	774,928,512	885,411,805	972,678,301
Gardena	1,032,026,383	952,863,669	1,126,587,975	1,155,005,921	1,114,006,200
Hawthorne	1,511,015,664	1,364,676,759	1,634,616,323	1,705,820,876	1,567,510,970
Hermosa Beach	293,224,243	231,879,514	280,544,420	285,831,312	276,969,542
Inglewood	1,275,139,641	1,231,414,462	1,601,279,765	1,637,958,850	1,578,331,058
Lawndale	285,729,758	250,113,204	284,650,677	303,296,038	279,374,670
Lomita	176,213,720	159,523,124	180,532,674	185,585,496	168,770,858
Long Beach	5,369,621,763	4,759,689,101	5,405,987,219	5,431,578,884	5,289,735,602
Manhattan Beach	834,908,344	644,047,365	775,643,569	812,073,237	808,809,958

	2019	2020	2021	2022	2023
Palos Verdes Estates	13,214,585	8,782,809	11,623,359	13,871,691	15,331,421
Rancho Palos Verdes	120,713,863	105,247,003	120,008,090	117,373,301	110,765,562
Redondo Beach	940,361,096	739,378,092	881,734,194	854,416,925	793,046,468
Rolling Hills	145,676	247,521	1,190,950	1,000,830	960,074
Rolling Hills Estates	116,988,778	95,964,777	121,606,029	126,448,420	127,332,277
Signal Hill	1,746,585,862	1,718,792,044	1,760,424,842	1,668,347,945	1,476,230,107
Torrance	4,062,309,478	3,512,923,980	4,349,771,374	4,332,623,862	3,965,605,080
Total	20,484,183,304	18,194,076,387	21,367,015,099	21,632,319,786	20,646,199,941
Real Taxable Retail Sales per Household					
Carson	76,320	64,617	75,407	77,358	76,801
El Segundo	105,763	92,840	108,034	122,991	134,608
Gardena	48,821	44,173	52,297	53,327	51,139
Hawthorne	51,712	44,683	53,580	55,764	51,202
Hermosa Beach	30,714	25,076	30,607	30,927	29,982
Inglewood	34,442	32,531	42,303	43,070	41,322
Lawndale	29,628	25,079	28,551	30,366	27,937
Lomita	21,611	19,282	21,854	22,425	20,388
Long Beach	32,353	27,882	31,608	31,486	30,499
Manhattan Beach	59,420	46,643	56,695	58,889	58,848
Palos Verdes Estates	2,669	1,751	2,321	2,762	3,049
Rancho Palos Verdes	7,776	6,676	7,657	7,437	7,022
Redondo Beach	32,451	25,087	30,040	28,977	26,893
Rolling Hills	219	387	1,884	1,569	1,507
Rolling Hills Estates	39,914	31,672	38,827	39,801	39,829
Signal Hill	396,951	376,845	388,015	365,145	322,673
Torrance	72,818	62,006	76,916	76,394	69,813
Total	46,481	40,305	47,341	47,646	45,339

Source: PlaceWorks, 2025; Actual taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, *Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average*; Real per household adjusted to January occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

Table A-3: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; Convenience Goods Trade Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	1,104,144,782	3,179,308,413	(2,075,163,630)
Total retail trade	945,421,529	2,988,163,990	(2,042,742,461)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	198,873,480	1,122,003,314	(923,129,834)
- Automobile dealers	168,413,258	1,083,752,107	(915,338,850)
- Other motor vehicle dealers	13,214,767	6,823,690	6,391,076
- Automotive parts, accessories, and tire stores	17,245,455	31,427,516	(14,182,061)
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	17,199,656	9,333,458	7,866,198
- Furniture stores	9,302,622	3,814,229	5,488,393
- Home furnishings stores	7,897,034	5,519,229	2,377,805
Electronics and Appliance Stores			
Electronics and appliance stores	12,008,613	31,951,828	(19,943,215)
- Household appliance stores	2,785,197	10,733,241	(7,948,044)
- Electronics stores	9,223,416	21,218,587	(11,995,171)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	59,760,052	142,125,528	(82,365,476)
- Building material and supplies dealers	51,557,384	140,287,866	(88,730,483)
- Lawn and garden equipment and supplies stores	8,202,668	1,837,662	6,365,007
Food and Beverage Stores			
Food and beverage stores	127,207,246	156,916,833	(29,709,588)
- Grocery stores	114,391,111	150,014,092	(35,622,981)
- Specialty food stores	3,645,576	2,542,169	1,103,407
- Beer, wine, and liquor stores	9,170,559	4,360,572	4,809,986
Health and Personal Care Stores			
Health and personal care stores	54,290,670	76,316,953	(22,026,283)
Gasoline Stations			
Gasoline stations	86,441,175	92,967,576	(6,526,401)
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	42,246,022	26,919,186	15,326,836
- Clothing stores	29,608,238	21,965,402	7,642,836

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	5,408,267	4,340,893	1,067,374
- Jewelry, luggage, and leather goods stores	7,229,517	612,892	6,616,625
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	14,407,465	7,169,163	7,238,302
- Sport. goods, hobby, and musical instrument stores	12,857,845	6,131,910	6,725,935
- Book stores and news dealers	1,549,620	1,037,253	512,367
General Merchandise Stores			
General merchandise stores	117,532,990	530,833,854	(413,300,864)
- Department stores	7,547,331	9,047,411	(1,500,080)
- Other general merchandise stores	109,985,660	521,786,443	(411,800,784)
Miscellaneous Store Retailers			
Miscellaneous store retailers	22,319,866	50,637,886	(28,318,020)
- Florists	1,096,758	999,690	97,068
- Office supplies, stationery, and gift stores	3,515,272	10,207,109	(6,691,837)
- Used merchandise stores	3,512,467	5,585,162	(2,072,696)
- Other miscellaneous store retailers	14,195,370	33,845,925	(19,650,556)
Non-store Retailers			
Non-store retailers	193,134,294	740,988,409	(547,854,114)
Food Services and Drinking Places			
Food services and drinking places	158,723,253	191,144,423	(32,421,169)
- Drinking places (alcohol/non-alcohol & snack bars)	14,390,065	21,968,527	(7,578,462)
- Full-service restaurants	71,381,984	100,486,810	(29,104,827)
- Limited service restaurants	62,293,558	46,855,331	15,438,227

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-4: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; Comparison Goods Trade Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	8,159,948,257	10,883,903,139	(2,723,954,882)
Total retail trade	6,982,541,701	9,074,943,355	(2,092,401,654)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	1,483,363,960	2,580,131,370	(1,096,767,410)
- Automobile dealers	1,254,777,241	2,459,906,832	(1,205,129,591)
- Other motor vehicle dealers	102,655,733	20,256,722	82,399,010
- Automotive parts, accessories, and tire stores	125,930,986	99,967,815	25,963,171
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	128,856,288	45,761,835	83,094,453
- Furniture stores	69,549,686	24,861,798	44,687,888
- Home furnishings stores	59,306,602	20,900,037	38,406,565
Electronics and Appliance Stores			
Electronics and appliance stores	88,567,949	92,495,672	(3,927,723)
- Household appliance stores	20,620,974	23,058,688	(2,437,714)
- Electronics stores	67,946,976	69,436,984	(1,490,009)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	446,805,293	356,398,160	90,407,133
- Building material and supplies dealers	385,643,170	338,327,769	47,315,401
- Lawn and garden equipment and supplies stores	61,162,123	18,070,390	43,091,733
Food and Beverage Stores			
Food and beverage stores	933,761,644	1,228,255,951	(294,494,306)
- Grocery stores	838,644,200	1,148,140,650	(309,496,450)
- Specialty food stores	26,692,404	32,727,858	(6,035,454)
- Beer, wine, and liquor stores	68,425,040	47,387,442	21,037,598
Health and Personal Care Stores			
Health and personal care stores	399,983,593	358,657,435	41,326,158
Gasoline Stations			
Gasoline stations	630,016,745	542,283,738	87,733,008
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	310,520,435	143,404,210	167,116,225
- Clothing stores	217,552,187	110,571,834	106,980,353

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	39,414,257	21,709,201	17,705,056
- Jewelry, luggage, and leather goods stores	53,553,991	11,123,175	42,430,816
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	106,079,887	62,089,505	43,990,382
- Sport. goods, hobby, and musical instrument stores	94,676,002	53,380,890	41,295,113
- Book stores and news dealers	11,403,885	8,708,616	2,695,269
General Merchandise Stores			
General merchandise stores	863,259,797	848,960,842	14,298,955
- Department stores	55,533,624	50,448,755	5,084,870
- Other general merchandise stores	807,726,173	798,512,088	9,214,085
Miscellaneous Store Retailers			
Miscellaneous store retailers	165,672,551	202,589,857	(36,917,307)
- Florists	8,196,864	5,088,951	3,107,913
- Office supplies, stationery, and gift stores	25,990,586	22,874,709	3,115,877
- Used merchandise stores	26,041,188	47,930,163	(21,888,975)
- Other miscellaneous store retailers	105,443,912	126,696,034	(21,252,122)
Non-store Retailers			
Non-store retailers	1,425,653,559	2,613,914,780	(1,188,261,221)
Food Services and Drinking Places			
Food services and drinking places	1,177,406,557	1,808,959,784	(631,553,228)
- Drinking places (alcohol/non-alcohol & snack bars)	107,220,845	165,949,339	(58,728,494)
- Full-service restaurants	530,225,753	652,322,789	(122,097,036)
- Limited service restaurants	460,674,330	949,483,851	(488,809,521)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-5: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; 15-Minute Drive-Time Context Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	24,759,962,412	33,254,000,366	(8,494,037,954)
Total retail trade	21,147,230,929	27,598,780,510	(6,451,549,582)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	4,526,375,965	6,372,012,889	(1,845,636,924)
- Automobile dealers	3,822,648,487	5,682,285,004	(1,859,636,516)
- Other motor vehicle dealers	323,293,263	265,302,942	57,990,321
- Automotive parts, accessories, and tire stores	380,434,215	424,424,943	(43,990,728)
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	398,878,080	287,020,692	111,857,388
- Furniture stores	215,000,740	147,008,262	67,992,478
- Home furnishings stores	183,877,340	140,012,430	43,864,910
Electronics and Appliance Stores			
Electronics and appliance stores	267,465,763	288,914,521	(21,448,758)
- Household appliance stores	62,586,235	67,724,994	(5,138,759)
- Electronics stores	204,879,528	221,189,527	(16,309,999)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	1,376,327,639	1,127,429,687	248,897,952
- Building material and supplies dealers	1,188,611,035	1,080,282,296	108,328,739
- Lawn and garden equipment and supplies stores	187,716,604	47,147,391	140,569,213
Food and Beverage Stores			
Food and beverage stores	2,799,444,795	3,733,705,077	(934,260,281)
- Grocery stores	2,510,176,866	3,499,121,763	(988,944,897)
- Specialty food stores	79,839,001	82,131,969	(2,292,968)
- Beer, wine, and liquor stores	209,428,928	152,451,345	56,977,584
Health and Personal Care Stores			
Health and personal care stores	1,205,461,866	1,220,504,940	(15,043,075)
Gasoline Stations			
Gasoline stations	1,881,805,352	1,543,653,231	338,152,121
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	942,747,451	1,425,707,861	(482,960,410)
- Clothing stores	661,085,577	980,239,912	(319,154,336)

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	118,633,532	179,345,681	(60,712,149)
- Jewelry, luggage, and leather goods stores	163,028,342	266,122,267	(103,093,925)
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	322,958,478	272,707,739	50,250,739
- Sport. goods, hobby, and musical instrument stores	288,486,599	224,895,724	63,590,875
- Book stores and news dealers	34,471,879	47,812,015	(13,340,136)
General Merchandise Stores			
General merchandise stores	2,600,118,686	3,064,601,039	(464,482,352)
- Department stores	168,694,912	218,872,534	(50,177,622)
- Other general merchandise stores	2,431,423,775	2,845,728,505	(414,304,730)
Miscellaneous Store Retailers			
Miscellaneous store retailers	503,546,912	473,995,605	29,551,307
- Florists	25,298,365	16,514,849	8,783,516
- Office supplies, stationery, and gift stores	79,252,752	71,044,124	8,208,628
- Used merchandise stores	79,171,479	76,161,385	3,010,094
- Other miscellaneous store retailers	319,824,316	310,275,247	9,549,069
Non-store Retailers			
Non-store retailers	4,322,099,942	7,788,527,230	(3,466,427,289)
Food Services and Drinking Places			
Food services and drinking places	3,612,731,483	5,655,219,855	(2,042,488,372)
- Drinking places (alcohol/non-alcohol & snack bars)	330,308,841	492,371,785	(162,062,944)
- Full-service restaurants	1,629,169,566	2,257,305,843	(628,136,277)
- Limited service restaurants	1,409,423,833	2,735,952,983	(1,326,529,150)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-6: Annual Employment by Economic Sector; Signal Hill; 2003 to 2022

Economic Sector	2003	2004	2005	2006	2007	2008	2009
Agriculture, Forestry, Fishing and Hunting	0	1	9	11	15	16	11
Mining/Quarrying, and Oil & Gas Extraction	223	199	247	281	276	296	268
Utilities	11	7	7	9	2	9	10
Construction	1,443	1,561	1,523	1,602	1,791	1,833	1,537
Manufacturing	1,469	1,335	1,199	1,163	1,130	1,221	1,112
Wholesale Trade	795	744	777	814	866	869	819
Retail Trade	1,915	1,961	1,972	1,903	1,841	2,058	1,827
Transportation and Warehousing	1,713	1,707	1,664	1,428	1,418	1,346	1,074
Information	110	157	59	43	58	65	28
Finance and Insurance	1,652	1,375	1,202	936	687	615	582
Real Estate and Rental and Leasing	186	178	180	177	140	152	159
Prof., Scientific, and Technical Services	634	718	800	830	822	791	815
Management of Companies and Enterprises	123	123	115	118	133	137	150
Admin. & Support, Waste Mgmt. & Remediation	2,080	1,438	1,458	1,257	980	1,036	1,400
Educational Services	109	110	121	168	224	299	316
Health Care and Social Assistance	374	410	382	382	503	563	565
Arts, Entertainment, and Recreation	36	31	33	31	20	17	38
Accommodation and Food Services	250	267	301	304	347	361	374
Other Services	668	585	597	656	595	602	560
Public Administration	167	165	145	155	151	162	152
Total All Jobs	13,958	13,072	12,791	12,268	11,999	12,448	11,797

Table A-6 continued

Economic Sector	2010	2011	2012	2013	2014	2015	2016
Agriculture, Forestry, Fishing and Hunting	13	12	0	13	7	5	4
Mining/Quarrying, and Oil & Gas Extraction	389	378	317	361	419	305	237
Utilities	31	3	6	6	6	0	0
Construction	1,383	1,459	1,376	1,362	1,533	1,522	1,515
Manufacturing	1,106	1,039	1,159	1,134	1,184	1,232	1,288
Wholesale Trade	953	733	745	755	756	703	731
Retail Trade	1,971	1,935	2,088	2,358	2,530	2,600	2,458
Transportation and Warehousing	1,190	929	925	933	952	1,004	1,143
Information	36	31	37	44	48	60	48
Finance and Insurance	567	483	634	630	637	467	375
Real Estate and Rental and Leasing	136	333	359	341	376	419	350
Prof., Scientific, and Technical Services	771	968	1,111	1,222	894	907	1,019
Management of Companies and Enterprises	150	218	247	247	248	252	269
Admin. & Support, Waste Mgmt. & Remediation	1,384	1,528	1,692	1,674	2,044	2,649	2,232
Educational Services	283	547	462	464	353	551	741
Health Care and Social Assistance	630	670	747	936	887	788	813
Arts, Entertainment, and Recreation	50	58	75	42	46	63	81
Accommodation and Food Services	382	348	425	504	543	830	841
Other Services	509	468	512	419	487	495	560
Public Administration	220	150	158	154	156	149	166
Total All Jobs	12,154	12,290	13,075	13,599	14,106	15,001	14,871

Table A-6 continued

Economic Sector	2017	2018	2019	2020	2021	2022
Agriculture, Forestry, Fishing and Hunting	7	7	3	8	12	8
Mining/Quarrying, and Oil & Gas Extraction	230	211	194	272	177	229
Utilities	0	0	0	1	0	0
Construction	1,585	1,612	1,719	1,582	1,886	1,874
Manufacturing	1,321	1,335	1,333	1,213	1,130	1,259
Wholesale Trade	702	733	692	857	793	755
Retail Trade	2,650	2,670	2,624	2,628	2,646	2,705
Transportation and Warehousing	1,003	945	1,031	1,093	1,070	907
Information	34	58	54	27	46	59
Finance and Insurance	359	250	251	281	266	307
Real Estate and Rental and Leasing	366	347	380	315	375	350
Prof., Scientific, and Technical Services	1,153	1,313	1,376	1,342	1,225	1,366
Management of Companies and Enterprises	242	284	269	246	177	225
Admin. & Support, Waste Mgmt. & Remediation	1,818	1,689	1,735	1,617	1,485	2,081
Educational Services	731	522	752	247	303	250
Health Care and Social Assistance	1,135	1,142	966	766	836	1,066
Arts, Entertainment, and Recreation	122	117	165	152	177	209
Accommodation and Food Services	1,302	1,263	1,400	1,137	955	1,189
Other Services	514	507	395	350	373	431
Public Administration	162	171	160	371	301	690
Total All Jobs	15,436	15,176	15,499	14,505	14,233	15,960

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

Figure A-1: Tapestry Segmentation Descriptions for the Ten Most Common Segments; Comparison Goods Trade Area; 2025



LifeMode Group: Upscale Avenues

Pleasantville

2B

Households: 2,718,100

Average Household Size: 2.88

Median Age: 42.6

Median Household Income: \$92,900

WHO ARE WE?

Prosperous domesticity best describes the settled denizens of *Pleasantville*. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.

OUR NEIGHBORHOOD

- Suburban periphery of large metropolitan areas, primarily in Middle Atlantic or Pacific states.
- Most homes owned (and mortgaged) (Index 146).
- Households composed of older married-couple families, more without children under 18, but many with children over 18 years (Index 141).
- Older, single-family homes: two-thirds built before 1970, close to half from 1950 to 1969.
- One of the lowest percentages of vacant housing units at 4.5% (Index 39).
- Suburban households with three or more vehicles and a longer travel time to work (Index 132).

SOCIOECONOMIC TRAITS

- Education: 66% college educated, 37% with a bachelor's degree or higher.
- Higher labor force participation rate at 67% (Index 107); higher proportion of households with two or more workers (Index 118).
- Many professionals in finance, information/technology, education, or management.
- Median household income denotes affluence, with income primarily from salaries and also from investments (Index 130) or Social Security (Index 106) and retirement income (Index 122).
- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, internet, TV).



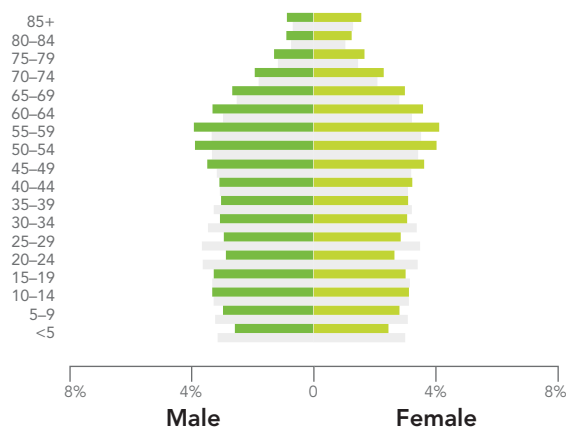
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: **42.6** US: 38.2

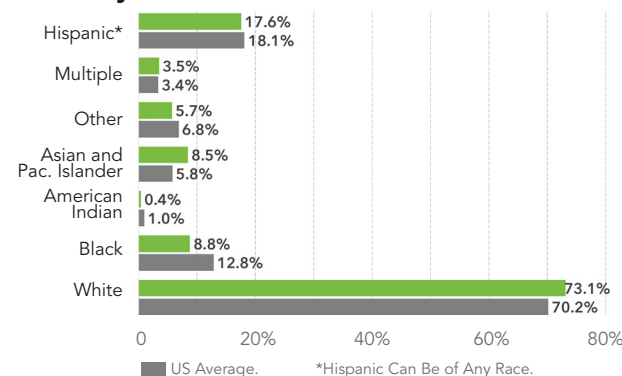
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **61.0** US: 64.0



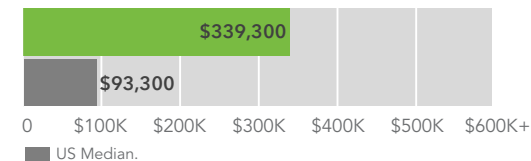
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

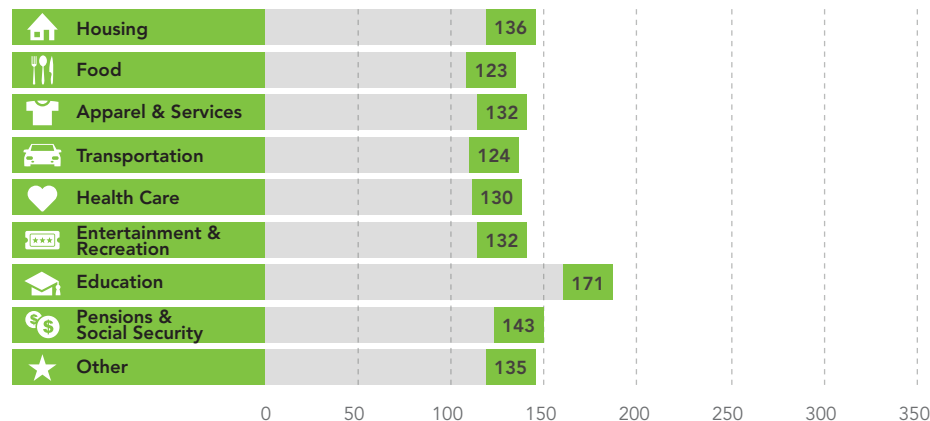


Median Net Worth



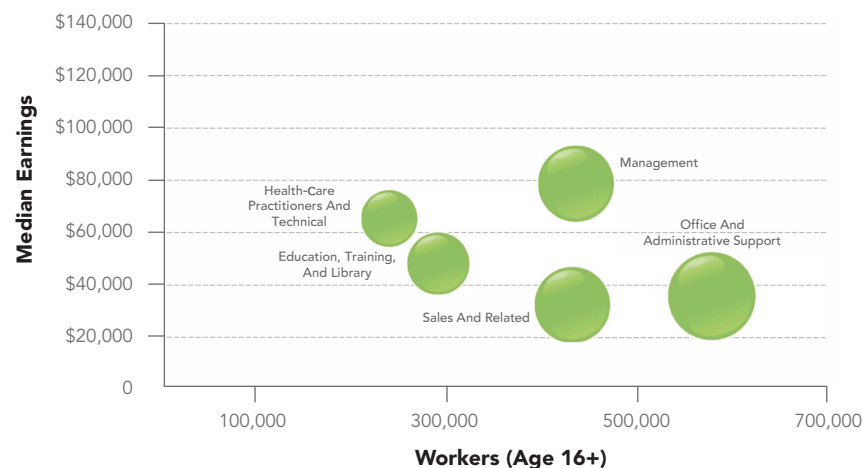
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer imported SUVs, serviced by a gas station or car dealer.
- Invest in conservative securities and contribute to charities.
- Work on home improvement and remodeling projects, but also hire contractors.
- Have bundled services (TV/internet/phone).
- Access the internet via fiber optics or cable modem or on a newer computer to pay bills, make purchases, and track investments.
- Subscribe to premium channels (HBO, Showtime, or Starz) and use video-on-demand to watch TV shows and movies.
- Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.

HOUSING

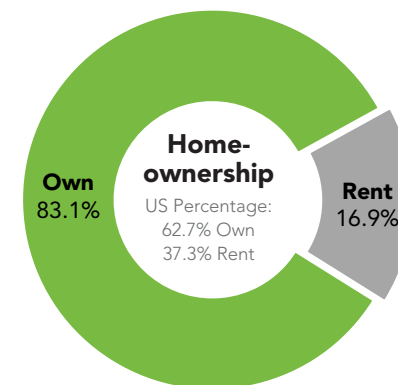
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

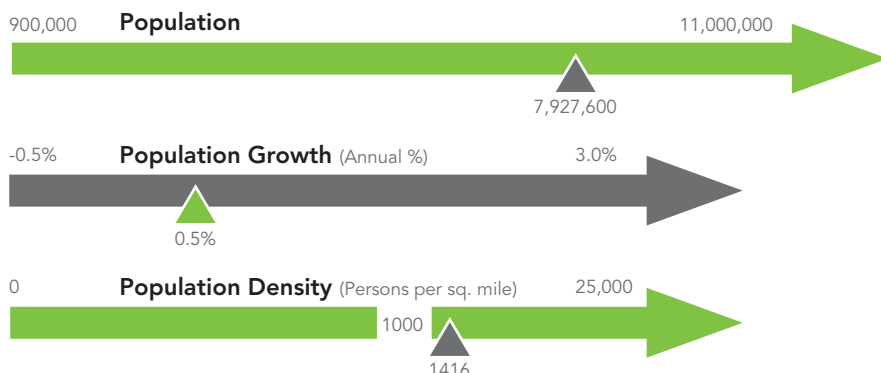
Median Value:
\$382,000

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

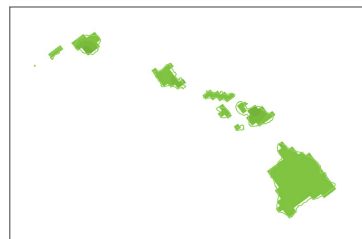
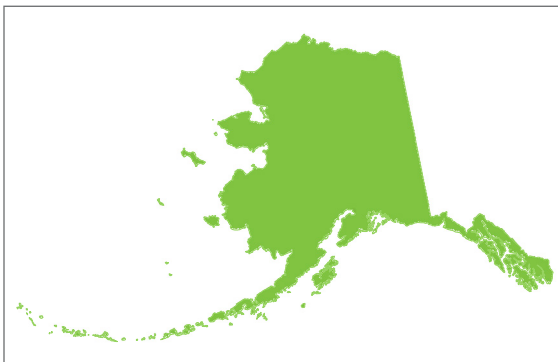
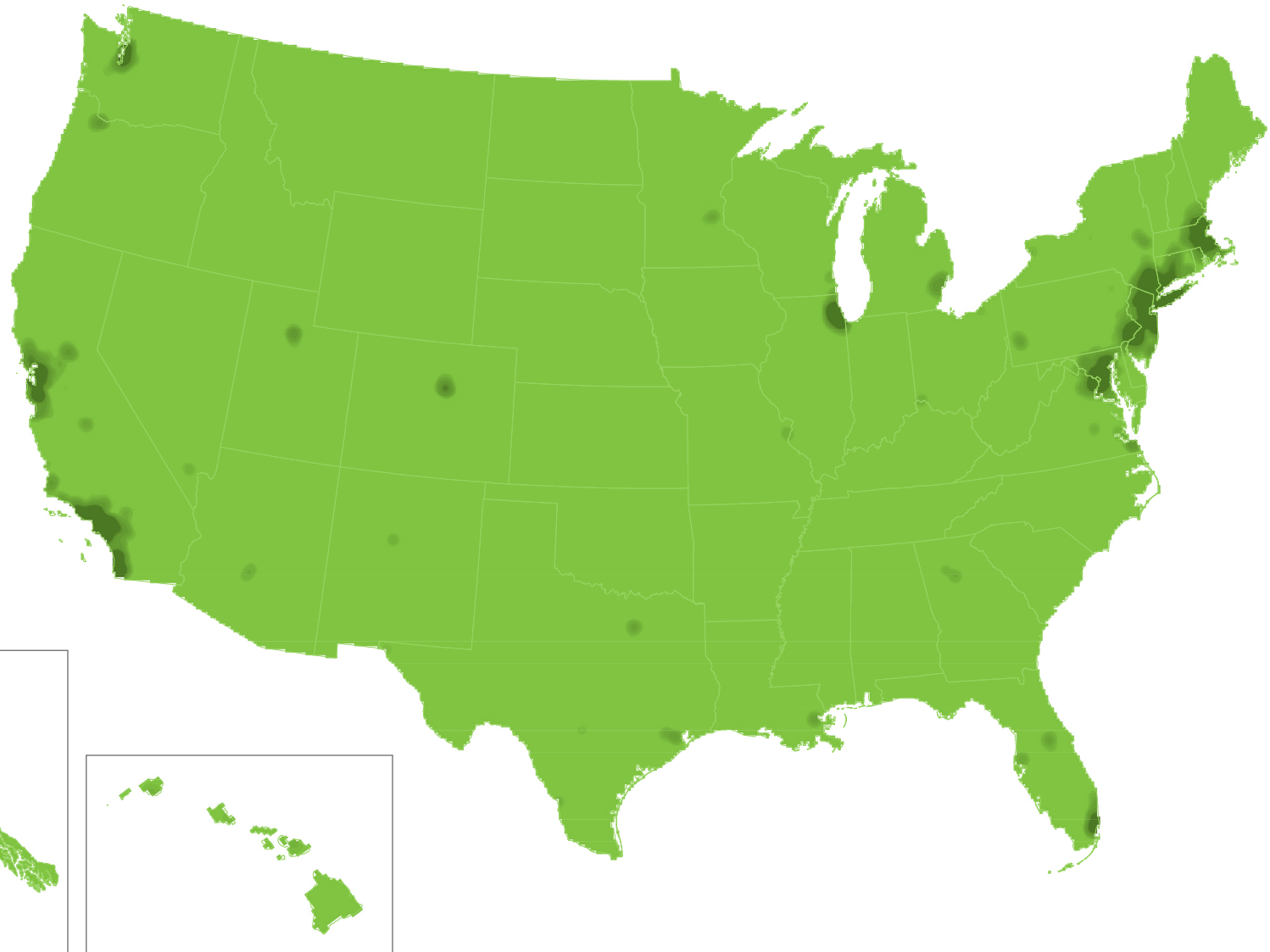
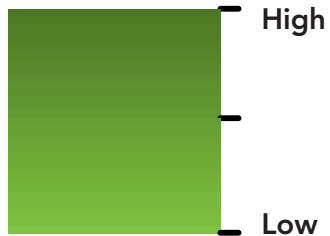
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Pleasantville* Tapestry Segment by households.





LifeMode Group: Next Wave

Fresh Ambitions

13D

Households: 794,600

Average Household Size: 3.17

Median Age: 28.6

Median Household Income: \$26,700

WHO ARE WE?

These young families, many of whom are recent immigrants, focus their life and work around their children. *Fresh Ambitions* residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.

OUR NEIGHBORHOOD

- Reside in mostly row houses or 2–4 unit buildings; many were built before 1950, located in major urban cities.
- Predominantly renters; average gross rent is a little below the US average.
- Most households have at least one vehicle, and commuters drive alone to work. Walking to work or taking public transportation is common too.
- Nearly half of the households have children of all ages and are composed of more single-parent than married-couple families. There are more than three persons per household; the proportion of multigenerational families is twice that of the US.

SOCIOECONOMIC TRAITS

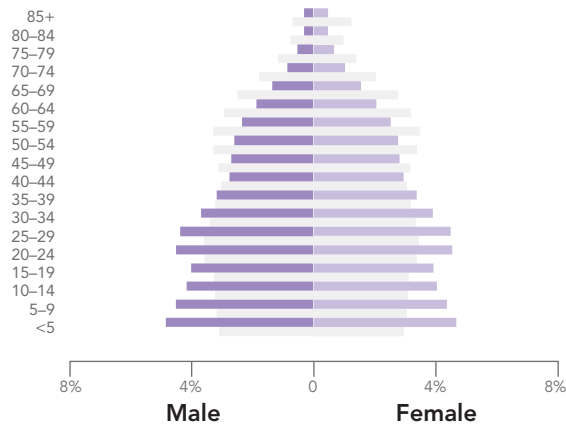
- Nearly one in four is foreign-born.
- Supporting large families, many earners will take on overtime work when possible.
- One in three has earned a high school diploma.
- Price-conscious consumers that budget for fashion, not branding. However, parents are happy to spoil their brand-savvy children.
- When traveling, seek out discount fares over convenience.



AGE BY SEX (Esri data)

Median Age: 28.6 US: 38.2

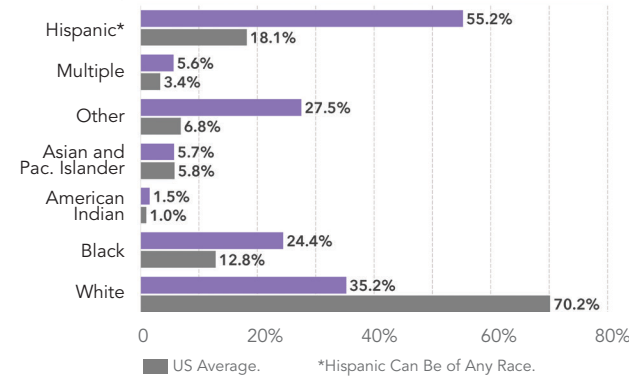
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 90.6 US: 64.0



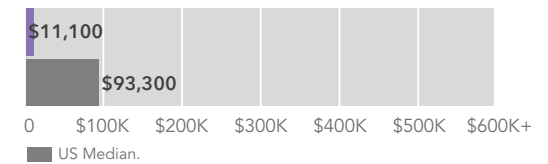
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

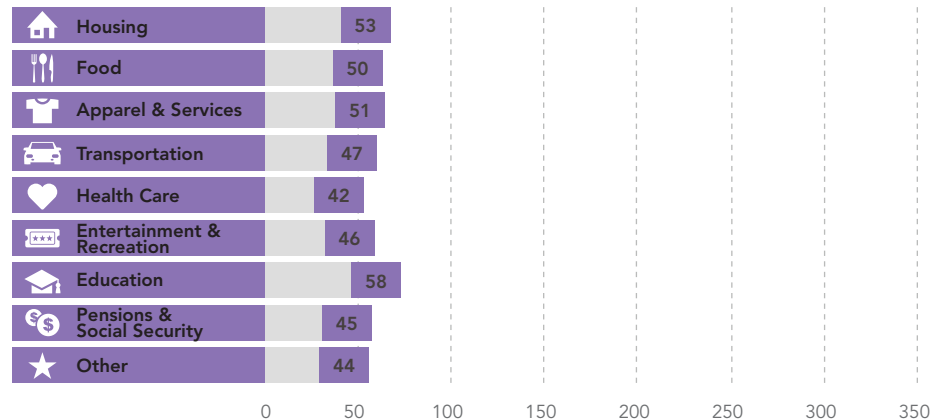


Median Net Worth



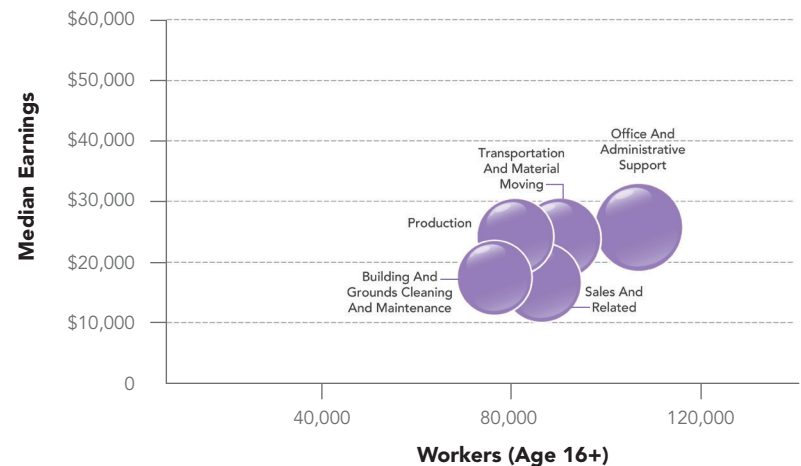
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Young families are the focus; *Fresh Ambitions* residents must budget for baby food and disposable diapers. Baby and parenthood magazines are their chosen reading material.
- These young, newly established residents own cell phones, not landlines.
- Almost half of all households can access the internet via home PC; Spanish-language web sites and downloading video games and music are popular.
- Nearly half of all households subscribe to a cable service; Spanish TV networks, BET, and children's shows are popular.
- Half of all residents have owned or used a credit or debit card within the past year. Nearly a third maintain a savings account. When possible, money is often wired to family abroad.

HOUSING

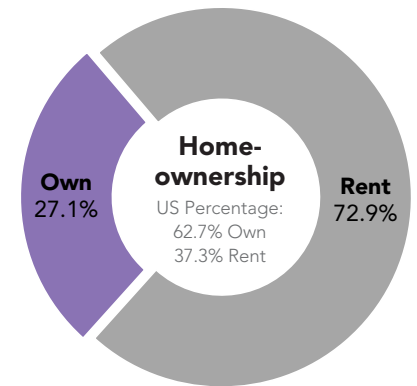
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

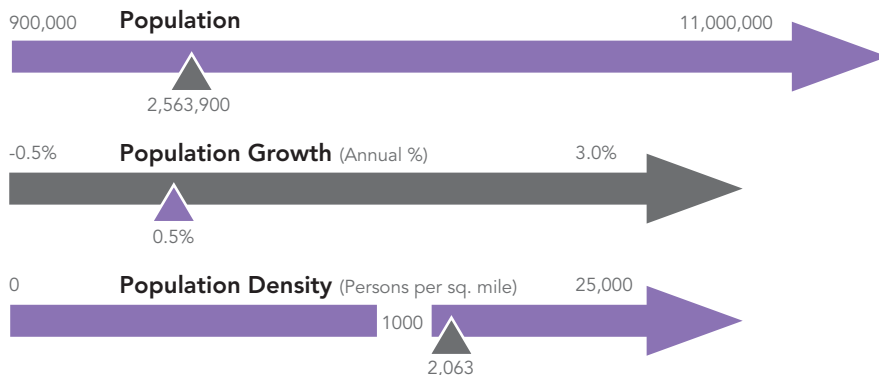
Average Rent:
\$857

US Average: \$1,038



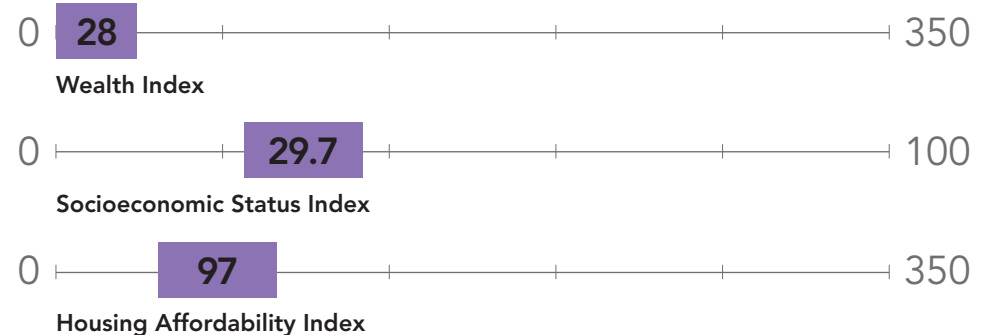
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

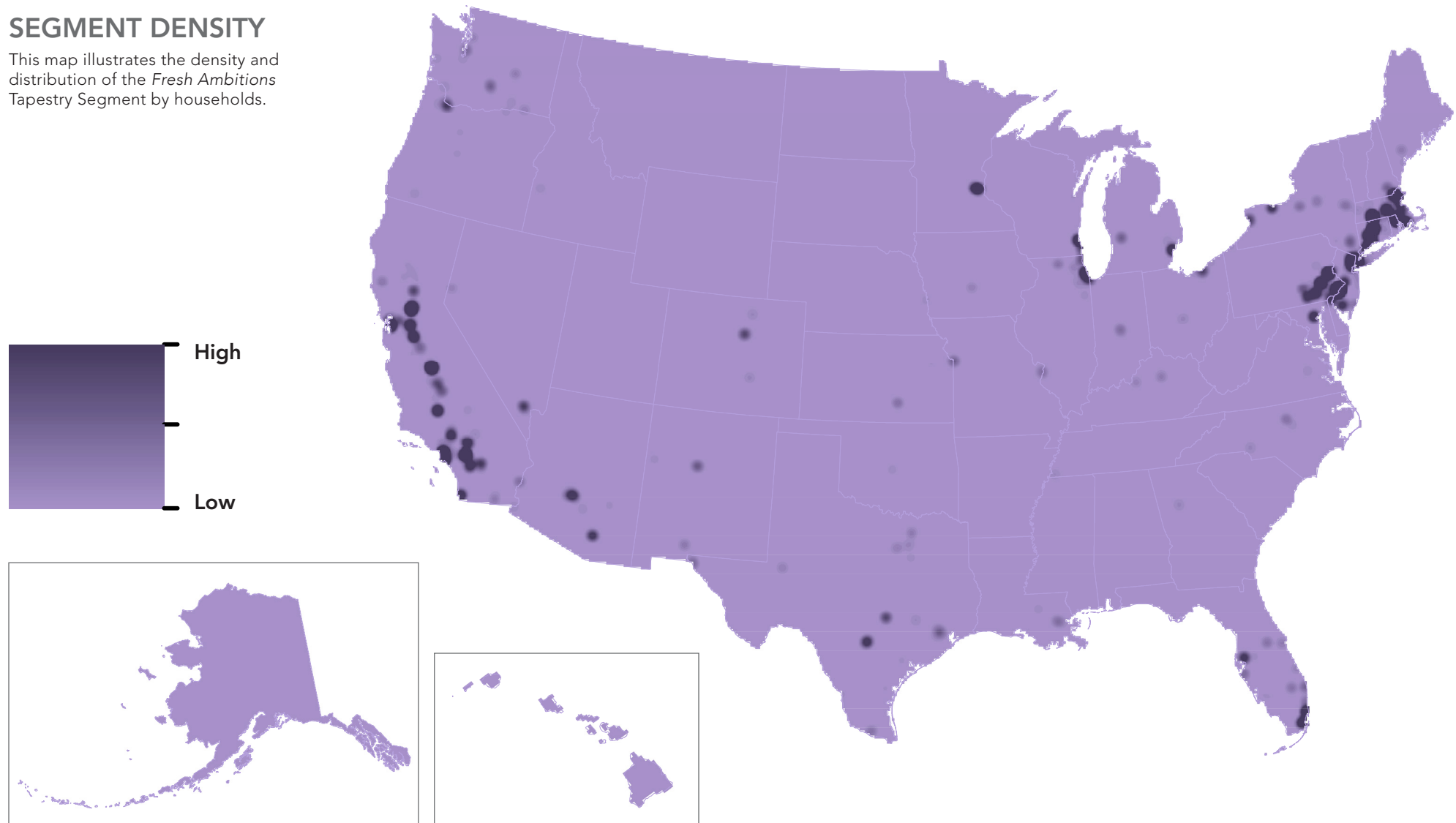
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Fresh Ambitions* Tapestry Segment by households.





LifeMode Group: Sprouting Explorers

Urban Villages

7B

Households: 1,319,200

Average Household Size: 3.78

Median Age: 34.0

Median Household Income: \$62,300

WHO ARE WE?

Urban Villages residents are multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones but more likely to shop in person. Their favorite stores are Costco or Trader Joe's, Target or Macy's.

OUR NEIGHBORHOOD

- Older homes (most built before 1970) are found in the urban periphery of large metropolitan markets.
- Married couples with children and grandparents; many households are multigenerational (Index 322). Average household size is 3.78.
- Homes are older, primarily single family, with a higher median value of \$325,100 (Index 157) and a lower vacancy rate of 4.7%.

SOCIOECONOMIC TRAITS

- This market includes recent immigrants (Index 277) with some language barriers (index 289).
- Education: more than half the population aged 25 or older have a high school diploma or some college.
- Labor force participation rate higher than the US.
- Brand conscious but not necessarily brand loyal; open to trying new things.
- Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- Comfortable with technology and interested in the latest innovations.



AGE BY SEX (Esri data)

Median Age: **34.0** US: 38.2

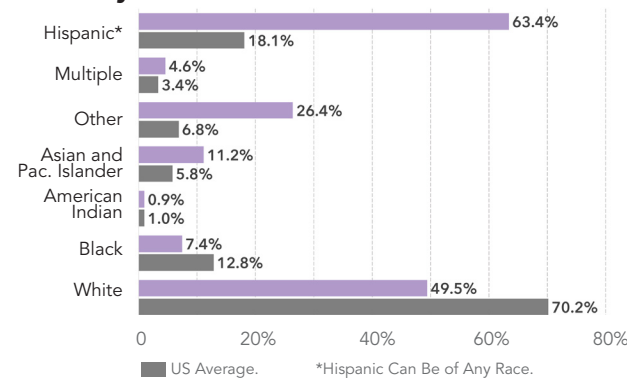
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **86.0** US: 64.0



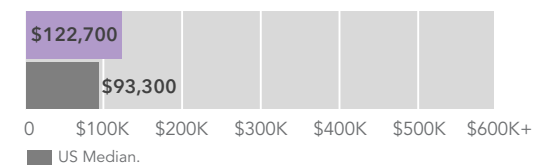
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

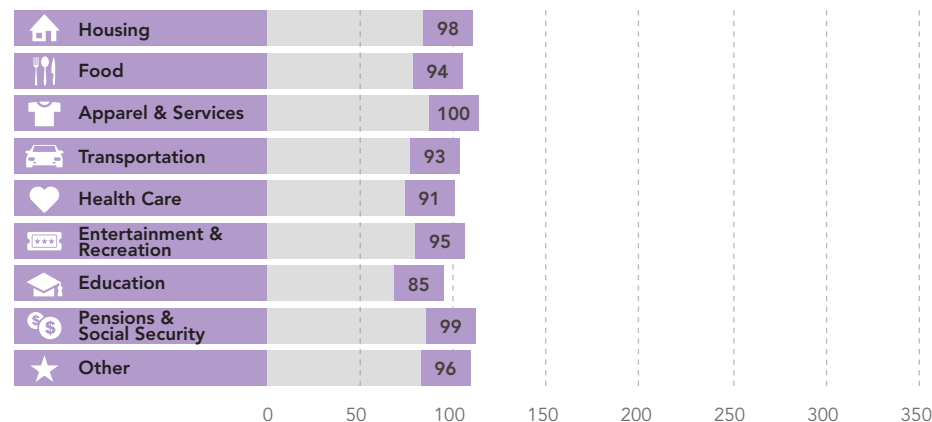


Median Net Worth



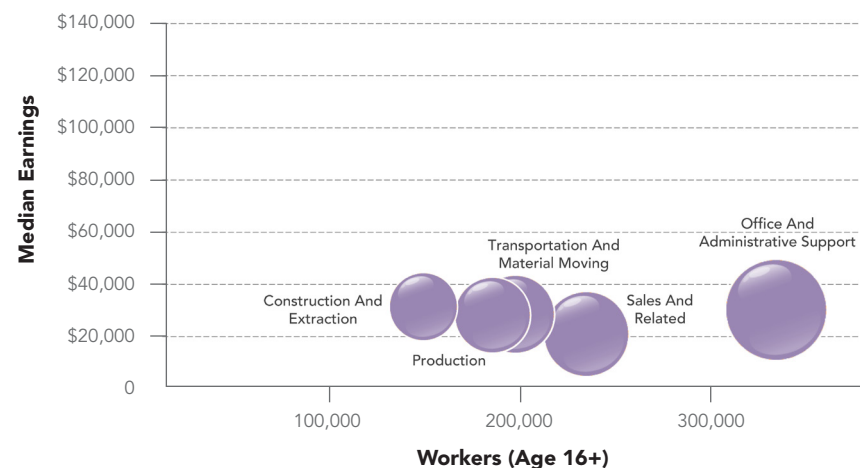
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Fashion matters to *Urban Villages* residents, who spend liberally on new clothes for the whole family.
- Saving is more limited than spending in this young market.
- They carry credit cards, but banking is basic. They are likely to pay bills in person or online.
- Media preferences vary.
- Leisure includes family activities like going to water parks, theme parks, watching movies, and gardening, plus sports like soccer and basketball.

HOUSING

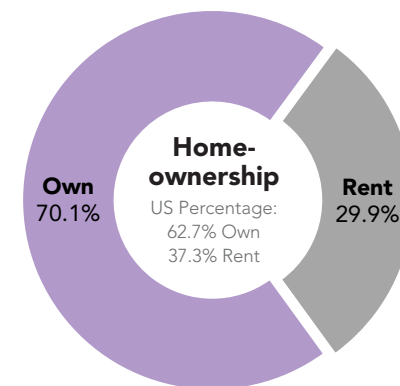
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

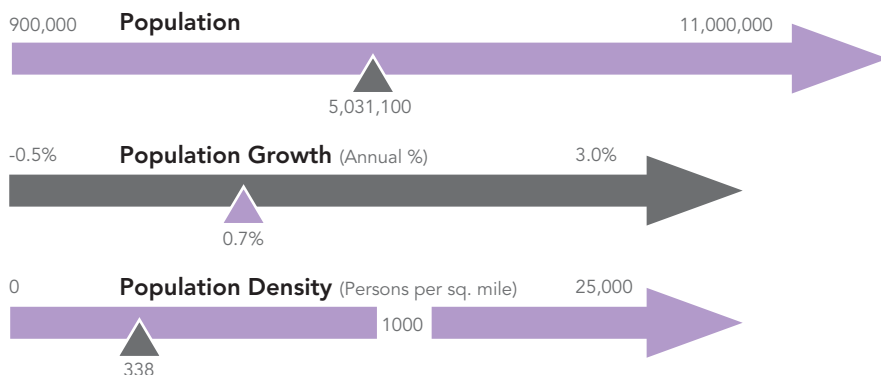
Median Value:
\$325,100

US Median: \$207,300



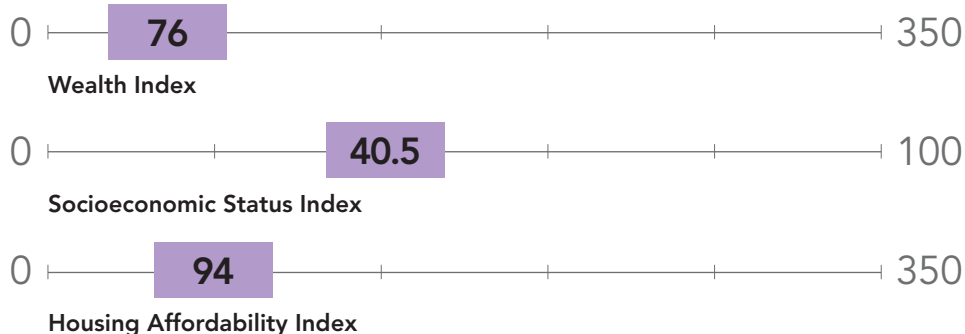
POPULATION CHARACTERISTICS

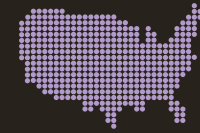
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

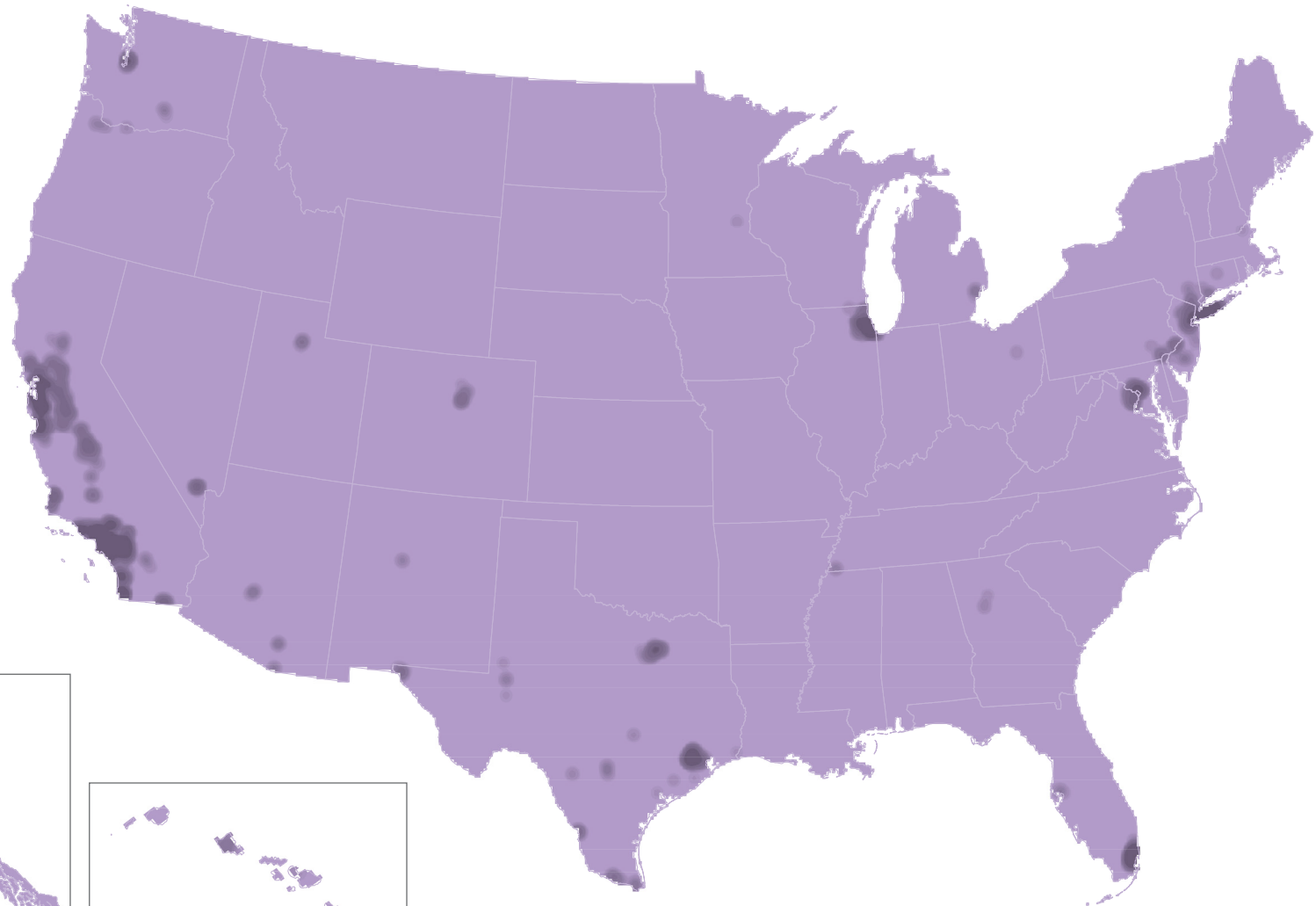
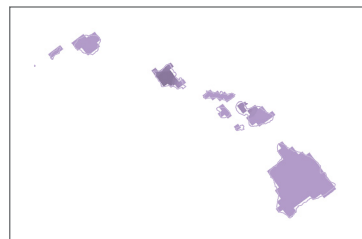
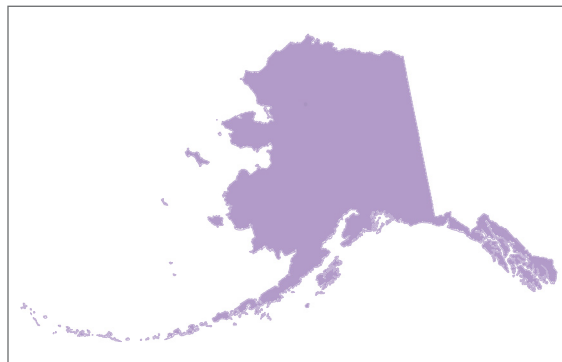
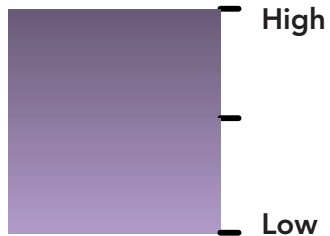
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Urban Villages* Tapestry Segment by households.





LifeMode Group: Middle Ground

City Lights

8A

Households: 1,813,400

Average Household Size: 2.59

Median Age: 39.3

Median Household Income: \$69,200

WHO ARE WE?

City Lights is a densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, single-family homes and townhomes, midrise and high-rise apartments, these neighborhoods are racially and ethnically diverse. Many residents have completed some college or have a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

OUR NEIGHBORHOOD

- More than half of the homes are single-family residences or townhomes.
- Tenure is 50-50: about half of households are owned and half are rented. Median home value (Index 185) and average gross rent (Index 129) exceed US values.
- Households include families, both married couples and single parents, as well as singles. The distribution is similar to the US, with slightly more single-person households (Index 109).
- Housing is older in this market: nearly two out of three homes were built before 1970.
- Most households own one vehicle, but public transportation is still a necessity for daily commutes.

SOCIOECONOMIC TRAITS

- *City Lights* residents earn above-average incomes, but lag the nation in net worth.
- Labor force participation exceeds the US average (Index 108). Residents work hard in professional and service occupations but also seek to enjoy life.
- These consumers save for the future, often to achieve their dream of homeownership. They often engage in discussion about financial products and services among their peers. They earn dividend incomes from their portfolios but steer away from risky investments.
- These consumers are price savvy but will pay for quality brands they trust.
- Residents stand by their belief in equal opportunity.
- Attuned to nature and the environment, and when they can, purchase natural products.



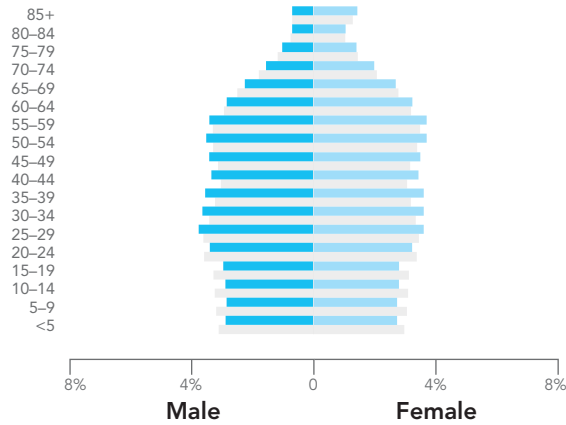
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: 39.3 US: 38.2

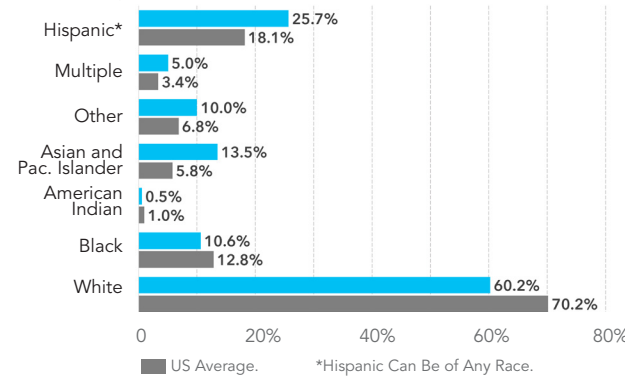
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

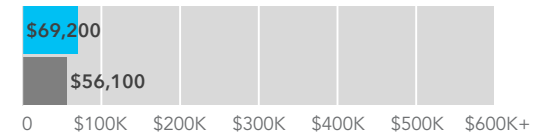
Diversity Index: 75.8 US: 64.0



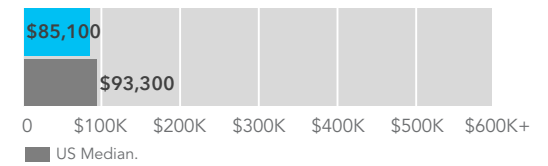
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

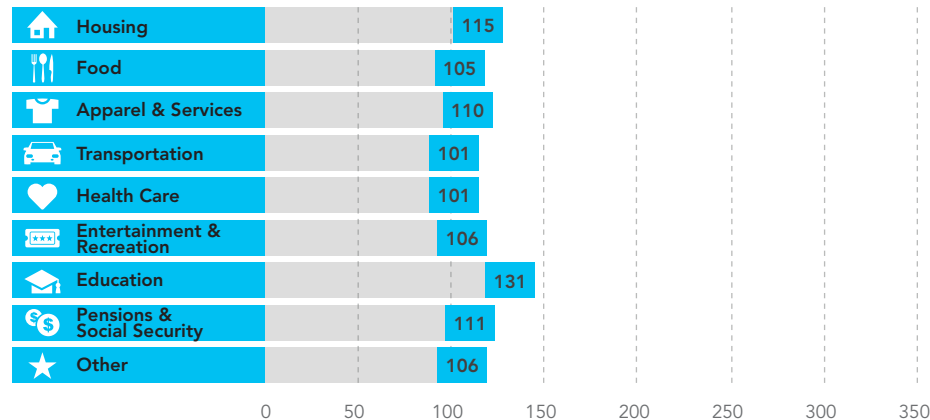


Median Net Worth



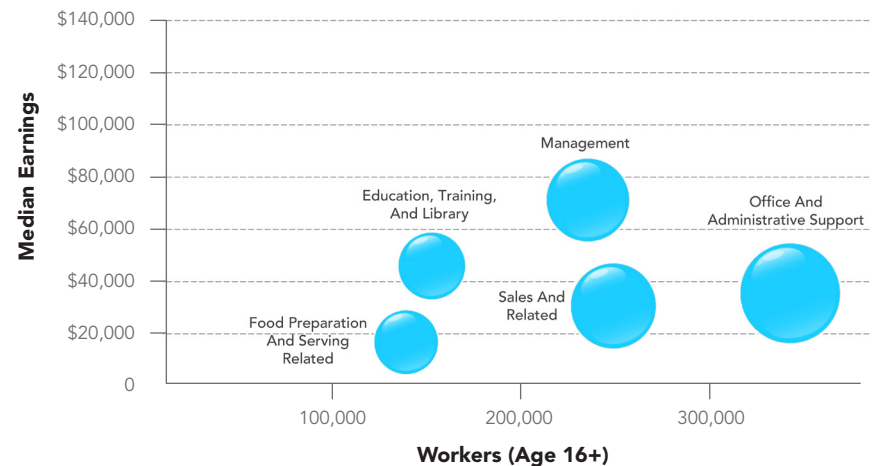
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Marshalls, Target, or Bed Bath & Beyond.
- Residents are traditional in many ways. They prefer to bank in person but are increasingly paying their bills online. They rarely carry a credit card balance but occasionally buy on credit.
- Most residents have high-speed internet access at home and use their computers for basic browsing and some shopping. Although most still own landlines, they use their cell phones frequently from news to entertainment to redeeming mobile coupons.
- These are health-conscious consumers, who purchase vitamins, low-sodium foods, and spend 7+ hours exercising per week.
- Their taste in music is varied, typically rhythmic, contemporary, urban, and even R&B music, listening at home and during their daily commutes.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



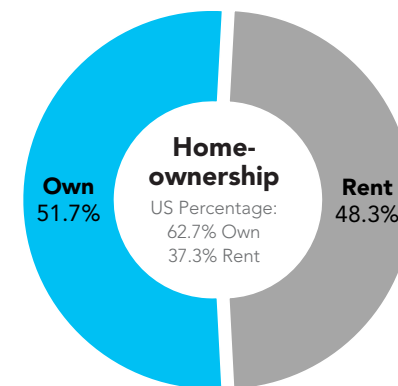
Typical Housing:

Multis; Single Family

Median Value:

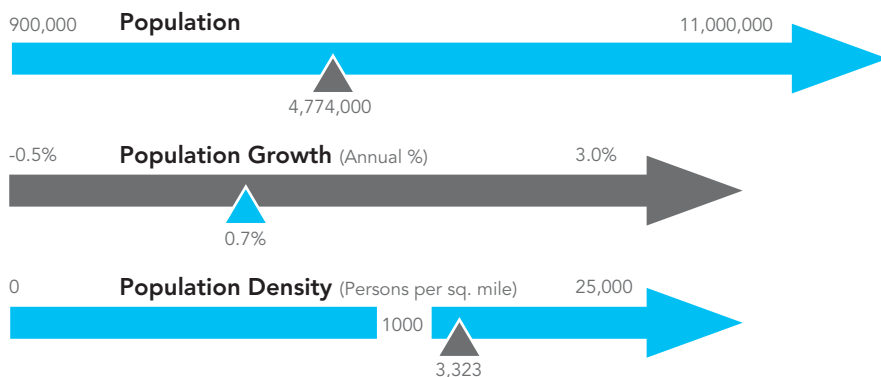
\$383,400

US Median: \$207,300



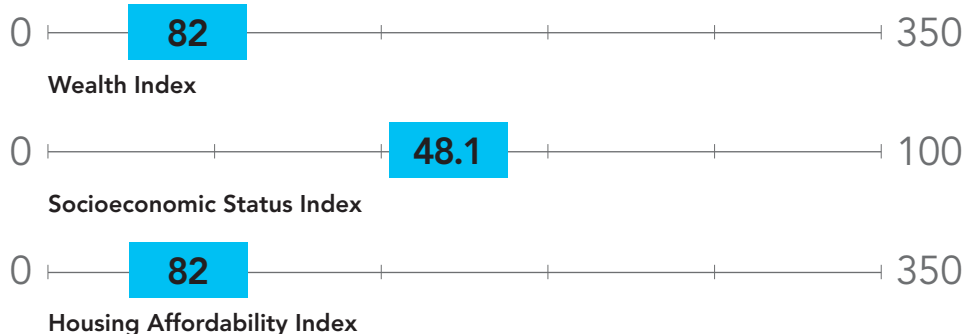
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



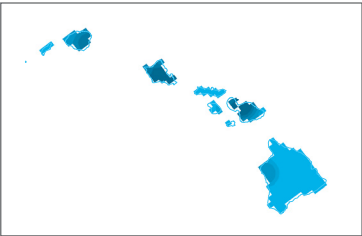
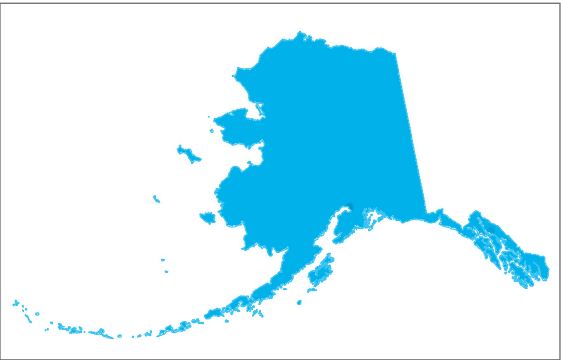
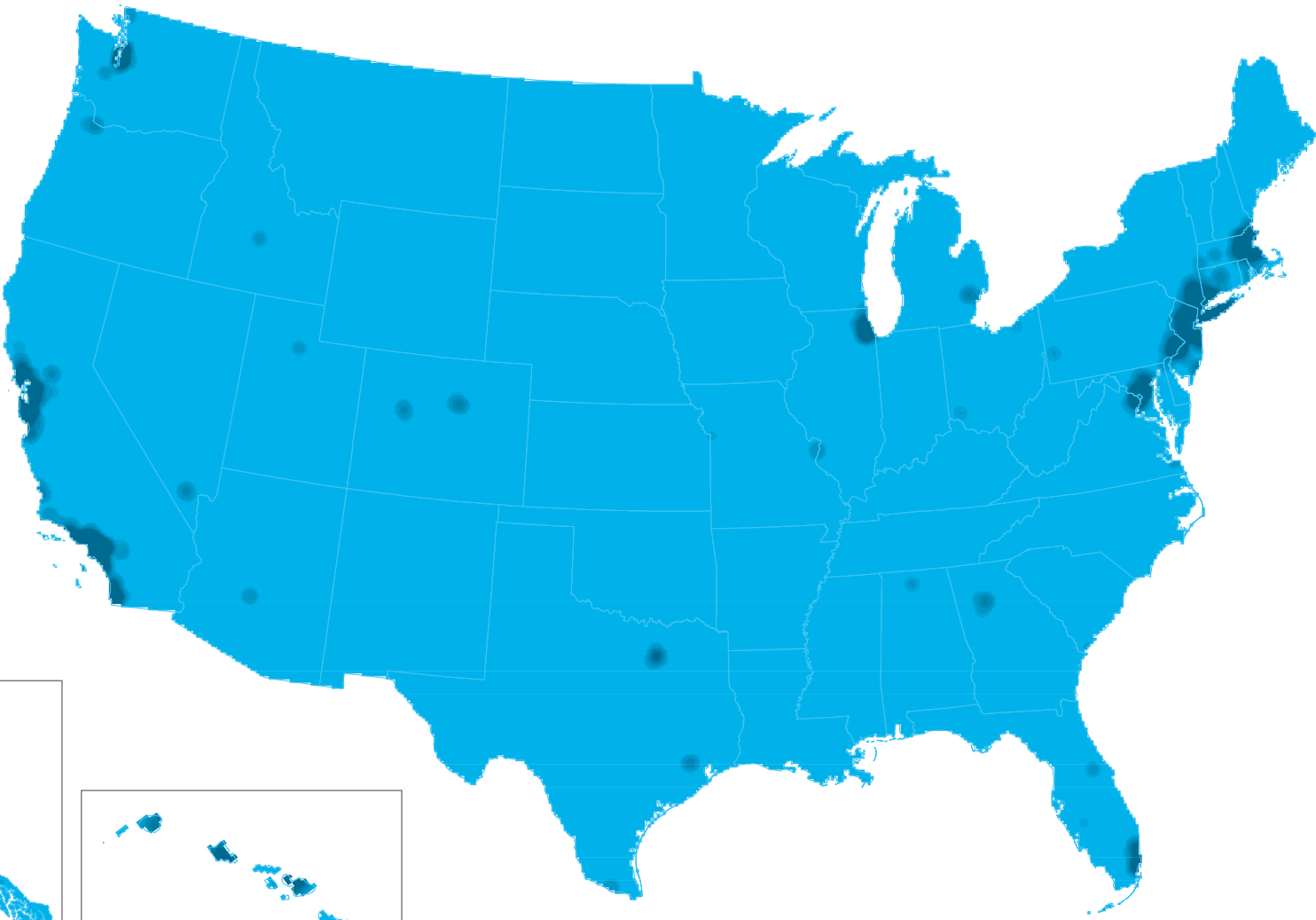
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *City Lights* Tapestry Segment by households.





LifeMode Group: Next Wave

Diverse Convergence

13A

Households: 1,528,100

Average Household Size: 3.07

Median Age: 32.8

Median Household Income: \$46,500

WHO ARE WE?

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; nearly one in four households is linguistically isolated. Young families renting apartments in older buildings dominate this market; about one-quarter of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white-collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. Residents visit Spanish-language websites, watch programs on Spanish TV networks, and listen to Hispanic music.

OUR NEIGHBORHOOD

- Densely settled urban periphery of large metropolitan areas, East and West Coasts.
- Young family market: 41% of families with children (married couple or single parent), plus married couples without children and a notable proportion of multigenerational households (Index 174).
- Approximately 76% of householders live in multiunit apartment buildings, 30% in two and four unit structures (Index 372).
- Majority of apartments built before 1970 (65%), 29% built before 1940 (Index 223).
- One of two vehicles for two-thirds of households; 22% have no vehicle (Index 243).

SOCIOECONOMIC TRAITS

- Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English.
- 27% have no high school diploma (Index 210); 28% have a high school diploma only (Index 103).
- Labor force participation rate is 67% and higher than the US average.
- Hardworking consumers, striving to get ahead; style matters to them.
- Preserving the environment and being in tune with nature are very important.
- Media used most often is the internet.

AGE BY SEX (Esri data)

Median Age: **32.8** US: 38.2

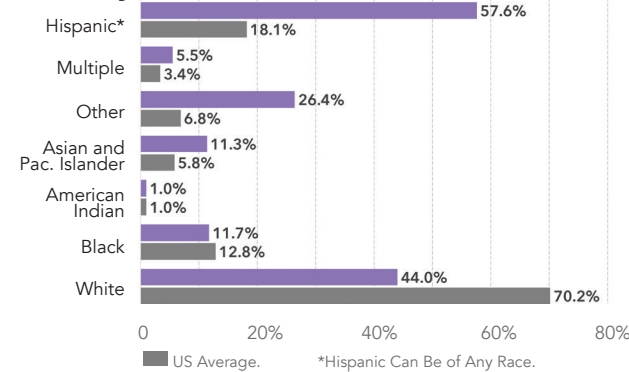
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **88.7** US: 64.0



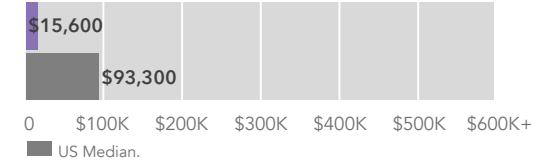
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

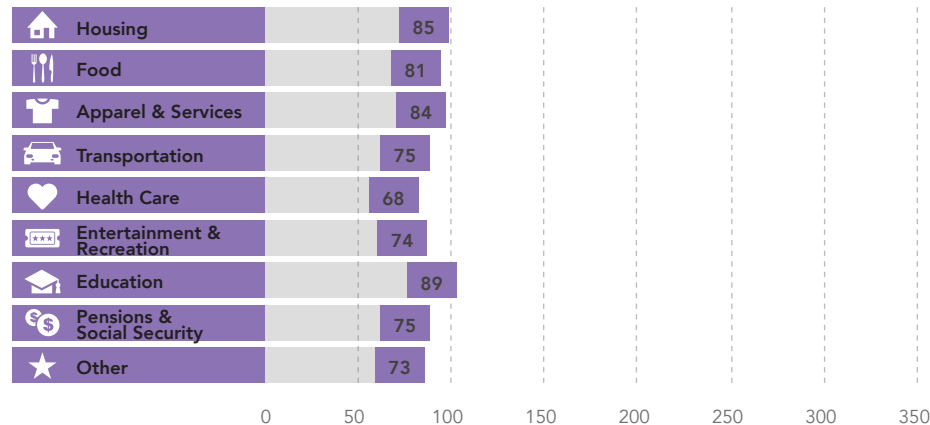


Median Net Worth



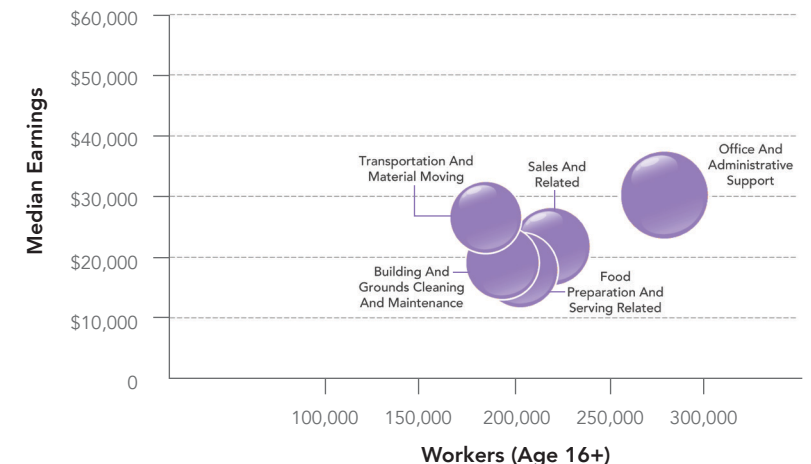
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Limited funds to invest in retirement savings plans, stocks, or bonds.
- Shop for groceries at warehouse and club stores, as well as specialty markets.
- Read baby magazines and purchase baby products.
- Family activities include visiting theme parks, going to the beach, playing soccer and basketball, and going out for fast food.
- Use the internet to visit Spanish-language websites and download music, access social media sites, watch movies, and play games.
- Watch programs on children's channels and on Spanish TV networks.
- Listen to Spanish and Latin music on cell phones or on the radio at home.

HOUSING

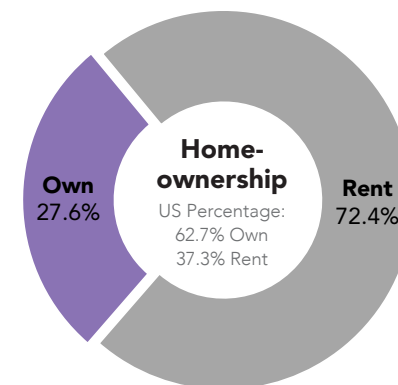
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



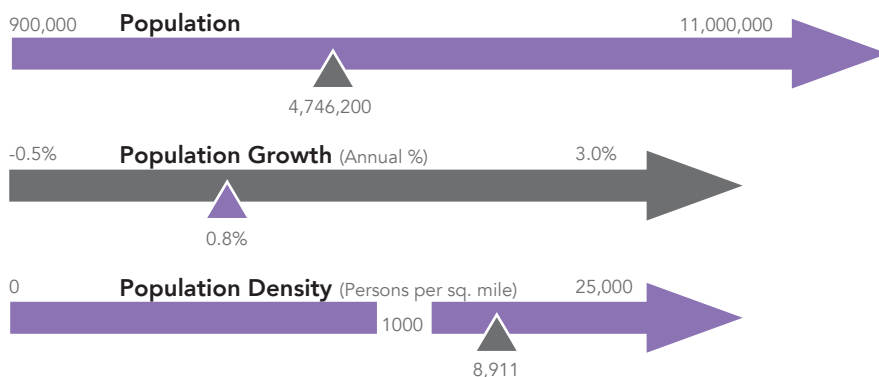
Typical Housing:
High-Density Apartments;
Single Family

Average Rent:
\$1,191

US Average: \$1,038

**POPULATION CHARACTERISTICS**

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.

**ESRI INDEXES**

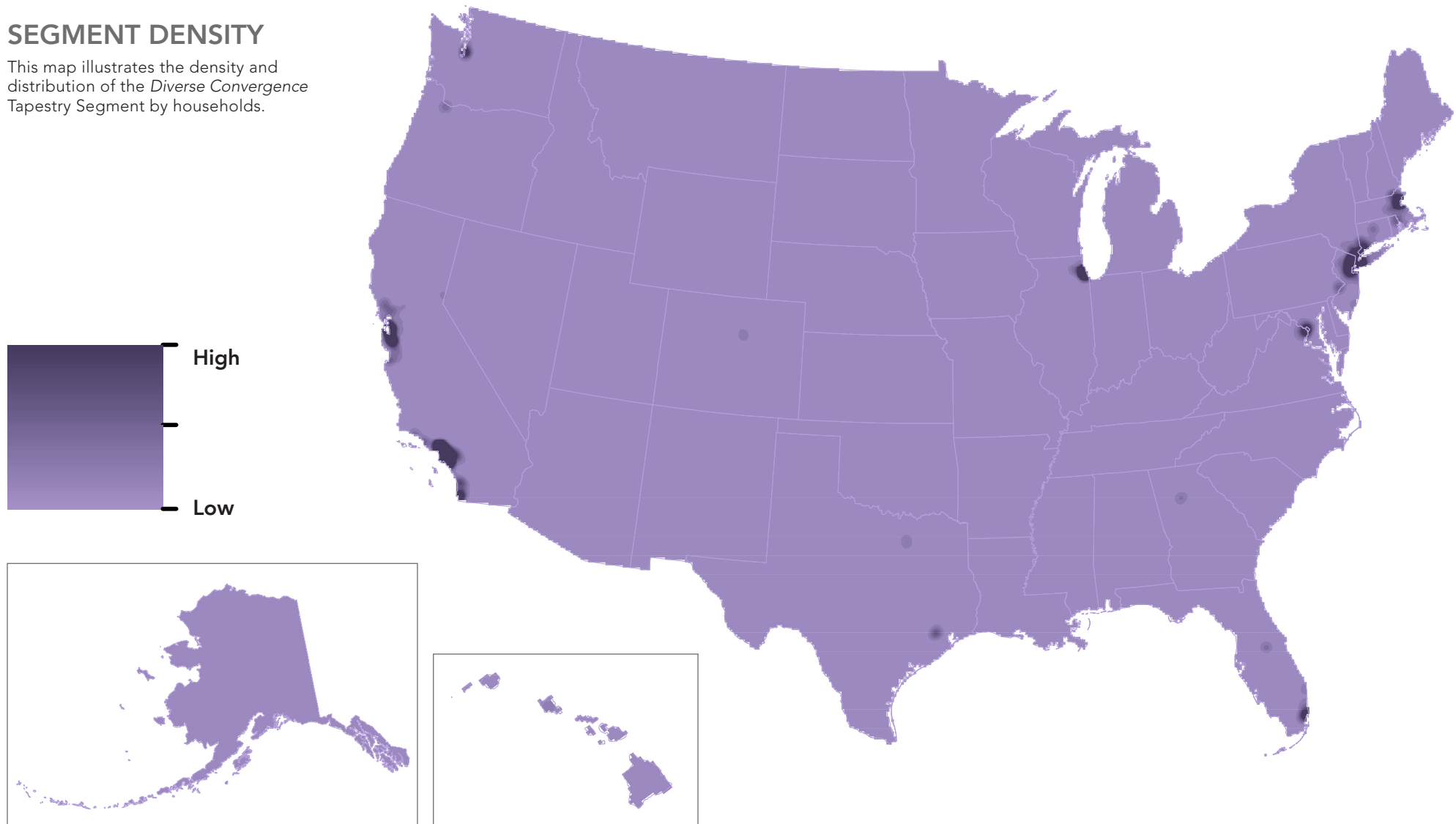
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Diverse Convergence* Tapestry Segment by households.



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LifeMode Group: Next Wave

Family Extensions

13B

Households: 912,400

Average Household Size: 4.12

Median Age: 28.3

Median Household Income: \$38,300

WHO ARE WE?

Family Extensions is a family-oriented market distinguished by multigenerational households. Their spending reflects their children—baby food and furniture or children's apparel—and convenience—fast-food and family restaurants. Consumer choices also focus on personal style, as well as the latest trends and fashions. Although young and predominantly renters, this market is stable, affected more by immigration from abroad than local moves.

OUR NEIGHBORHOOD

- Older neighborhoods, which can be found in the urban periphery of large metropolitan areas, primarily on the West Coast.
- Most of the housing built before 1960; 25% built before 1940.
- Housing a mix of single-family homes (less than half) and apartments, primarily in buildings with 2–4 units.
- Primarily renter-occupied homes, with an average rent of \$1,067 monthly.
- Family market, primarily married couples with children, but also a number of multigenerational households; average household size at 4.12.

SOCIOECONOMIC TRAITS

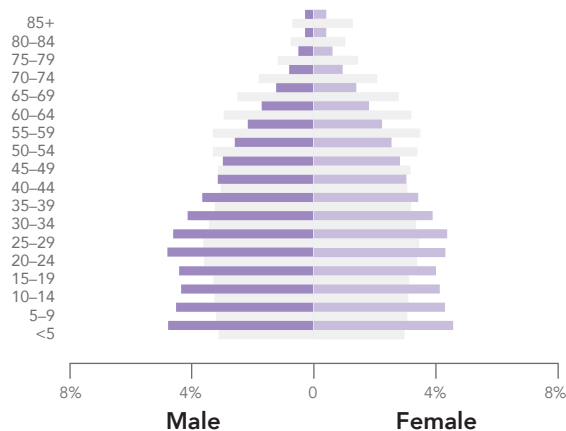
- More than 40% of the population was born abroad (Index 327); 25% of the households have members who speak only Spanish (Index 558).
- Labor force participation is average (Index 98).
- Trendy consumers who focus on style.
- Brand loyalty and environmentally safe products also guide purchasing choices, although these consumers are open to new products.
- Use, but do not rely on, technology.



AGE BY SEX (Esri data)

Median Age: 28.3 US: 38.2

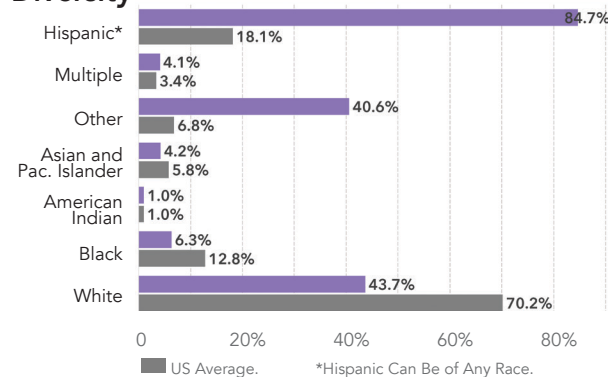
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 85.4 US: 64.0



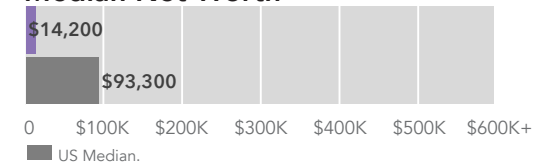
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

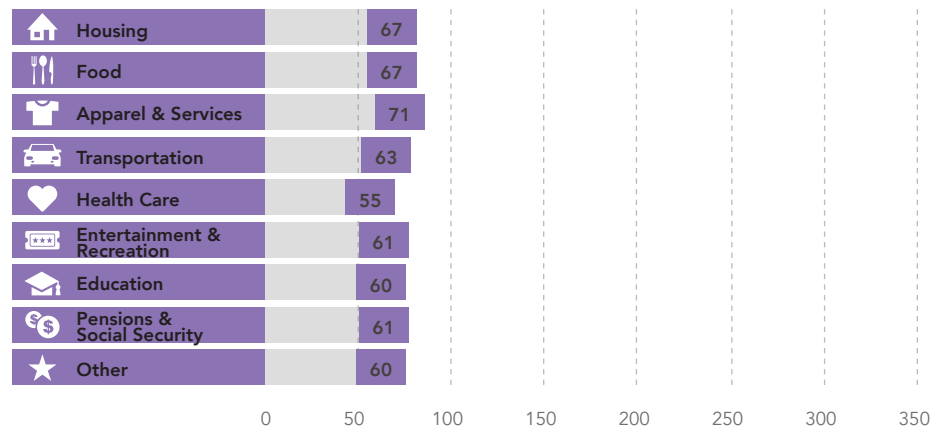


Median Net Worth



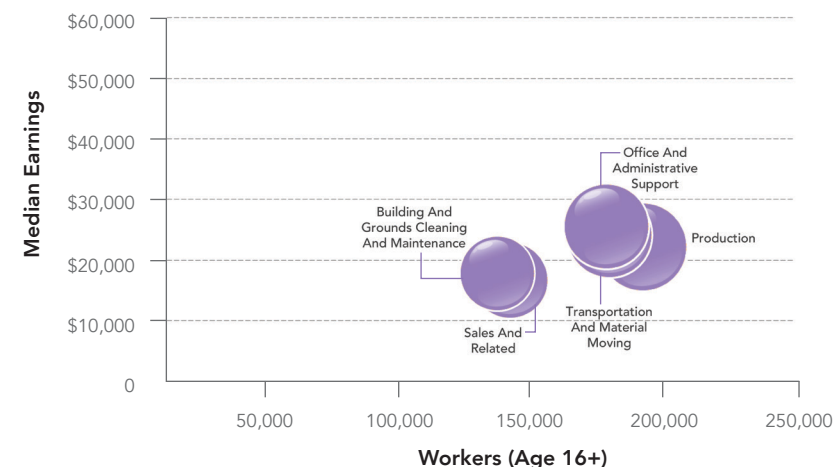
AVERAGE HOUSEHOLD BUDGET INDEX

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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Recent purchases reflect personal style—apparel, personal care products like hair coloring and tooth whiteners.
- Family is reflected in purchases as well—baby products and children's apparel.
- Banking is done primarily in person; savings and debt are minimal.
- Media preferences favor Spanish-language channels and websites.
- Residents are soccer fans.

HOUSING

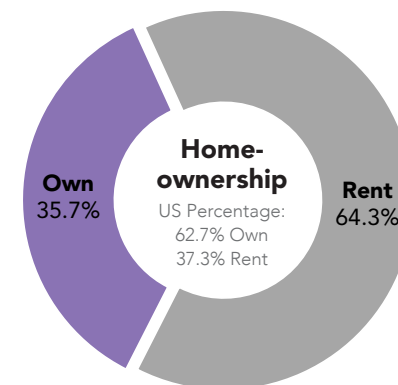
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multiunit Rentals

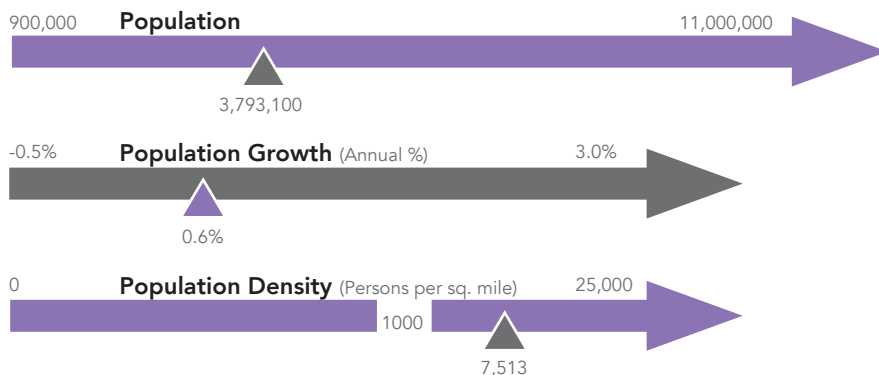
Average Rent:
\$1,067

US Average: \$1,038



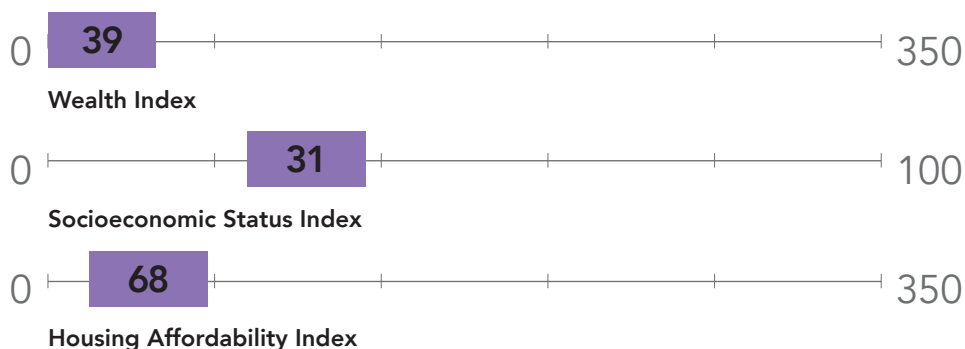
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

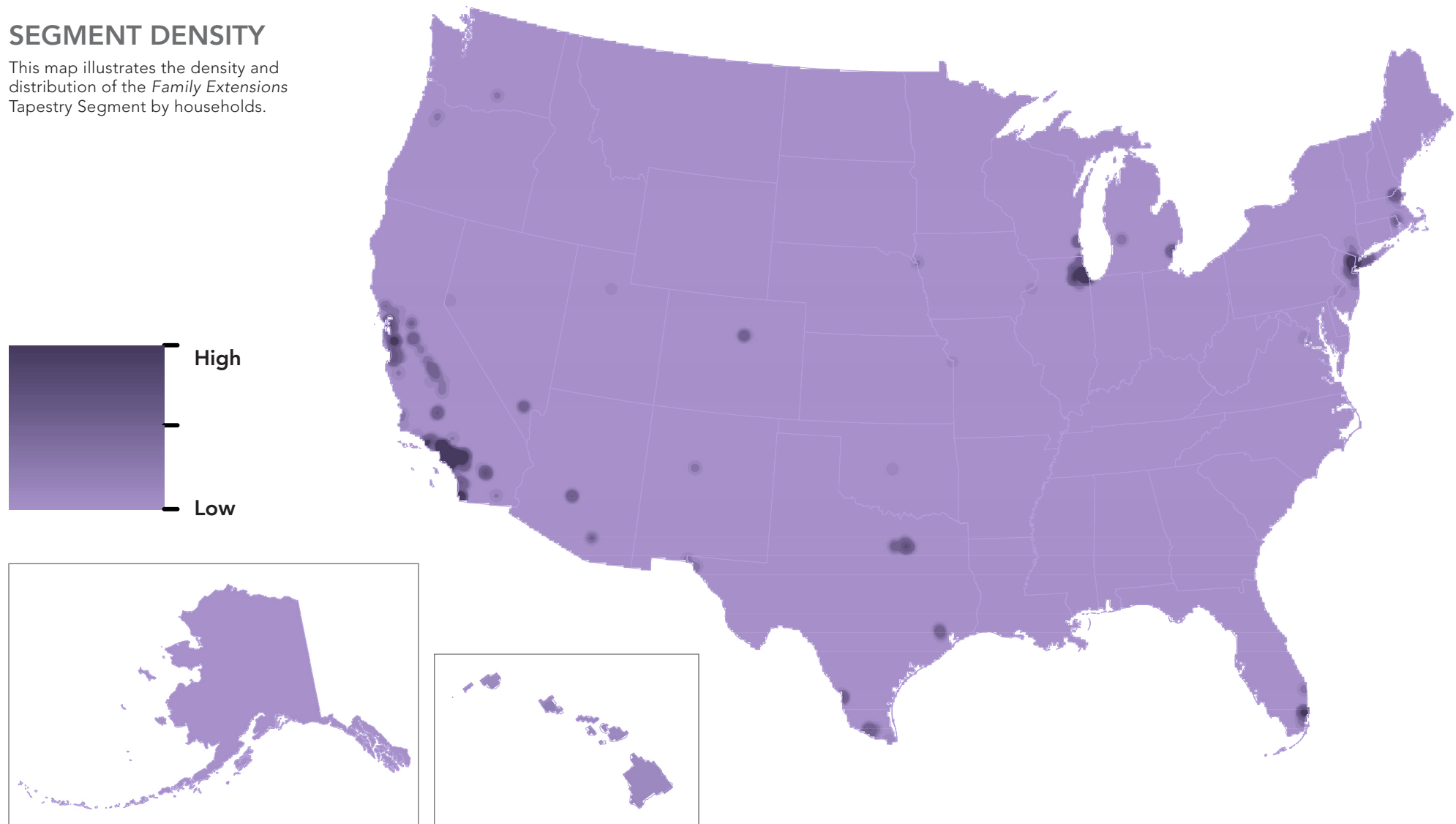
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Family Extensions* Tapestry Segment by households.





LifeMode Group: Next Wave

NeWest Residents

13C

Households: 970,800

Average Household Size: 3.35

Median Age: 27.3

Median Household Income: \$30,200

WHO ARE WE?

NeWest Residents households are new to America and their careers, often with new, young families. Many are new to the English language; nearly one-third of households are linguistically isolated. As residents adopt the American way of life, many pursue risky employment opportunities for the benefit of their extended families. Long hours in blue-collar jobs, primarily in the service industry, are common. Skilled workers steer toward construction and manufacturing sectors. Female labor force participation is somewhat low.

OUR NEIGHBORHOOD

- Concentrated in larger metropolitan areas (over half a million people) in the South and West.
- Reside in mostly renter-occupied apartments in older, mid- to high-rise buildings. Over 80% of housing units were built before 1990. Rental rates are below the US average (Index 85).
- Half of all households have children, in either married-couple or single-parent families.
- With average household size exceeding three, presence of children less than 5 years old is high compared to the US average. Dependent children represent approximately one-third of the population.

SOCIOECONOMIC TRAITS

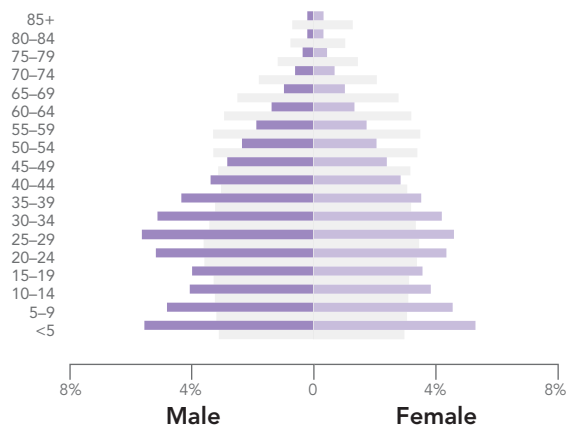
- Female labor participation is slightly lower than the US average, partially attributable to the language barrier in this diverse foreign-born market.
- Male labor force participation (Index 116) is compulsory for these new families.
- Working full-time in blue-collar jobs, this market works hard and dreams big. They seek adventure and take risks for the betterment of their families.
- They are automotive enthusiasts; if they had the savings, they would buy a used, but bold, fun-to-drive vehicle.

AGE BY SEX

(Esri data)

Median Age: 27.3 US: 38.2

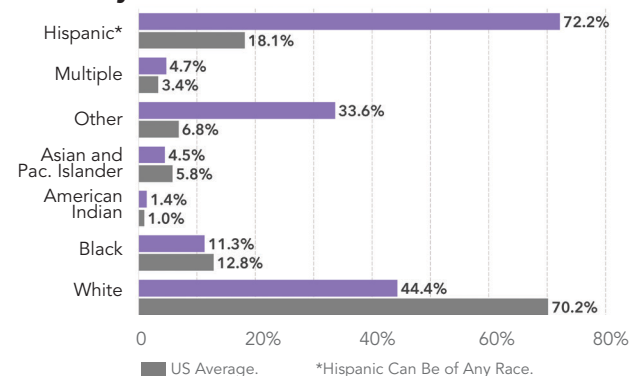
■ Indicates US



RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 87.3 US: 64.0


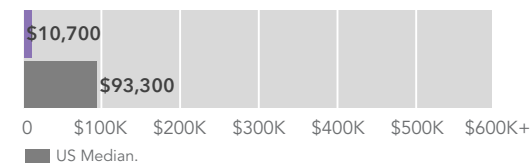
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

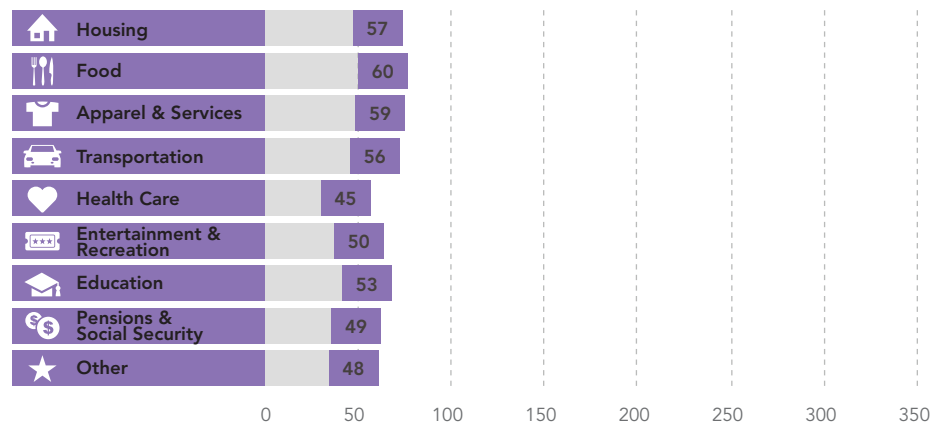


Median Net Worth



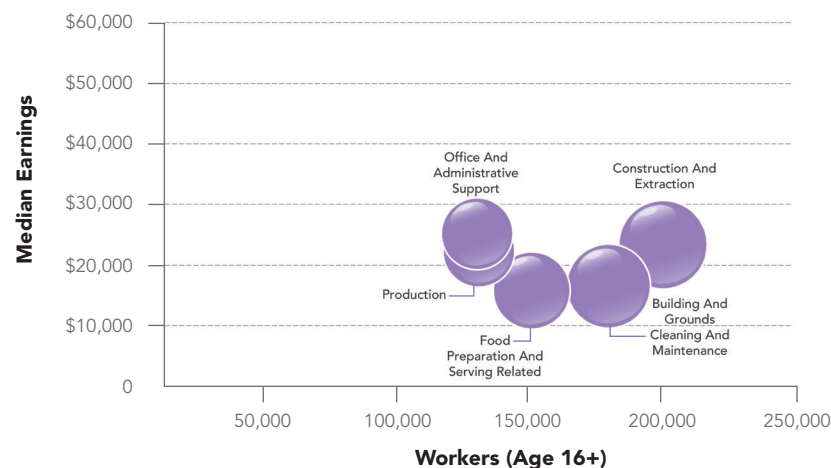
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- *NeWest Residents* households prefer watching Spanish-language channels over watching sports on TV or listening to popular music. Fast-food dining is a big hit.
- *NeWest Residents* consumers love their caffeine; drinking coffee, sodas, sports, and energy drinks.
- A large portion of their income goes toward baby and children products—disposable diapers, baby food, furniture and equipment, and vitamin supplements.
- They prefer to use cash; debit card ownership is low. New immigrants often choose not to obtain a credit card.

HOUSING

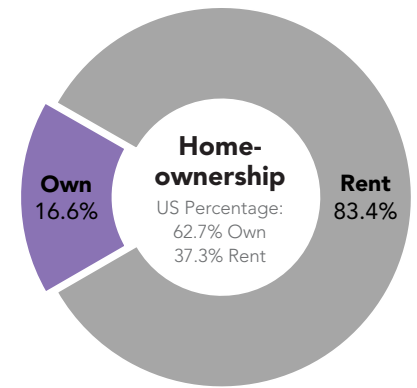
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals

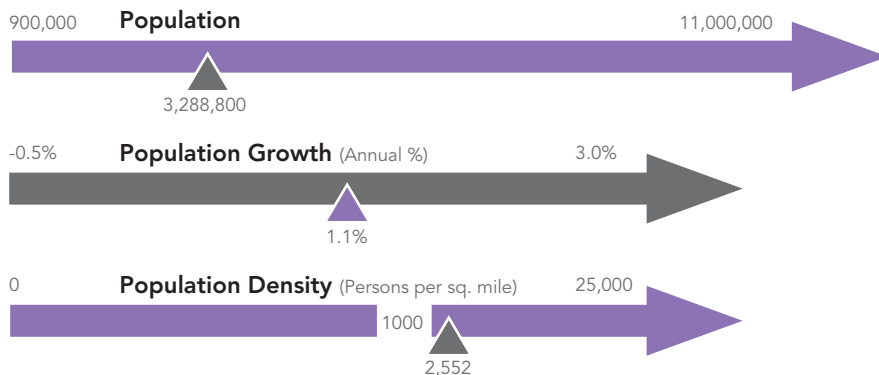
Average Rent:
\$887

US Average: \$1,038



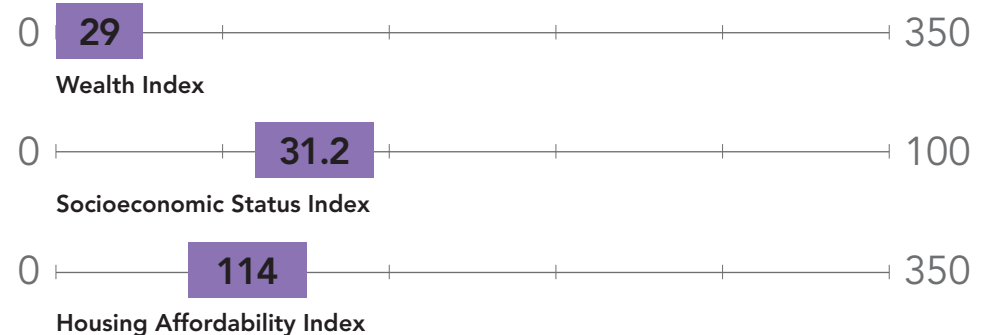
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

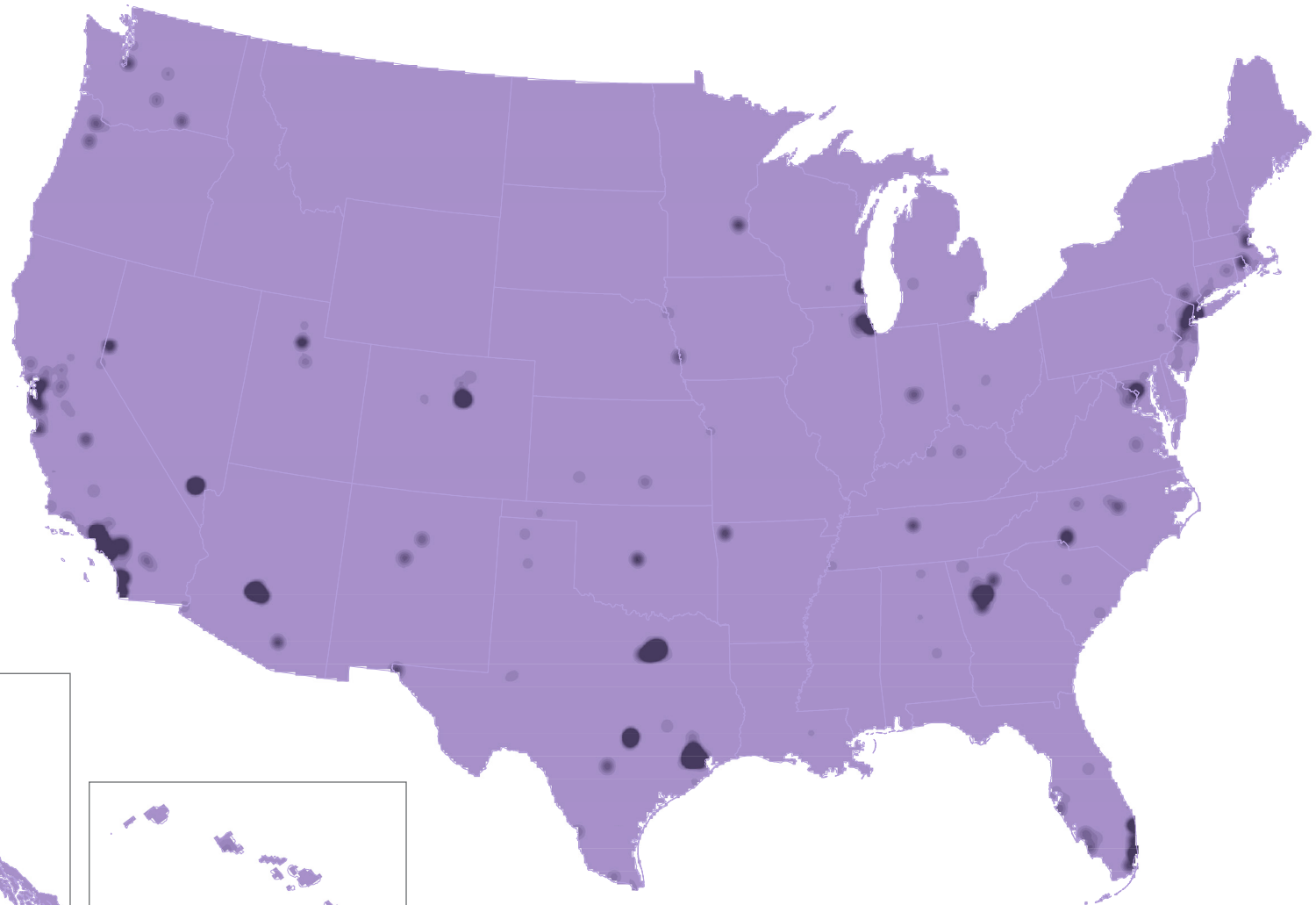
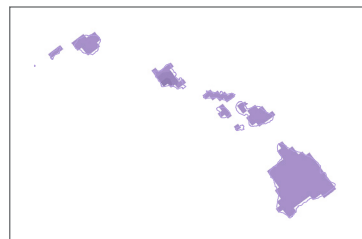
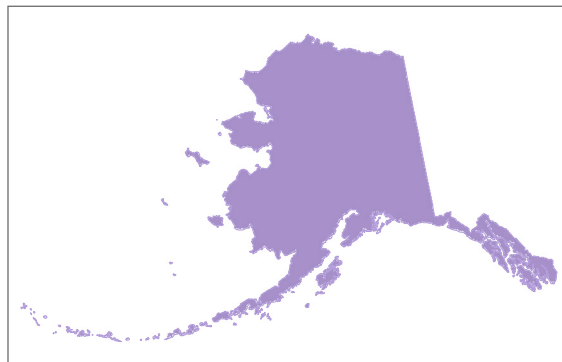
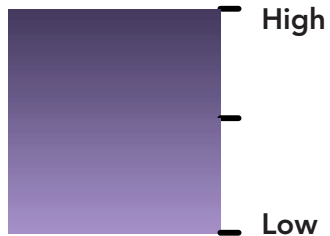
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *NeWest Residents* Tapestry Segment by households.





LifeMode Group: Midtown Singles

Metro Fusion



Households: 1,753,500

Average Household Size: 2.65

Median Age: 29.3

Median Household Income: \$35,700

WHO ARE WE?

Metro Fusion is a young market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. Most residents live in midsize apartment buildings. *Metro Fusion* is a hardworking market with residents that are dedicated to climbing the ladders of their professional and social lives.

OUR NEIGHBORHOOD

- Over 60% of the homes are multiunit structures located in the urban periphery.
- Three-quarters of residents are renters, and rents are about 13% less than the US average.
- Most housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

SOCIOECONOMIC TRAITS

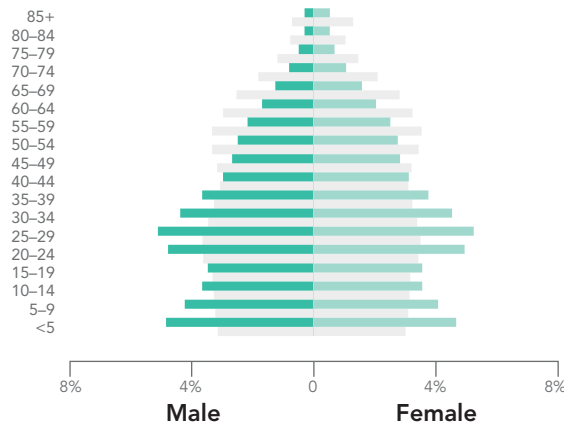
- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what's hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.



AGE BY SEX (Esri data)

Median Age: **29.3** US: 38.2

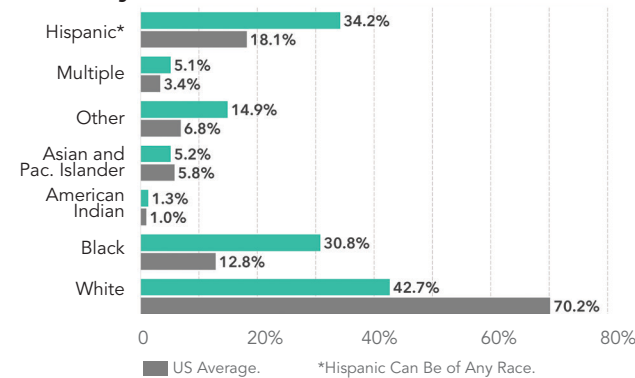
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **84.6** US: 64.0



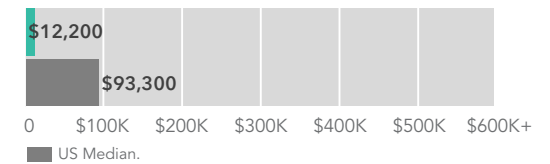
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

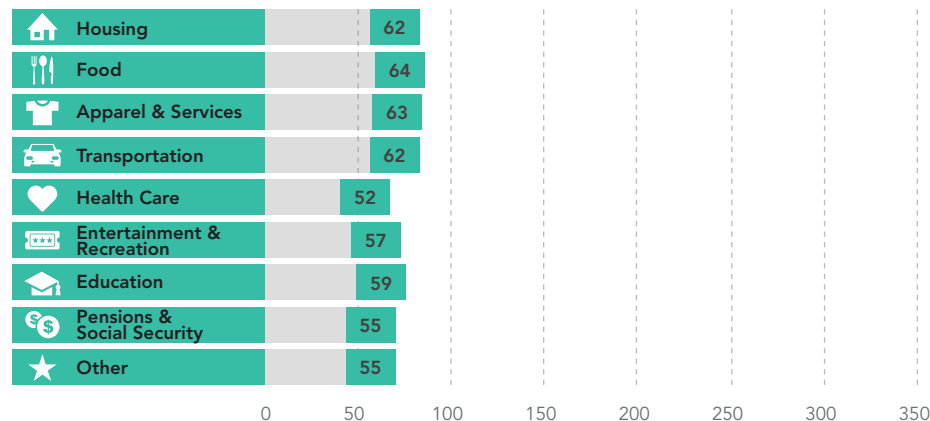


Median Net Worth



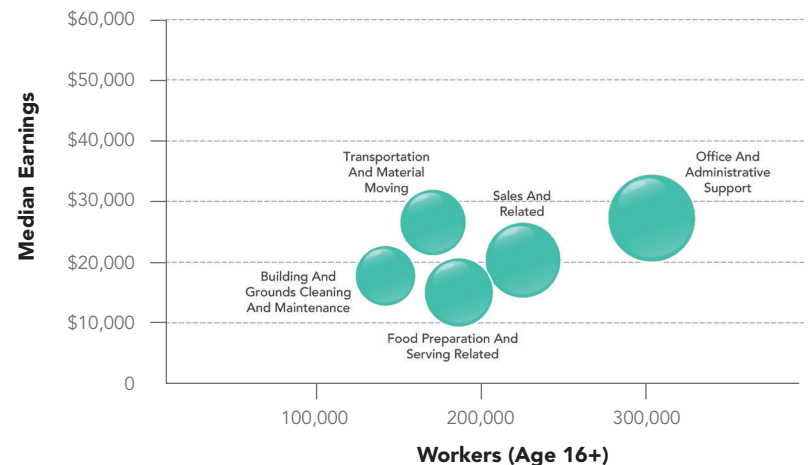
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Enjoy watching MTV, BET, Spanish TV networks, and truTV.
- Listen to R&B, rap, Latin, and urban music.
- Football and weight lifting are popular activities.
- Shop at discount grocery stores, Family Dollar, and Walmart.
- Often eat frozen dinners, but when dining out prefer McDonald's, Taco Bell, Burger King, and Pizza Hut.

HOUSING

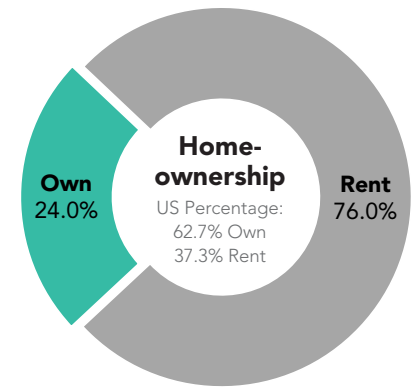
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

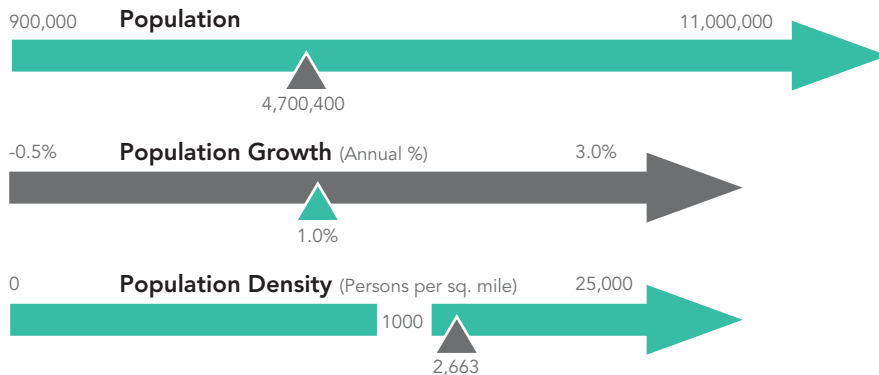
Average Rent:
\$898

US Average: \$1,038



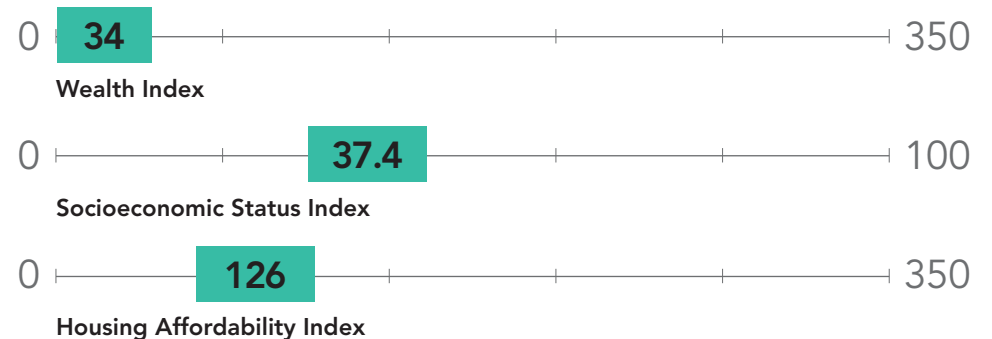
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

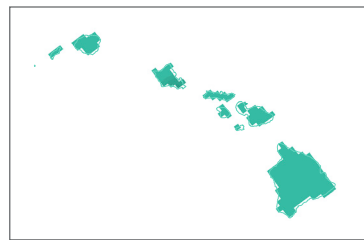
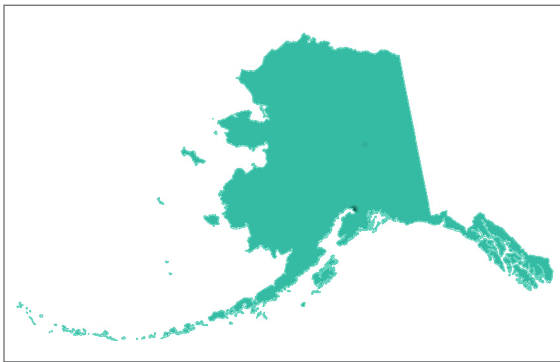
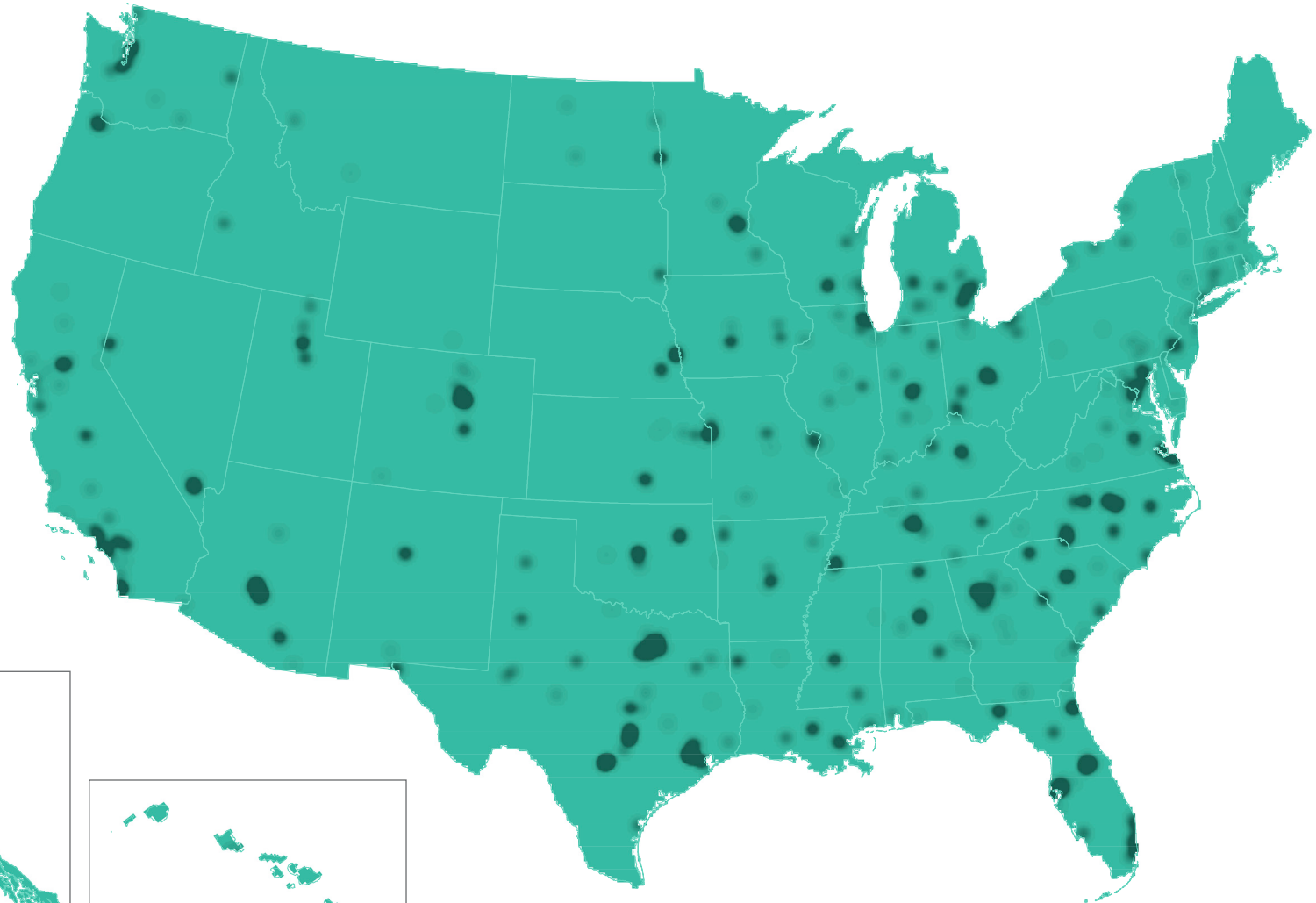
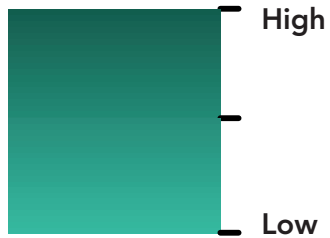
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Metro Fusion* Tapestry Segment by households.





LifeMode Group: Upscale Avenues

Urban Chic

2A

Households: 1,635,200

Average Household Size: 2.39

Median Age: 43.3

Median Household Income: \$109,400

WHO ARE WE?

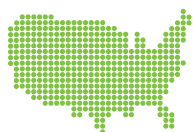
Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.

OUR NEIGHBORHOOD

- More than half of *Urban Chic* households include married couples; nearly 30% are singles.
- Average household size is slightly lower at 2.39.
- Homes range from prewar to recent construction, high-rise to single family. Over 60% of householders live in single-family homes; more than one in four live in multiunit structures.
- Two-thirds of homes are owner occupied.
- Major concentrations of these neighborhoods are found in the suburban periphery of large metropolitan areas on the California coast and along the East Coast.
- Most households have two vehicles available. Commuting time is slightly longer, but commuting by bicycle is common (Index 252).

SOCIOECONOMIC TRAITS

- Well educated, more than 65% of residents hold a bachelor's degree or higher (Index 212).
- Labor force participation is higher at 68%.
- Residents are employed in white-collar occupations—in managerial, technical, and legal positions.
- Nearly 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



TAPESTRY
SEGMENTATION
esri.com/tapestry

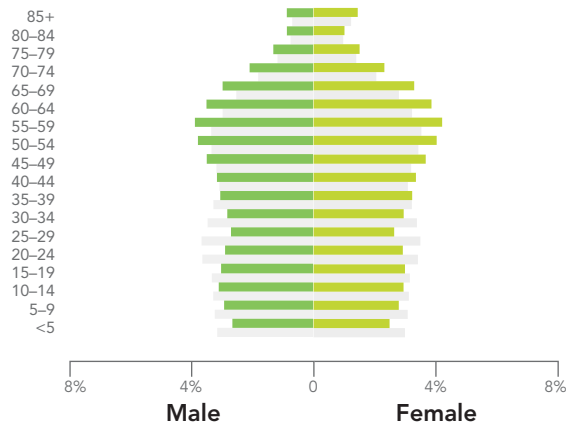
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: 43.3 US: 38.2

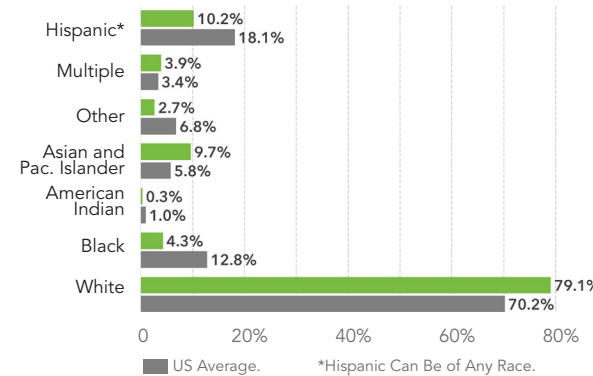
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 48.1 US: 64.0



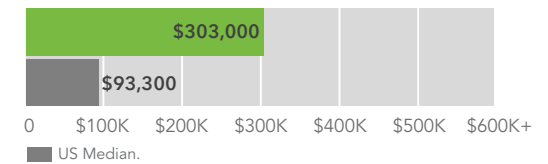
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

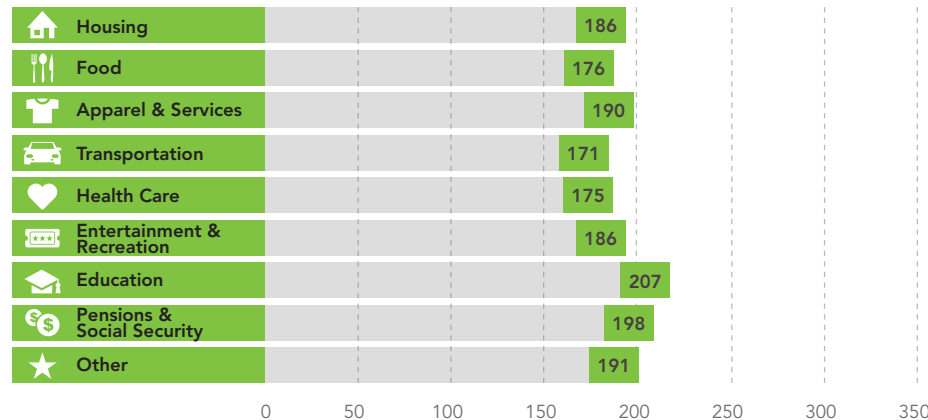


Median Net Worth



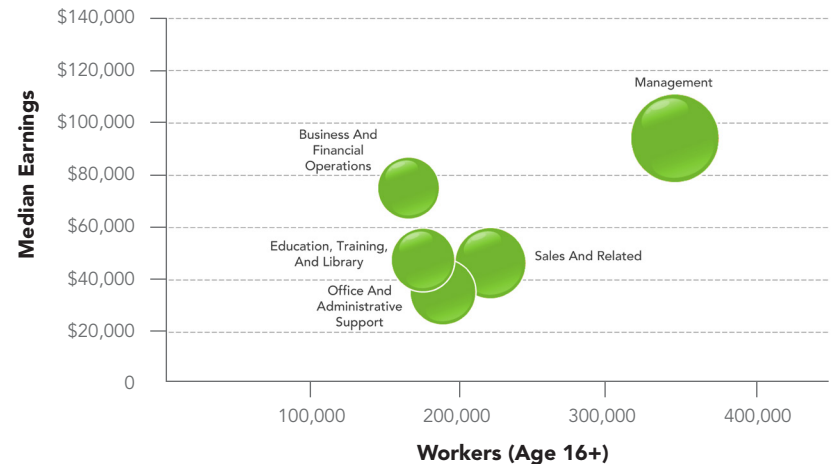
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Shop at Trader Joe's, Costco, or Whole Foods.
- Eat organic foods, drink imported wine, and truly appreciate a good cup of coffee.
- Travel extensively (domestically and internationally).
- Prefer to drive luxury imports and shop at upscale establishments.
- Embrace city life by visiting museums, art galleries, and movie theaters for a night out.
- Avid book readers of both digital and audio formats.
- Financially shrewd residents that maintain a healthy portfolio of stocks, bonds, and real estate.
- In their downtime, enjoy activities such as skiing, yoga, hiking, and tennis.

HOUSING

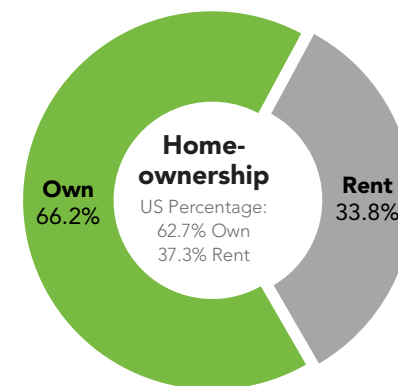
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

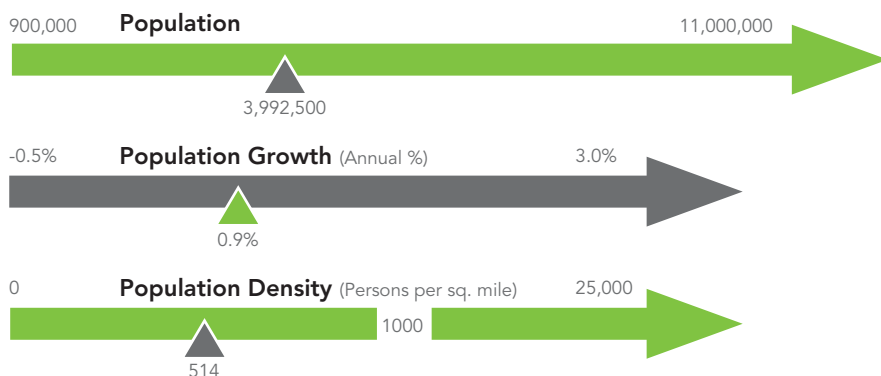
Median Value:
\$623,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

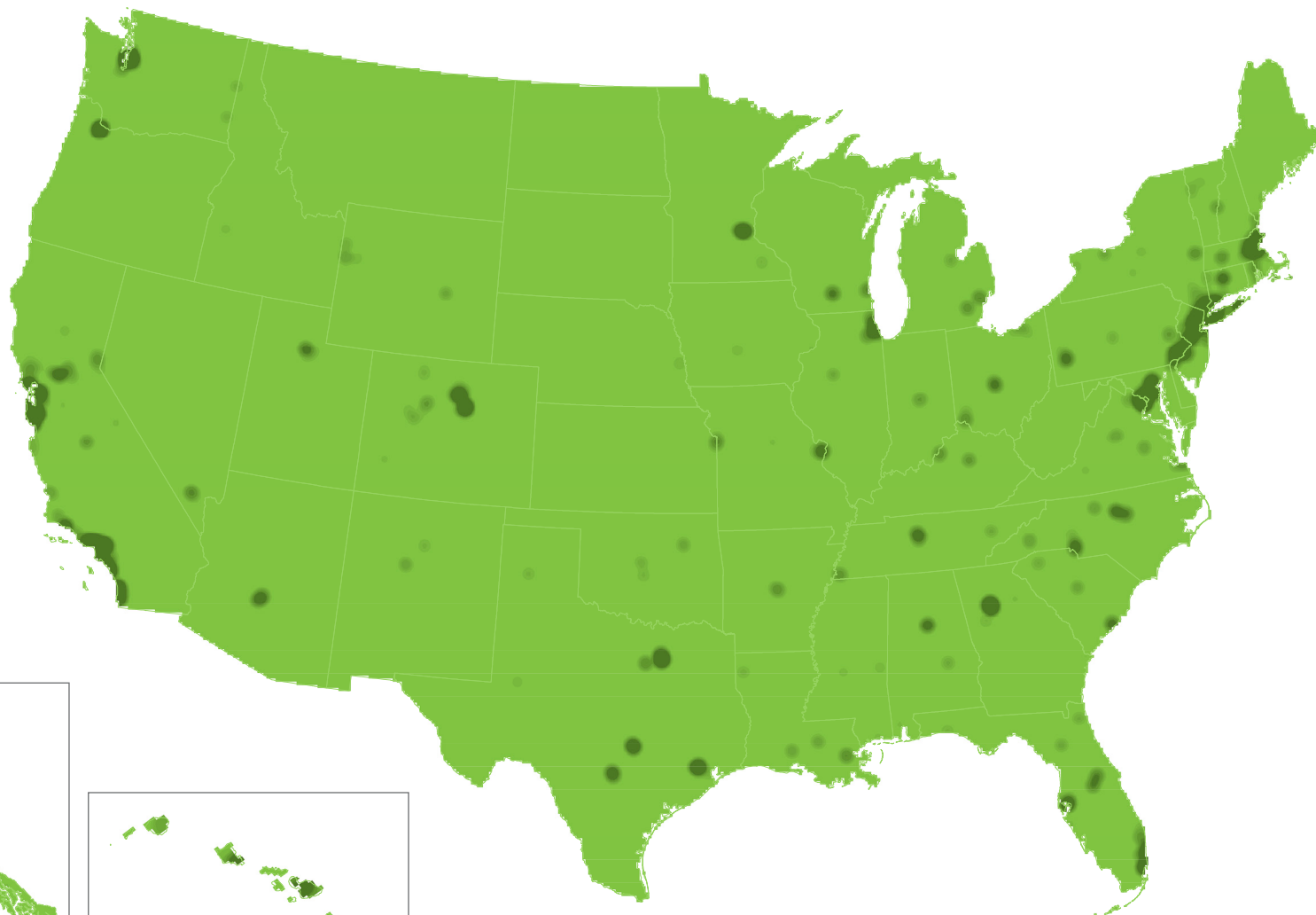
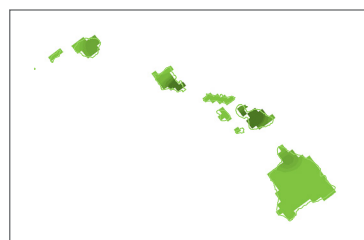
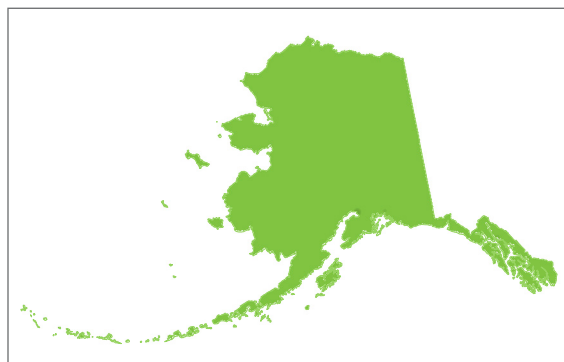
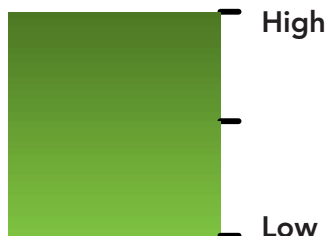
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Urban Chic* Tapestry Segment by households.





LifeMode Group: Upscale Avenues

Pacific Heights

2C

Households: 889,400

Average Household Size: 3.17

Median Age: 42.7

Median Household Income: \$93,300

WHO ARE WE?

Pacific Heights is one of the smaller markets (with less than 1% of households), composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This market includes the highest percentage of multiracial populations. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of town houses. Workers are generally employed in white-collar occupations such as business, computer, architecture, and engineering roles. Median household income and net worth are much higher than the US. These trendy residents buy nice food and clothing, as well as the latest gadgets.

OUR NEIGHBORHOOD

- These are diverse, densely populated neighborhoods in the urban periphery of metropolitan areas.
- Homes are primarily owner occupied and older, most built in 1950–1979 (57%).
- Two-thirds of homes are single family; 14% are town houses (Index 244).
- Nearly 70% of owned homes are valued at over \$500,000 (Index 492).
- Percentage of vacant housing units at 4.1% is one of the lowest (Index 36).
- About 61% of households are composed of married-couple families, with or without children under 18 years, with a higher ratio of adult children living at home (Index 157).
- Two-thirds of households own one or two vehicles, but 28% own three or more (Index 141).

SOCIOECONOMIC TRAITS

- Education completed: Over 67% of residents have some college education; 41% have a bachelor's degree or higher (Index 131).
- Labor force participation rate is average at 62%.
- Salaries account for most of the household income among these professionals, but investment income adds to their affluence.
- Financially conservative, these consumers tend to opt for low-risk investments.
- They keep up-to-date with the latest styles and trends, as well as the latest technology.



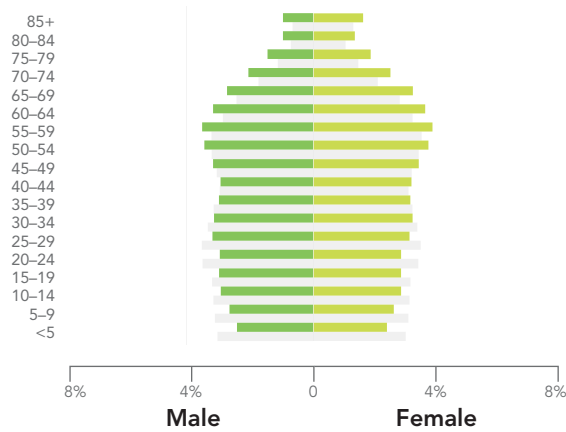
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: 42.7 US: 38.2

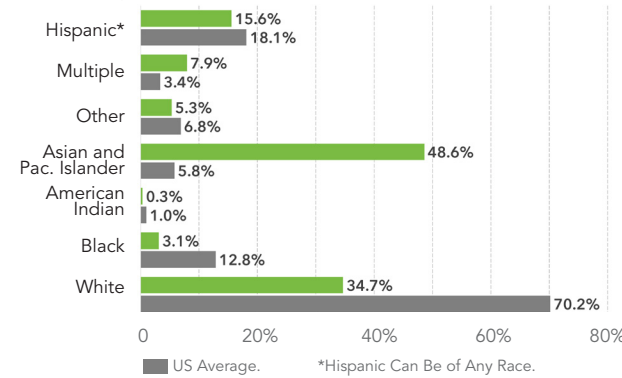
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 75.0 US: 64.0



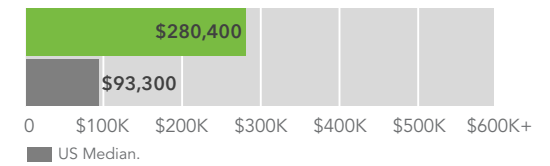
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

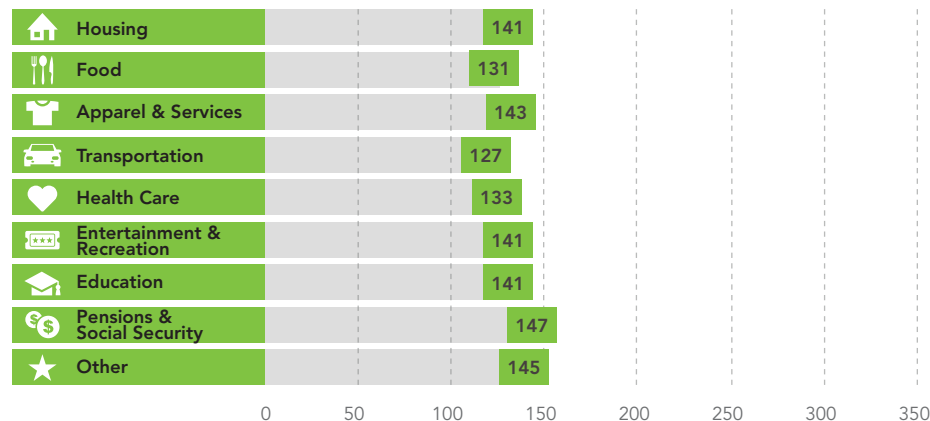


Median Net Worth



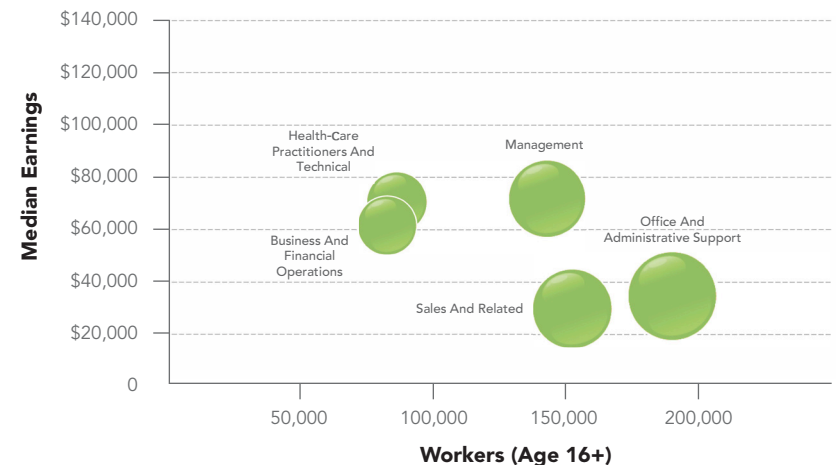
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer imported vehicles, owning later models.
- Favor trendier stores for apparel; Costco and specialty markets for groceries.
- Own iPads and newer Mac computers.
- Use the internet to visit online blogs and chat rooms, watch TV programs and movies, trade and track investments, and make purchases.
- Enjoy visiting theme parks; eating out at family restaurants; stopping by Starbucks for coffee; listening to all news, contemporary, and hit radio music; and reading fashion magazines.
- Partial to Showtime, HBO, Travel Channel, and CNN.
- Make phone calls overseas; some foreign travel over the last three years.

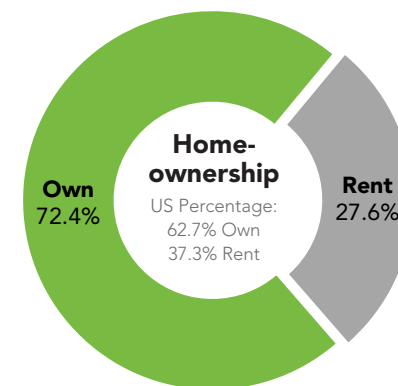
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



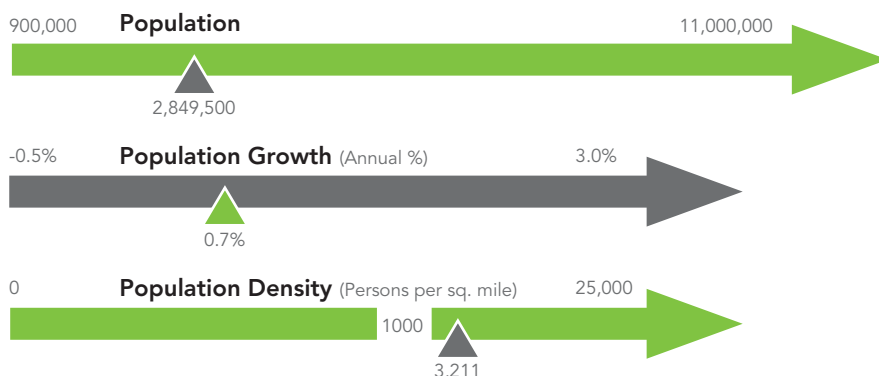
Typical Housing:
Single Family

Median Value:
\$611,700
US Median: \$207,300



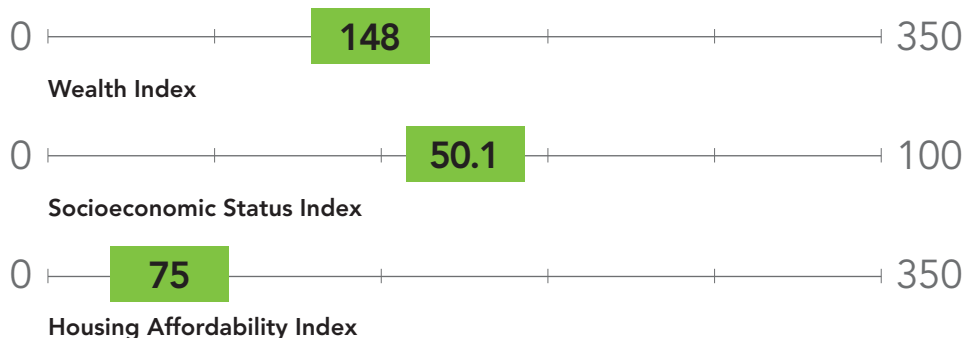
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

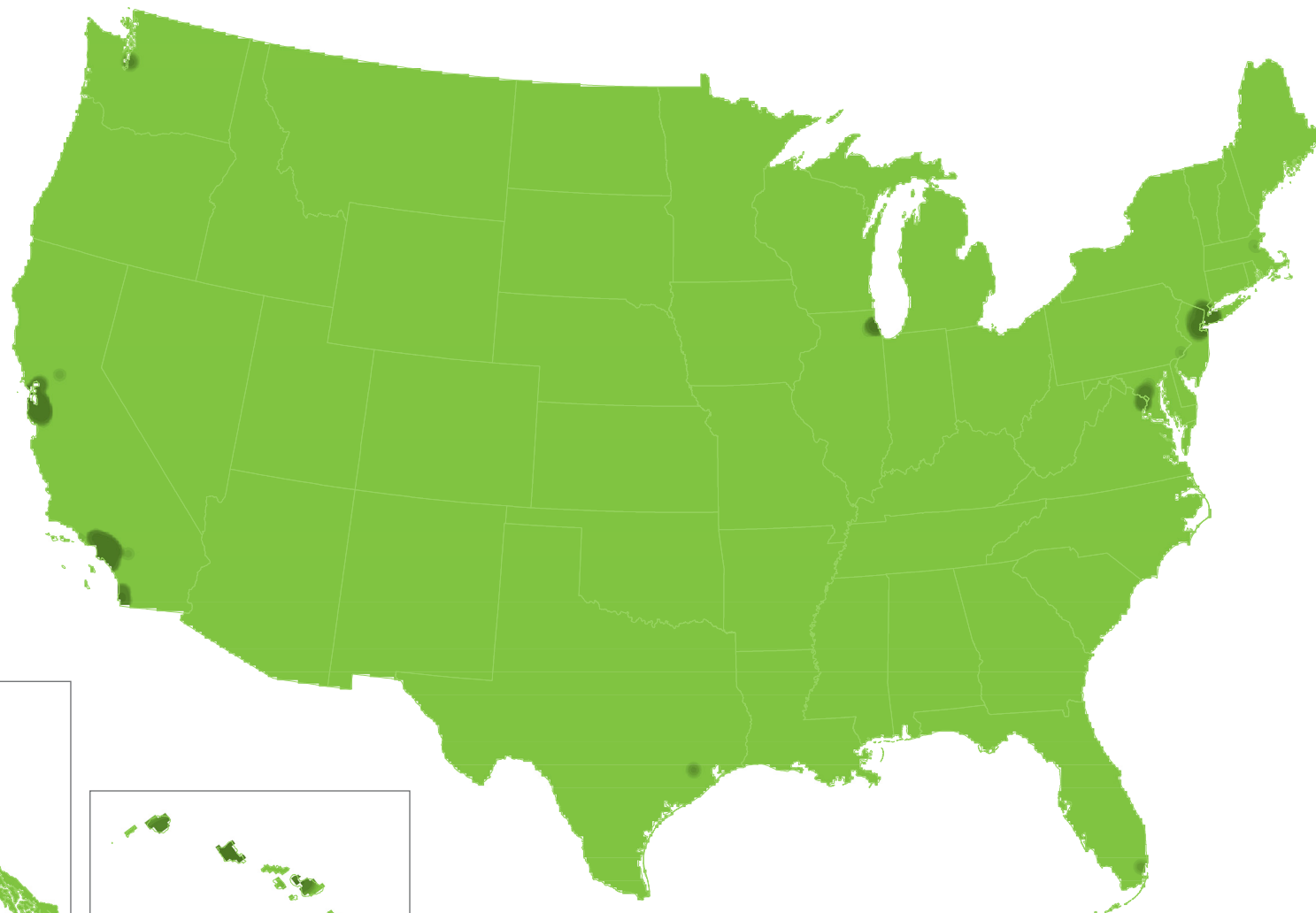
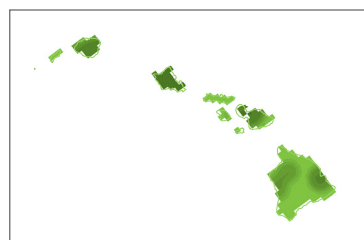
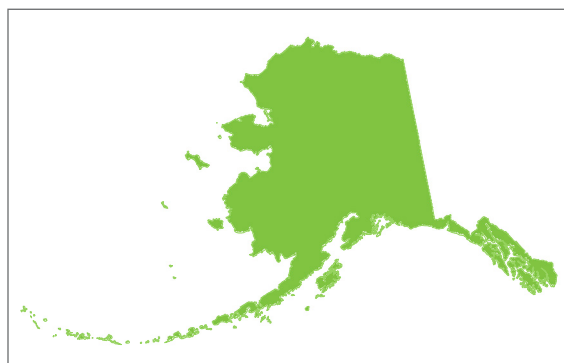
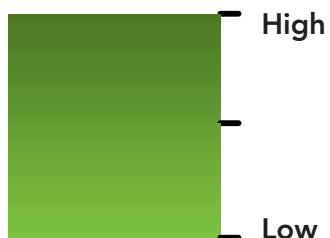
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Pacific Heights* Tapestry Segment by households.





CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN
THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER
MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF SIGNAL HILL
FOR THE LOWER LOS ANGELES RIVER WATERSHED**

Summary:

The City of Signal Hill is located in the Lower Los Angeles River Watershed. In 2013, the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority, also known as the Gateway Water Management Authority, entered into a Memorandum of Understanding with the Lower Los Angeles River member agency for the preparation and implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program as required by the Regional Water Quality Control Board to comply with the Municipal Separate Storm Sewer System Permit. The proposed Third Amendment to Memorandum of Understanding modifies the term and cost sharing formula to allow for continued implementation of the Lower Los Angeles River Watershed.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Authorize the City Manager to enter into the proposed Third Amendment to the Memorandum of Understanding between the City and Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority for administration and cost sharing of the continued implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program in the Lower Los Angeles River Watershed.

Fiscal Impact:

The implementation, monitoring, and reporting of the Watershed Management Plan (WMP) and the Coordinated Integrated Monitoring Program (CIMP) are multi-year and multi-agency efforts for the Lower Los Angeles River (LLAR) Watershed. Participating agencies are assessed proportional costs. The cost-sharing formula ensures that all agencies contribute equally to cover 10% of the administrative requirements. The remaining 90% of the expenses are distributed according to each agency's proportional land area, as shown in the following tables. Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) member agencies pay an additional fee to GWMA to cover indirect, overhead costs, estimated to range up to 5% of the agency's proportional costs.

Agency	Area (sq. mile)	Cost Share Percentage	90% of Average Cost (after Deducting LACFCD's Cost) Proportioned Based on Area	10% of Average Cost (after Deducting LACFCD's Cost) Proportioned Equally	Total Average Annual Cost
Downey	5.54	12.67%	\$87,919.25	\$9,637.73	\$97,556.98
Lakewood	0.08	0.18%	\$1,249.05	\$9,637.73	\$10,886.78
Long Beach	19.22	43.96%	\$305,045.80	\$9,637.73	\$314,683.53
Lynwood	4.84	11.07%	\$76,816.58	\$9,637.73	\$86,454.32
Paramount	3.12	7.14%	\$49,545.66	\$9,637.73	\$59,183.39
Pico Rivera	2.36	5.40%	\$37,471.50	\$9,637.73	\$47,109.24
Signal Hill	1.21	2.77%	\$19,221.49	\$9,637.73	\$28,859.23
South Gate	7.35	16.81%	\$116,647.40	\$9,637.73	\$126,285.14
LACFCD (5% of total)			\$34,324.40		\$34,324.40
Total	43.72	100%	\$728,241.14	\$77,101.86	\$805,343.00

The City of Signal Hill's portion of the LLAR watershed cost for the third amendment, including GWMA administrative fees, is estimated to be \$29,963.23 annually. The City also pays a \$15,000 annual membership fee to GWMA for direct administrative staff and legal costs. The City receives an estimated \$280,000 annually from the passage of Los Angeles County's Measure W in November 2018. The City allocates a portion of these Measure W funds to offset the watershed and membership costs.

Background:

The City is located within the LLAR Watershed, and its storm drain system directs water to this watershed. The California Regional Water Quality Control Board (RWQCB) regulates the operation of this system through a Municipal Separate Storm Sewer System (MS4) Permit. The MS4 permit is renewed approximately every five years, with each renewal typically becoming more stringent and costly to implement. The permit requires Signal Hill and other cities in the LLAR watershed to develop Watershed Management Plans (WMPs) and Coordinated Integrated Monitoring Program (CIMPs) for each drainage tributary. In summary, the WMPs and CIMPs comprehensively analyze pollutant sources within the watershed, strategies for reducing or treating these pollutants, and computer modeling to support the proposed strategies.

On November 8, 2012, the RWQCB adopted the MS4 Permit (Order No. R4-2012-0175) and later amended it in 2015. The RWQCB re-adopted the permit in 2021 under Order No. R4-2021-0105, prompting watershed agencies to begin implementing the WMP and CIMP under the new order. To comply with these requirements, the City Council approved a Memorandum of Understanding (MOU) on September 3, 2013, with the GWMA and other LLAR agencies. The MOU established a framework for administration and cost-sharing to prepare and implement the WMP and CIMP, both of which the RWQCB subsequently approved.

The City Council authorized the First Amendment to the MOU on June 2, 2015, to transition from the planning phase to full implementation of the approved plans and to formalize the cost-sharing structure. On August 11, 2020, the City Council approved the Second Amendment, which extended the implementation phase and initiated preparations for the next permit cycle.

Analysis:

The purpose of the proposed Third Amendment is to continue the implementation phase of the program by extending the term through September 30, 2030. The cities and agencies within the LLAR Watershed have worked collaboratively with the GWMA to develop the proposed amendment and continue sharing in the cost of implementation. Participating agencies are assessed on a cost sharing formula that has been revised from the Second Amendment to reflect updated watershed budgets, proportional allocations, and administrative adjustments.

For the LLAR Watershed, the City expects to incur costs of approximately \$28,859.23 in FY 2025-26, which represents 2.8% of the total program cost. The budget includes an estimated \$1,100 in GWMA administrative fees for managing the watershed group. These expenses appear in the FY 2025-26 budget and will remain in future fiscal year budgets.

Under the proposed amendment, the scope of work includes conducting annual monitoring and reporting, preparing for the upcoming MS4 permit, performing specialized Bacteria Total Maximum Daily Load (TMDL) studies, and evaluating feasibility at potential regional project sites. Although Measure W funding has provided additional resources, the costs associated with implementing the WMP and CIMP continue to pose a significant financial burden on individual cities. Continued collaboration with other participating cities and agencies allows the City to substantially reduce costs compared to pursuing compliance independently.

Staff recommends that the City Council approve the proposed Third Amendment to the Memorandum of Understanding with the GWMA to continue participation, cost sharing, and implementation of the WMP and CIMP for the LLAR Watershed, supporting ongoing compliance, regional cooperation, and long-term water quality improvement.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. LLAR MOU Third Amendment

**THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL
WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITIES OF DOWNEY,
LAKEWOOD, LYNWOOD, PARAMOUNT, PICO RIVERA, SIGNAL HILL, SOUTH GATE,
LONG BEACH, AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
FOR
ADMINISTRATION AND COST SHARING TO PREPARE AND IMPLEMENT A
WATERSHED MANAGEMENT PROGRAM AND COORDINATED INTEGRATED
MONITORING PROGRAM AS REQUIRED BY THE REGIONAL WATER QUALITY
CONTROL BOARD, LOS ANGELES REGION, NATIONAL POLLUTANT DISCHARGE
ELIMINATION SYSTEM MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT
ORDER NO. R4-2021-0105 MUNICIPAL SEPARATE STORM SEWER SYSTEM**

This **THIRD AMENDMENT** to the memorandum of understanding (“MOU”) is made and entered into as of the date of the last signature set forth below, by and between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (“GWMA”), a California Joint Powers Authority, the Cities of Downey, Lakewood, Lynwood, Paramount, Pico Rivera, Signal Hill, South Gate, Long Beach (“Cities”), and the Los Angeles County Flood Control District (“LACFCD”):

1. Recitals. This **THIRD AMENDMENT** is made with the respect to the following facts and purposes:

A. For the purposes of this Third Amendment, the term “Watershed Permittees” shall mean the Cities of Downey, Lakewood, Lynwood, Paramount, Pico Rivera, Signal Hill, South Gate, Long Beach, and the Los Angeles County Flood Control District; and

B. The Watershed Permittees and GWMA are collectively referred to as the “Parties”; and

C. On August 1, 2013, the Parties entered into a Memorandum of Understanding between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the Cities of Downey, Lakewood, Lynwood, Paramount, Pico Rivera, Signal Hill, South Gate, Long Beach, and the Los Angeles County Flood Control District for Administration and Cost Sharing to Prepare a Watershed Management Program (“WMP”) and a Coordinated Integrated Monitoring Program (“CIMP”), collectively the “Plans” as required by the Regional Water Quality Control Board, Los Angeles Region (“Regional Board”), National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System Permit, Order No. R4-2012-0175 Municipal Separate Storm Sewer System (“MS4 Permit”); and

D. The Watershed Permittees prepared and submitted the Plans to the Regional Board in compliance with certain provisions of the MS4 Permit; and

E. In 2021, the Regional Board re-adopted the MS4 Permit by Order No. R4-2021-0105. This version of the MS4 Permit included similar WMP and CIMP provisions; and

F. The Watershed Permittees are implementing the Plans in accordance with the MS4 Permit; and

G. The Parties have determined that authorizing GWMA to continue its retention of a consultant to implement the Plans will be beneficial to the Parties; and

H. The Parties entered into the First Amendment to the MOU in order to: (1) add implementation of the Plans to the scope and purpose of the MOU; and (2) provide a separate cost-share formula for the implementation of the Plans, subject to annual budget approval, in accordance with each Party's cost share allocations; and

I. On July 9, 2020, the Parties entered into the Second Amendment to the MOU in order to: (1) extend the MOU's term through September 30, 2025; (2) clarify that funding collected through this MOU may be used for regional BMP projects agreed to by the Watershed Permittees; (3) incorporate GWMA's administrative cost recovery program into the MOU; and (4) provide a consolidated cost-share formula for implementation of the Plans and any other approved expenditures, subject to annual budget approval; and

J. The Parties now desire to amend the MOU to extend the MOU's term through September 30, 2030.

NOW, THEREFORE, the Parties agree that the following provisions of the MOU shall be amended as follows:

2. Section 1 of the MOU entitled "Recitals" is hereby amended by adding thereto Recitals A-J of Section 1 of this Third Amendment, which are set forth above and incorporated herein as though set forth in full.

3. Section 6 of the MOU entitled "Term" is hereby amended to read as follows:

"Section 6. Term. This MOU shall remain and continue in effect until September 30, 2030, unless sooner terminated as provided herein."

4. **Exhibit “B”** (“Annual Average Cost Sharing Formula beginning FY July 1, 2025”) attached hereto and incorporated herein as though set forth in full shall replace **“Exhibit “B”** (“Cost Sharing Formula”) previously adopted under the Second Amendment.

5. Except for the changes specifically set forth herein, all other terms and conditions of the MOU and the First and Second Amendments shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

LOS ANGELES GATEWAY REGION
INTEGRATED REGIONAL WATER
MANAGEMENT JOINT POWERS
AUTHORITY

Adriana Figueroa
GWMA Chair

Nicholas R. Ghirelli
General Counsel

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF DOWNEY
City Manager
11111 Brookshire Avenue
Downey, CA 90241

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF LAKEWOOD
City Manager
5050 Clark Avenue
Lakewood, CA 90712

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF LONG BEACH
City Manager
333 West Ocean Boulevard, 13th Floor
Long Beach, CA 90802

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

By: _____
Deputy City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF LYNWOOD
City Manager
11330 Bullis Road
Lynwood, CA 90262

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF PICO RIVERA
City Manager
6615 Passons Boulevard
Pico Rivera, CA 90660

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF PARAMOUNT
City Manager
16400 Paramount Blvd
Paramount, CA 90723

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF SOUTH GATE
City Manager
8650 California Avenue
South Gate, CA 90280

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

CITY OF SIGNAL HILL
City Manager
2175 Cherry Avenue
Signal Hill, CA 90602

City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk-Treasurer

City Attorney

IN WITNESS WHEREOF, the Parties hereto have caused this **THIRD AMENDMENT** to be executed on their behalf, respectively, as follows:

DATE: _____

LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT
County of Los Angeles
Department of Public Works

By: _____
Chief Engineer

APPROVED AS TO FORM:

Dawyn R Harrison
County Counsel

Deputy

Exhibit B
Annual Average Cost Sharing Formula beginning FY July 1, 2025

Agency	Area (sq. mile)	Cost Share Percentage	90% of Average Cost (after Deducting LACFCD's Cost) Proportioned Based on Area	10% of Average Cost (after Deducting LACFCD's Cost) Proportioned Equally	Total Average Annual Cost*
Downey	5.54	12.67%	\$87,919.25	\$9,637.73	\$97,556.98
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Signal Hill	1.21	2.77%	\$19,221.49	\$9,637.73	\$28,859.23
South Gate	7.35	16.81%	\$116,647.40	\$9,637.73	\$126,285.14
LACFCD (5% of total)		--	\$34,324.40	--	\$34,324.40
Total	43.72	100.00%	\$728,241.14	\$77,101.86	\$805,343.00

* Does not include GWMA Administrative Fee and Indirect Administrative Fee (approved by GWMA Board annually).

Notes:

- The LLAR Watershed Group will determine and approve a budget each year for the following fiscal year necessary to comply with the MS4 permit(s).
- The average Watershed budget for the next four years is anticipated to range between \$765,075 and \$926,144, (Average = \$845,610) depending on the potential for a new regional MS4 Permit to go in effect, plus GWMA administrative fees. The current MS4 Permit is scheduled to expire on September 11, 2026. The watershed budgets may be higher if reassessments of the Watershed Management Program (WMP), the Coordinated Integrated Monitoring Program (CIMP), and the Reasonable Assurance Analysis (RAA) are required for the new Permit.
- Other agencies may participate upon approval of cost sharing agreements by the LLAR Watershed Committee and GWMA. Future participants shall be assessed a late entry cost as if they had been a participant from the beginning of the Metals TMDL MOU, as of March 1, 2012, unless otherwise determined by the LLAR Watershed Committee.
- Watershed Permittees and the cost share are subject to modifications due to, but not limited to, changes in the number of participating agencies, refinements in mapping, and changes in boundaries.
- LACFCD's annual contribution shall not exceed \$100,000 unless otherwise amended.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal
Hill, California 90755-3799

STAFF REPORT

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: RESOLUTION AUTHORIZING STAFF TO FILE APPLICATIONS FOR GRANT FUNDS
FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE
DISTRICT FOR MEASURE A PROJECTS AND PROGRAMS**

Summary:

The Los Angeles County Regional Park and Open Space District (RPOSD) is responsible for implementing and administering the Los Angeles County Safe, Clean Neighborhood Parks, and Beaches Measure 2016 (Measure A). Measure A was developed to meet current and future park needs throughout Los Angeles County and reflects the findings of the Countywide Parks and Recreation Needs Assessment completed in 2016. Voters approved Measure A in 2016, which includes both formula-based allocations to agencies throughout the study area as well as competitive grants open to public agencies, non-profit organizations, and schools.

The City is eligible to apply for Measure A grant funds. RPOSD requires the City to authorize staff to execute a Master Agreement to streamline the project fund application and approval process. Staff recommends the City Council adopt a Resolution authorizing the City Manager, or designee, to execute the Master Agreement and continue to apply for the Measure A Grant Annual Allocation Program for projects and programs.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's public infrastructure, water system, and recreational spaces.

Goal No. 5 High Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

Fiscal Impact:

The City of Signal Hill receives an annual allocation based on a formula, which amounts to approximately \$50,000 to \$60,000 per fiscal year. Currently, there is an accrued available balance of \$193,230.47 held by RPOSD. Adopting this Resolution will not have a direct fiscal impact, as Measure A is not included as a funding source in the current Capital Improvement Program (CIP) budget. By approving the Resolution, staff will be authorized to apply for funding to offset expenditures related to future park improvement projects, using the funds RPOSD allocates to the City annually through Measure A.

Background:

In 1992 and 1996, Los Angeles County voters approved two local park funding measures, otherwise known as Proposition A. The 1992 iteration of Proposition A created the RPOSD and generated annual revenue of \$52 million until its expiration in 2015. The 1996 iteration of Proposition A generated \$28 million annually and expired in 2019. Since 1992, RPOSD has awarded grant funds for more than 1,500 projects for parks, beaches, open spaces, and recreational, cultural, and community facilities throughout the County.

As Proposition A ended, Los Angeles County launched a Countywide Parks and Recreation Needs Assessment (PNA) to determine park needs countywide. The PNA included a countywide inventory of parks, analysis of park needs, and community engagement. Measure A, also known as the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure, was developed to meet current and future park needs as identified in the PNA. Measure A is funded through an annual parcel tax of approximately 1.9 cents per square foot of improved property. Voters approved Measure A in 2016, which generates more than \$90 million per year. Unlike Proposition A, Measure A does not have an expiration date.

Analysis:

The RPOSD is responsible for implementing and administering Measure A. Measure A makes funding available to cities through a formula-based annual allocation for capital improvement projects that repair and upgrade parks and recreational facilities, create new parks, preserve and protect open spaces and beaches, and support recreational programming. Additional annual allocations are available under the Maintenance and Servicing Program to offset Proposition A and Measure A-funded capital projects.

Measure A annual allocation funds can be used for planning, design, and construction of various parks, open space, and recreational use projects subject to approval by RPOSD. Most recently, the City utilized these funds to complete renovation of Hillbrook Park, a key project on the City's CIP. The

City is currently allocated an annual, formula-based allocation of approximately \$50,000 to \$60,000 per fiscal year and has an accrued available balance of \$193,230.47 held by RPOSD.

The RPOSD also offers a variety of other competitive grant programs that the City may be eligible for in the future. Under the terms of the RPOSD, applicants must submit an adopted resolution demonstrating that its governing body has authorized the filing of the application. Approval of the proposed Resolution would allow staff to seek reimbursement from the annual allocation to supplement funding for projects programmed in the CIP. Staff would also continue to explore other grant opportunities as these become available from RPOSD. Approval of the resolution is required before the City Manager, or his designee, can sign and submit the Measure A Annual Allocation Grant Agreement (Attachment B).

Following the execution of the agreement, staff can identify and pursue appropriate capital projects that could be partially or completely funded with RPOSD grant funds. Staff would bring these proposed projects back for City Council's consideration at a future City Council meeting. The submission of the master agreement does not commit the City to a particular project, however, future projects developed and approved using Measure A funds must be maintained and operated in perpetuity and must comply with applicable provisions of the California Environmental Quality Act (CEQA).

Staff recommends the City Council adopt a Resolution authorizing staff to continue to apply for the Measure A Grant Annual Allocation Program via the RPOSD master agreement on an on-going basis and receive funds to support local park projects and programs.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

- A. Resolution
- B. Measure A Annual Allocation Grant Agreement

RESOLUTION NO. 2025-10-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

WHEREAS, the voters of the County of Los Angeles on November 8, 2016, approved the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure (Measure A); and

WHEREAS, Measure A also designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and

WHEREAS, the District has set forth the necessary policies and procedures governing the application for grant funds under Measure A; and

WHEREAS, the District's policies and procedures require the governing body of the City of Signal Hill to approve of the filing of an application before submission of said application to the District; and

WHEREAS, said application contains assurances that City of Signal Hill must comply with; and

WHEREAS, City of Signal Hill will enter into Agreement with the District to provide funds for acquisition projects, development projects, and/or programs.

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

Section 1. Approves the blanket authority to file applications with the Los Angeles County Regional Park and Open Space District for Measure A Funds for projects or program; and

Section 2. Certifies that City of Signal Hill understands the assurances and will comply with the assurances in the application form; and

Section 3. Appoints the City Manager, or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of projects or programs.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 28th day of October, 2025.

KEIR JONES
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that the Resolution No. 2025-10-XXXX was adopted by the City Council of the City of Signal Hill at a regular meeting held on the 28th day of October, 2025, and that the same was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DARITZA PEREZ
CITY CLERK

Measure A Annual Allocation Grant Agreement

PARTIES TO AGREEMENT

RPOSD:

Los Angeles County
Regional Park and Open Space District
1000 South Fremont Avenue, Unit #40
Building A-9 East, Ground Floor
Alhambra, CA 91803

GRANTEE:

City of Signal Hill
2175 Cherry Ave
Signal Hill, CA 90755

This Annual Allocation Grant Agreement ("Agreement") is made and entered into by and between the City of Signal Hill ("Grantee") and the Los Angeles County Regional Park and Open Space District ("RPOSD"). Grantee agrees to complete Annual Allocation projects as described in any Notice to Proceed ("NTP"), a subordinate agreement executed wholly within and subject to the provisions of this Agreement, approved by RPOSD, acting through the Director of the County of Los Angeles Department of Parks and Recreation, and pursuant to Measure A.

RECITALS

WHEREAS, RPOSD, acting through the Director of the County of Los Angeles Department of Parks and Recreation and Measure A, is authorized by the County of Los Angeles Board of Supervisors, acting in its capacity as the governing body of the RPOSD, to implement Measure A and administer Measure A grants;

WHEREAS, Grantee is a public entity eligible for Annual Allocation awards; and

WHEREAS, this Agreement is authorized by Measure A;

THEREFORE, in consideration of the mutual covenants, promises, and representations herein, RPOSD and Grantee agree as follows:

Definitions

Annual Allocations: Annual grant funds allocated pursuant to Section 5, subdivision (b) of Measure A.

Board of RPOSD: The County of Los Angeles Board of Supervisors acting in its capacity as the governing body of the RPOSD.

Good Standing: Good Standing is when an agency or organization is in compliance with all requirements stated in the guidelines, policies, and procedures of RPOSD for both Proposition A and Measure A. Good Standing is required of Grantees in order for payment requests to be processed and to receive or apply for any grant funds from RPOSD.

Grants Administration Manual (GAM): The document that details the policies and procedures for administering grants awarded by RPOSD. From time to time, it shall be amended or changed by RPOSD as described in this agreement.

Grants Management System (GMS): The online Grants Management System used by RPOSD to track Measure A grant-funded projects.

Measure A: The Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection, and Water Conservation Measure to levy a special tax and issuing bonds approved by voters on November 8, 2016.

Notice to Proceed (NTP): A subordinate agreement executed wholly within and subject to the provisions of this Agreement, for the performance of deliverables as described in the Notice to Proceed (Attachment A). Upon issuance by RPOSD, the NTP confirms approval of an identified project and a specified grant amount and authorizes Grantee to commence performance of said project. The NTP shall include the specifics of the approved project, such as the scope of work, funding award, and performance period for the project.

NTP Performance Period: The timeframe within which Grantee is to complete a project as detailed in each Work Plan. Project costs must be incurred within the NTP Performance Period for each project to be eligible for reimbursement.

Project: Acquisition, development, planning and design/or innovation projects utilizing Annual Allocation funding, and as set forth in an executed NTP.

Scope of Work: Grantee's written description of tasks and deliverables for a project, as set forth in the Work Plan.

Work Plan: A plan that details the proposed elements of a project: scope of work, deliverables, timeline, budget, land tenure, perpetuity plan, community engagement plan, funding acknowledgement, and attachments (as needed).

TERMS AND CONDITIONS

Article 1: Conditions

- A. This Agreement applies to all grant funds allocated to Grantee for projects which Grantee has applied for, and which have been approved by RPOSD, as evidenced by the issuance of an NTP.
- B. The Work Plan and its required attachments, and any subsequent changes or additions approved by RPOSD, are hereby incorporated in this Agreement as though set forth in full.
- C. The GAM, and any subsequent changes or additions thereto, and the Measure A Resolution are also hereby incorporated in this Agreement as though set forth in full.
- D. As per the approved NTP(s), RPOSD grants the Grantee a sum of money not to exceed the budget amount, in consideration and on the condition that the sum be solely expended for the purposes set forth in the NTP Scope of Work for the approved Work Plan and under the terms and conditions set forth in this Agreement.
- E. Grantee acknowledges that it may be required to furnish any additional funds necessary to complete the project approved in the NTP.
- F. Any non-recreational use of the project area must be preapproved in writing by RPOSD, and if approved, Grantee agrees that any gross income earned from such non-recreational uses of the project shall be used for recreation development, additional acquisition, operation or maintenance at the project site, unless RPOSD approves otherwise in writing.
- G. Grantee agrees that any gross income that accrues to a grant-assisted development project authorized by the NTP during and/or as part of the construction, from sources other than the intended recreational uses, also shall be used for further development of that particular project described in the NTP, unless RPOSD approves otherwise in writing.

Article 2: Term of Agreement

This Agreement is effective upon the date it is fully executed by the Grantee and Director of RPOSD or their designees ("Effective Date") and will remain in effect in perpetuity unless terminated by RPOSD upon written notice.

Article 3: Counterparts and Electronic Signatures

- A. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement. The email or electronic signature of the parties shall be deemed to

constitute original signatures, and electronic copies hereof shall be deemed to constitute duplicate originals.

- B. RPOSD and Grantee hereby agree to regard electronic representations of original signatures of authorized officers of each party, when appearing in appropriate places on the Amendments and received via communications facilities (email or electronic signature), as legally sufficient evidence that such legally binding signatures have been affixed to Amendments to this Agreement.

Article 4: Grant Funds

Grantee will not be entitled to any payment by RPOSD under this Agreement except pursuant to an authorized NTP for each project. Grant funds will be disbursed and used solely by the Grantee in accordance with the Work Plan defined in the NTP for each project, subject to the provisions of this Agreement. Grantee may not combine or carryover funds remaining in one project to another. Grantee understands that grant funds are not a gift and agrees that RPOSD is granting funds for Grantee to complete the work authorized in each NTP.

Article 5: Expenditure of Grant Funds and Allocation of Funds Between Budget Items

Grantee shall expend grant funds consistent with the approved NTP, which incorporates by reference the Work Plan. Any revisions to the budget that attempts to shift funds from approved budget items into a different category must be identified in a revised Work Plan within the GMS and approved in advance by RPOSD. RPOSD may withhold payment for items which exceed the amount allocated in the Work Plan which have not received the approval required herein. Any RPOSD approved increase in the funding for any budgeted item may result in a corresponding decrease in the funding for one or more other budgeted items.

Article 6: Project Costs and Reimbursements

RPOSD shall reimburse to Grantee, in accordance with the authorized NTP's budget, a total amount not to exceed the amount of the NTP, as follows:

- A. RPOSD shall reimburse funds for eligible costs incurred to date, up to 90% of the grant amount specified in the NTP, upon the Grantee's satisfactory progress and upon submission of an electronic claim form(s), which shall be submitted no more frequently than every 45 days. RPOSD shall disburse the final 10% upon the Grantee's satisfactory completion of the project, submission of required documentation, and approval by RPOSD. Project costs must be incurred within the NTP Performance Period to be eligible for reimbursement.
- B. Grantee shall request reimbursements by submitting a claim to RPOSD through the GMS and complete all forms and requirements of the claim process. RPOSD will only

reimburse for actual costs incurred and verified. The form shall also indicate cumulative expenditures to date and expenditures during the reporting period.

- C. Claim for reimbursement must be signed by Grantee's authorized representative. Each claim form shall be accompanied by:
 - 1. All receipts and any other source documents for direct expenditures and costs that Grantee seeks reimbursement for.
 - 2. Invoices from vendor(s) that Grantee engaged to complete any portion of the work funded under this Agreement and proof of payment (credit card statement, cleared checks) and any other source documents for costs incurred and expenditures by any such vendor(s), unless RPOSD makes a specific exemption in writing.
- D. RPOSD, in its sole discretion, may deny reimbursement requests that do not comply with reimbursement requirements or lack sufficient documentation.

Article 7: Indirect Overhead Costs

Grantee may request reimbursement of its indirect overhead costs in accordance with the GAM.

Article 8: Project Completion

Grantee shall complete the project by the Performance Period identified in the approved NTP. Upon completion of a project, Grantee shall provide RPOSD with evidence of completion by submitting:

- 1. All deliverables specified in the Work Plan, each in a format(s) approved by RPOSD (for example, paper, digital, photographic);
- 2. Electronic submission of the final claim;
- 3. All required documentation as required by RPOSD.

Article 9: Deed Restriction

Grantee shall cause to be recorded on the title of any real property acquired and/or developed with funds from the Measure, a deed restriction requiring compliance with the Measure A resolution, in perpetuity consistent with the applicable provisions in the GAM.

Article 10: Funding Acknowledgement

Grantee is required to acknowledge RPOSD's financial assistance for each project that has been awarded funding consistent with the conditions set forth in the GAM, which may include, without limitation: (1) printed and promotional materials, (2) social media, and (3) project signage.

Article 11: Severability

If any provision of this Agreement is found or deemed by a court of competent jurisdiction to be invalid or unenforceable, it shall be considered severable from the remainder of the Agreement and shall not cause the remainder to be invalid or unenforceable.

Article 12: Change of Use/Disposal

To use the property only for the purposes of Measure A and to make no other use, sale, or disposition of the property, except as described in Paragraph (A).

- (A) If the use of the property acquired through grants pursuant to this resolution is changed to one other than a use permitted under the category from which the funds were provided, or the property is sold or otherwise disposed of, an amount equal to the (1) amount of the grant, (2) the fair market value of the real property, or (3) the proceeds from the portion of such property acquired, developed, improved, rehabilitated or restored with the grant, whichever is greater, shall be used by the recipient for a purpose authorized in that category or shall be reimbursed to the Parks Fund and shall be available for a use authorized in that category.

If the property sold or otherwise disposed of is less than the entire interest in the property originally acquired, developed, improved, rehabilitated or restored with the grant, an amount equal to the proceeds or the fair market value of the property interest sold or otherwise disposed of, whichever is greater, shall be used by the Grantee for a purpose authorized in that category or shall be reimbursed to the Parks Fund and be available for a use authorized in that category. Nothing in this Section shall limit a Public Agency from transferring property acquired pursuant to this order to the National Park Service or the State Park System, with or without consideration.

In either instance, Grantee must provide documentation to RPOSD detailing the benefits that the disposal or partial disposal of property will provide to the residents of Los Angeles County, consistent with Measure A.

Article 13: Community Outreach and Engagement

Grantee must conduct community outreach and engagement that meet the minimum requirements, as defined in the GAM, with the intent to ensure that communities throughout Los Angeles County are aware of and can help determine spending priorities for their projects, and to facilitate a transparent process by which agencies report use of Measure A funds.

Article 14: Indemnification and Hold Harmless

Grantee shall indemnify, defend and hold RPOSD, its officers, and employees harmless from and against any and all liability to any third party for or from loss, damage or injury to persons or property in any manner arising out of, or incident to, the performance of this Contract or the planning, arranging, implementing, sponsoring or conducting of the Project or any other operation, or activity by the Grantee; and from all costs and expenses, including attorney's fees, in any action or liability arising under this Contract or the planning, arranging, implementing, sponsoring or conducting of the Project or any other operation, or activity by the Grantee. RPOSD shall have no liability for any debts, liabilities, deficits, or cost overruns of the Grantee. Grantee and RPOSD agree that the liability of the RPOSD hereunder shall be limited to the payment of the grant monies pursuant to the terms and conditions of this Agreement and the GAM. Any contracts entered into, or other obligations or liabilities incurred by, Grantee in connection with the Project or otherwise relating to this Agreement shall be the sole responsibility of Grantee, and RPOSD shall have no obligation or liability whatsoever thereunder or with respect thereto.

Article 15: Performance and Development

- A. Grantee agrees to promptly submit any reports or documentation that RPOSD may request.
- B. If the project described in the approved NTP includes development, Grantee shall ensure that projects adhere to environmental and sustainability efforts consistent with the Safe, Clean Neighborhood Parks, Healthy Communities and Urban Greening Program; Natural Lands, Open Spaces and Local Beaches, Water Conservation and Watershed Protection Program; Regional Recreation Facilities, Multi-Use Trails and Accessibility Program. Examples including but are not limited to: sustainability, cost-saving energy efficiency, weatherization, stormwater capture, water efficiency, including irrigation efficiency, use of reclaimed water or stormwater, and use of climate and site appropriate native California tree and plant materials.

- C. If the project described in the approved NTP includes acquisition of real property, Grantee agrees to furnish RPOSD with evidence of title, such as preliminary title reports. RPOSD, at its sole discretion, shall determine whether the evidence is acceptable under this Agreement. Grantee agrees in negotiated purchases to correct, prior to or at the close of escrow, any defects of title that in the opinion of RPOSD might interfere with the operation of the Project. In condemnation actions, such title defects must be eliminated by the final judgment.

Article 16: Amendments

As provided herein, no amendment (including without limitation, deletions) of any of the terms or conditions of the Agreement will be effective unless provided in writing signed by all parties. It is the responsibility of Grantee to ensure that any person who signs an amendment on its behalf is duly authorized to do so.

Article 17: Compliance with Laws

Grantee shall at all times comply with all applicable federal, state and local laws, statutes, rules, regulations, ordinances, directives, guidelines, and policies and procedures.

Article 18: Governing Law, Jurisdiction, and Venue

This Agreement will be governed by, and construed in accordance with, the laws of the State of California. Grantee agrees and consents to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this Agreement and further agrees and consents that venue of any action brought hereunder will be exclusively in the County of Los Angeles.

Article 19: Notices

All notices permitted or required to be given under this Agreement shall be in writing by mail with an email copy to info@rposd.lacounty.gov.

Article 20: Audits, Accounting, Records

- A. Grantee agrees to maintain accurate and complete financial records of its activities and operations relating to this Agreement and for each executed NTP in accordance with generally accepted accounting principles.
- B. Grantee also agrees to retain such financial accounts, documents and records for a minimum of five (5) years following completion of each project.
- C. Grantee and RPOSD agree that during regular office hours, RPOSD or its duly authorized representatives shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this Agreement or matters

related thereto. Grantee agrees to maintain, and make available for RPOSD inspection, accurate records of all its costs, reimbursements and receipts with respect to its activities under this Agreement.

At any time during the term of this Agreement or at any time within five years after termination of this Agreement, authorized representatives of RPOSD may conduct an audit of Grantee for the purpose of verifying appropriateness and validity of expenditures that Grantee has submitted to RPOSD for reimbursement under the terms of this Agreement.

- D. Grantee, within thirty (30) days of notification that an audit has resulted in the exception of expenditures, may dispute the audit findings in writing to RPOSD and provide RPOSD with records and/or documentation to support the expenditure claims. RPOSD shall review this documentation and make a final determination as to the validity of the expenditures.
- E. If Grantee has received all grant monies prior to the audit, or if remaining grant monies are insufficient, and if said audit reveals expenditures that cannot be verified or that were paid in violation of the terms of this Agreement, Measure A or the GAM, Grantee shall pay RPOSD an amount equal to these expenditures within sixty (60) days after receiving written notification of the expenditures disallowed and the reason for the disallowance.

Article 21: Computer Software

Grantee certifies that it has instituted and will employ systems and controls appropriate to ensure that, in the performance of this Agreement, RPOSD funds will not be used for the acquisition, operation or maintenance of computer software in violation of copyright laws.

Article 22: Nondiscrimination

Grantee shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in the use of any property or facility acquired or developed pursuant to this Agreement.

Article 23: Independent Capacity

This Agreement is by and between RPOSD and Grantee and is not intended to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between RPOSD and Grantee. The employees and agents of one party must not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

Article 24: Assignment

Grantee shall not assign, exchange, transfer, or delegate its rights or duties under this Agreement, whether in whole or in part, without the prior written consent of RPOSD, in its discretion.

Article 25: Good Standing

Good Standing is required of Grantees to receive any grant funds and processing of claims from RPOSD.

Article 26: Timeliness

Time is of the essence in this Agreement.

Article 27: Publicity of Project Information

Grantee shall give RPOSD the right and opportunity to use information gained from a project described in the approved NTP.

- A. Grantee agrees to utilize best efforts to provide a minimum of 30 days' notice of the project grand openings, inauguration, dedications, significance, and completion to RPOSD staff and to the County Supervisor's Office in which the project described in a work plan is located, as well as to other appropriate public officials.
- B. Grantee shall provide quality digital photographs of the pre-construction site and completed project described in the work plan to RPOSD. If unable to provide digital photographs (collectively, "Photographs") then Grantee shall provide quality printed Photographs of the completed project described in the work plan.

Article 28: Authorization Warranty

Grantee represents and warrants that the person executing this Agreement on behalf of Grantee is an authorized agent who has actual authority to bind Grantee to each and every term, and condition, and obligation of this Agreement and that all requirements of the Grantee have been fulfilled to provide such actual authority.

Article 29: Conflict of Interest

- A. No RPOSD employee whose position with RPOSD enables such employee to influence the award of this Agreement or any subsequent NTP, and no spouse or economic

dependent of such employee, shall be employed in any capacity by Grantee or have any other direct or indirect financial interest in this Agreement. No officer or employee of Grantee who may financially benefit from the performance of work hereunder shall in any way participate in RPOSD's approval, or ongoing evaluation, of such work, or in any way attempt to unlawfully influence RPOSD's approval or ongoing evaluation of such work.

- B. Grantee shall comply with all conflict of interest laws, ordinances, and regulations now in effect, or hereafter to be enacted, during the term of this Agreement. Grantee warrants that it is not now aware of any facts that create a conflict of interest. If Grantee hereafter becomes aware of any facts that might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to RPOSD. Full written disclosure shall include, but is not limited to, identification of all persons implicated and a complete description of all relevant circumstances. Failure to comply with the provisions of this Article 30 shall be a material breach of this Agreement.

Article 30: Validity

If any provision of this Agreement or the application thereof to any person or circumstance is held invalid, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby.

Article 31: Waiver

No waiver by RPOSD of any breach of any provision of this Agreement shall constitute a waiver of any other breach or of such provision. Failure of RPOSD to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof. The rights and remedies set forth in this Article shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

Article 32: Long Term Obligations

- A. With the written consent of RPOSD, Grantee may transfer property acquired with funds granted under this Agreement to another public agency; to a nonprofit organization authorized to acquire real property for park, wildlife, recreation, community, open space, or gang prevention and intervention purposes; or to the California Department of Parks and Recreation, National Park Service, or the US Forest Service, at de minimis cost, provided that approval by RPOSD is obtained prior to the change and any such successor to the recipient assumes the obligations imposed under the Measure and to accept assignment of this Agreement. Under these conditions, Grantee shall not be required to reimburse RPOSD. Any such transfer must require the nonprofit or public entity acquiring the property to enter into a written contract with RPOSD and agree to comply with the terms of Measure A and this Agreement.

- B. Grantee agrees to provide for reasonable public access to lands acquired in fee with grant monies, including the provision of parking and public restrooms, except when that access may interfere with resource protection.
- C. All facilities shall be open to members of the public generally, as noted in the GAM. Grantee agrees that property and facilities acquired or developed with Measure A funds as per this Agreement shall be available for inspection upon RPOSD's request, in perpetuity.
- D. Grantee agrees to maintain and operate in perpetuity the property acquired, developed, rehabilitated or restored with grant monies, subject to the provisions of Measure A and this Agreement.
- E. Grantee agrees to take all reasonable measures to actively oppose, at its sole expense, any proposal or attempt to act upon, exercise, or assert claims as to reserved rights to the grant funded property that are contrary to the purposes of Measure A, GAM and/ or this Agreement, including but not limited to oil, gas, and other hydrocarbon substances; minerals; water; and/or riparian resources. The above notwithstanding, Grantee has no obligation hereunder to initiate litigation challenging any project or proposal based on a reserved right lawfully recorded against the grant funded property in real property records maintained by the Los Angeles County Recorder's Office.

Article 33: Breach

- A. Grantee agrees that compliance with the terms of this Agreement will have significant benefits to Los Angeles County and its constituents. Because such benefits exceed the amount of funds furnished under these provisions, Grantee agrees that any breach would result in incalculable loss, and therefore, any payment by the Grantee to RPOSD of an amount equal to the amount of the funds would be inadequate compensation. In the event that Grantee breaches any of the terms, covenants, representations, or conditions of this Agreement, RPOSD may elect to enforce any and all remedies available at law or in equity, including without limitation, any of the following:
 - 1. Prior to reimbursement of funds:
 - a. Withdrawal of an approved NTP;
 - 2. After payment (partial or full) of a specific project approved through an NTP:
 - a. Seek specific performance of Grantee's obligations under this Agreement;
 - b. Receive reimbursement of grant funds awarded under the NTP.
- B. If RPOSD brings an action to enforce the terms of this Agreement, Grantee shall be responsible to pay RPOSD's attorney's fees and costs, including expert witness costs, if RPOSD prevails in said action.

- C. The foregoing remedies are cumulative and may be exercised independently or in combination and are not exclusive to one another or to any other remedies available at law or in equity. In the event RPOSD must pursue any remedy hereunder and is the substantially prevailing party, RPOSD shall be awarded its costs and reasonable legal fees, including costs of collection.

Article 34: NTP Termination

RPOSD may withdraw, in whole or in part, an NTP and/or terminate this Agreement, and/or seek a refund of payments already made if RPOSD determines in its discretion that:

1. Facts have arisen, or situations have occurred, that fundamentally alter the expectations of the parties or make the purposes for an NTP or grant funds approved as contemplated infeasible or impractical;
2. Any material modifications in the scope or nature of a project have occurred from that which was presented in the NTP and such material modifications have not received the prior written approval of RPOSD;
3. Any statement or representation made by Grantee in the NTP, the grant status update report, and back up documents, or is otherwise untrue, inaccurate or incomplete in any material respect;
4. The results of RPOSD's review of the grant status update report are not acceptable to RPOSD;
5. The project described in the NTP will not or cannot be completed by the NTP Performance Period or any extensions granted thereto or delays in the implementation of the project have occurred which, in RPOSD's judgment, make the project impracticable;
6. Title to or encumbrances against the property are or become such that the Grantee is unable to complete the project described in the NTP and/or the property becomes unavailable for public use.

Article 35: Regulatory Requirements

- A. Grantee will not enter into any contract, agreement, lease or similar arrangement, or agree to any amendment or modification to an existing contract, agreement, lease or similar arrangement, that in RPOSD's opinion, violates federal regulations restricting the use of funds from tax-exempt bonds. Any proposed operating contracts, leases, concession contracts, management contracts or similar arrangements with non-governmental entities that restrict the public use of the project site for (30) thirty consecutive days or more, must be reviewed by RPOSD prior to awarding as they relate to the project or project site in perpetuity. Any such contracts in existence must be disclosed prior to construction.

- B. Grantee (or its representative) shall comply as lead agency with the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et. seq. CEQA documents must be recorded with and stamped by the Los Angeles County Registrar Recorder.

Grantee shall add RPOSD to the notification list for CEQA requirements as stated in the GAM.

- C. Grantee and RPOSD will conform to the requirements of Government Code Section 7920.000, et seq. in making all documents relating to this Agreement, the grant obtained and all other related matters available for public review during regular business hours. If an NTP involves acquisition of property, however, both RPOSD and Grantee may withhold from public review any and all documents exempted under Section 7928.705, prior to completion of said acquisition.
- D. If RPOSD is required to defend an action on a Public Records Act request for any of the contents of a Grantee's submission under the terms and conditions of the Agreement, Grantee agrees to defend and indemnify RPOSD from all costs and expenses, including attorneys' fees, in any action or liability arising under, or related to, the Public Records Act.
- E. In order to maintain the exclusion from gross income for federal income tax purposes of the interest on any bonds, notes or other evidences of indebtedness issued for the purpose of providing the grant monies made available in this Agreement, Grantee covenants to comply with each applicable requirement of Section 103 and Sections 141 through 150, inclusive, of the Internal Revenue Code of 1986, as amended. In furtherance of the foregoing covenant, Grantee hereby agrees that it will not, without the prior written consent of RPOSD, (a) permit the use of any portion of the project(s) by any private person or entity, other than on such terms as may apply to the public generally; or (b) enter into any contract for the management or operation of the project or any portion thereof, except with a governmental agency or a nonprofit corporation that is exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code.
- F. Grantee and each County lobbyist or County lobbying firm, as defined in Los Angeles County Code Section 2.160.010, retained by the Grantee, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Grantee or any County lobbyist or County lobbying firm to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement, upon which RPOSD may terminate or suspend this Agreement.

IN WITNESS WHEREOF, Grantee and RPOSD have caused this Agreement to be executed by their duly authorized representatives as of the latter day, month and year written below.

GRANTEE:

By: _____
Signature of Authorized Representative

Name: _____

Title: _____

Date: _____

LOS ANGELES COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT:

By: _____
Director / Administrator

Date: _____

Agreement No. A77

Date

Grantee Information

NOTICE TO PROCEED
 REGIONAL PARK AND OPEN SPACE DISTRICT (RPOSD)
 AGREEMENT NO. (ENTER NUMBER)
 NTP NO. (ENTER NUMBER)
 STUDY AREA NO. (ENTER NUMBER)
 (ENTER NAME OF ANNUAL ALLOCATIONS PROJECT)

This Notice to Proceed ("NTP"), a subordinate agreement executed wholly within and subject to the provisions of Agreement No. _____ (Enter Number), dated (Enter Date) ("Agreement"), confirms approval of your Annual Allocations Project, as described in your Work Plan dated (Enter Date), for the project described as (Enter Project) ("Project").

1. Scope of Work

2. NTP Performance Period

This Project shall be completed by the NTP Performance Period (Enter Date).

3. Grant Amount

The total maximum amount RPOSD will reimburse Grantee for this Project is (Enter Amount), including related reimbursable expenses as specified. Any items where cost estimates exceed the approved budget, require prior written authorization from RPOSD.

4. Reimbursement

- a. Grantee must complete all required deliverables identified in the attached Work Plan.
- b. The total reimbursement from RPOSD for all deliverables may not exceed Grant Amount, identified in the Grant Amount.
- c. Ensure NTP NO. (Enter Number) appears on invoices submitted to RPOSD for purposes of reimbursement.

All terms of the Agreement which authorize this NTP, will remain in full force and effect. The terms of the Agreement will govern and take precedence over any conflicting terms or conditions in this NTP. This NTP must be in compliance with the terms and conditions of the Agreement to be valid or binding.

At Grantee's written request, this NTP may be amended subject to RPOSD's sole discretion and prior approval. Amendments are to be limited to modifications of the Performance Period, Scope of Work, or Grant Amount.

APPROVED BY:

RPOSD Representative

Date: _____



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER**

SUBJECT: CONTRACT AMENDMENT REGISTER DATED OCTOBER 28, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria, as documented in the City's Purchasing Policy:

- The City Council authorized funds for the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There is one contract amendment for City Council consideration as follows:

1. JJ Property Maintenance Network, Incorporated Second Amendment for Maintenance Services, extending the term through August 31, 2025, and increasing the contract amount by \$32,494.82 for a new not-to-exceed amount of \$337,361.82. This adjustment is needed to cover two months of cleaning services and portable restroom cleaning, which were necessary until the new maintenance contract began in September 2025.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated October 28, 2025.

Fiscal Impact:

10/28/2025

The City Council has authorized funding as part of the adopted Fiscal Year 2025-2026 Operating Budget related to the proposed contract amendments.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachments:

- A. Contract Amendment Register
- B. Second Amendment, JJ Property Maintenance Network, Inc.

CONTRACT AMENDMENT REGISTER

Contract No.	Dept.	Service	Vendor	RFP (Y/N) & Council Approval Date	Cooperative Purchasing (Y/N) & Source	Current Term and Expiration Date	Current Not-to-Exceed	Amendment / Change Order No.	Additional Term and Date	Additional Comp & CPI	New Not-to-Exceed	Funding Source	Adopted Budget
TERM AND COMPENSATION													
1	Public Works	Maintenance Services	JJ Property Maintenance Network, Inc.	Y 6/27/23	N	2 years 6/30/25	\$304,867	2	2 months 8/31/25	\$32,495	\$337,362	100-92-5521	Yes
TERM ONLY													
COMPENSATION ONLY													
CHANGE ORDERS													

N/A: Not applicable

CITY OF SIGNAL HILL
SECOND AMENDMENT TO
AGREEMENT FOR MAINTENANCE SERVICES

1. PARTIES AND DATE.

This Second Amendment to the Agreement for Custodial Maintenance Services ("Second Amendment") is entered into on the 28th day of October 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and **JJ Property Maintenance Network, Inc.**, a California Corporation, with its principal place of business at 289 E. Orange Grove Blvd., Pasadena, California 91104, ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into that certain Agreement for Custodial Maintenance Services dated the June 27, 2023, with an initial 1-year term expiring on June 30, 2024, and a total compensation not to exceed \$152,527 ("Agreement").

2.2 First Amendment. The Parties entered into the First Amendment to the Agreement dated June 11, 2024, in order to extend the term of the Agreement to expire on June 30, 2025, and increase the total compensation by \$152,340 ("First Amendment").

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to expire on August 31, 2025, thereby exercising a portion of the 180-calendar day discretionary Term Contingency available under the Agreement, increase the rates of compensation, and increase the contract amount by \$32,494.82 for a total not to exceed compensation under the Agreement of \$337,361.82 ("Second Amendment").

3. TERMS.

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from July 1, 2023, to August 31, 2025, unless earlier terminated as provided herein. At the City's sole discretion, this term may be extended by up to 120 calendar days with the approval of the City's Director of Public Works. Contractor shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines."

3.2 Compensation. Section 3.3.1 of the Agreement is hereby amended in its entirety to read as follows:

"Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed THREE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIXTY-ONE DOLLARS AND EIGHTY-TWO CENTS

Exhibit "A-1"

(\$337,361.82) without the written approval of the City's Public Works Director. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement."

3.3 Rates of Compensation. Exhibit "C" of the Agreement is hereby amended in its entirety and replaced in the form Attachment "1" to this Second Amendment, attached hereto and incorporated herein by reference.

3.4 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

CITY OF SIGNAL HILL

**JJ PROPERTY MAINTENANCE NETWORK,
INC.**

By: _____
Carlo Tomaino
City Manager

By: _____
Jose Javier Benitez
CEO

ATTEST:

By: _____
Tina Knapp
Assistant City Clerk

By: _____
Serafica L Benitez
Secretary

APPROVED AS TO FORM:

By: _____
Matthew E. Richardson
City Attorney

**ATTACHMENT “1” TO THE SECOND AMENDMENT TO
AGREEMENT FOR MAINTENANCE SERVICES**

Exhibit “C”

Compensation

Item	Facility	Address	SF	Schedule	Crew Size	Daily labor hours	Monthly Price
1	City Hall	2175 Cherry Ave.	15,482	Every Monday - Friday (7pm - 6am)	2	4	\$1,400.00
2	Signal Hill Public Library / Community Center / Signal Hill Park	1800 E. Hill St.	12,486	Every Monday - Saturday (11pm - 6am)	2	3.5	\$4,800.00
3	Public Works Yard / Well 9	2175 E. 28th St.	4,508	Every Monday - Friday (5:30 pm - 6am)	2	1.5	\$1,131.00
4	Police Department	2745 Walnut	21,844	Every Monday - Friday (7:30 am - 4pm)	1	8	\$7,507.00
5	Discovery Well Park (Community Center / Restrooms)	2200 Temple Ave.	1,681	Every Monday - Sunday (11pm - 6am)	2	1	\$493.00
6	Police Shooting Range	1800 E. Hill St.	1,620	Quarterly - Coordinated weekday with Police Supervision	1	2	\$400
Total Monthly Price							\$15,731.00



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: DAVID HOPPER
CITY TREASURER**

**SIAMLU COX
ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

SUBJECT: WARRANT REGISTER PRESENTED OCTOBER 28, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and are requested to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Registers presented October 28, 2025.

Fiscal Impact:

The City has sufficient funds budgeted and available for payment.

Analysis:

Warrant Register for Council Meeting

Payment Type	Payment Date	Payment Numbers	Total
Manual DFT*	9/9/2025	DFT0015709	\$ 62,357.00
Subtotal			\$ 62,357.00
Manual DFT*	10/2/2025	DFT0015709	\$ 730.38
Subtotal			\$ 730.38
Regular Check	10/9/2025	120684	\$ 272.03
Manual DFT*	10/03/25 - 10/10/25	VARIOUS	\$ 54,255.21
Manual DFT*	10/06/25 - 10/09/25	VARIOUS	\$ 178,759.17
Subtotal			\$ 233,286.41
Payroll Net**	10/10/2025	VARIOUS	\$ 360,167.15
Subtotal			\$ 360,167.15
Grand Total			\$ 656,540.94

* EFT/Draft - Electronic/Draft Funds Transfer

** Represents the total net payroll direct deposit on pay date

Staff is submitting all warrants for approval; invoices and supporting documentation are available for review in the Finance Department.

Attachment:

A. Warrant Register



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 9/9/2025 - 9/9/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5657 - Wells Fargo Bank, N.A. (114)							
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-21050	Accrued Liabilities Payable	-78.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5324	Council Development - Jones	460.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5324	Council Development - Jones	85.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5330	Meetings	147.93
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5330	Meetings	15.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5330	Meetings	66.27
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5511	Telephone	38.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-41-5511	Telephone	118.61
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-43-5320	Travel & Training	-112.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-43-5511	Telephone/Data	38.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5330	Meetings	492.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5330	Meetings	526.01
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5330	Meetings	243.51
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5511	Telephone	126.79
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5740	General Supplies	15.05
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5740	General Supplies	237.72
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-44-5740	General Supplies	24.24
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5631	Software Purchases	120.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5631	Software Purchases	120.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5631	Software Purchases	13.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5631	Software Purchases	99.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5631	Software Purchases	119.88
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5740	General Supplies	31.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5740	General Supplies	32.61
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5740	General Supplies	9.78
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-45-5740	General Supplies	66.30
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5370	Safety Training	82.07
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5400	Contract Services - General	39.98
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5400	Contract Services - General	405.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5400	Contract Services - General	125.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5425	Medical Services	800.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5425	Medical Services	179.22
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	649.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	22.41
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	618.78
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	43.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	36.87

Warrant Register
Payment Dates: 9/9/2025 - 9/9/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	186.29
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	99.25
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5740	General Supplies	282.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-46-5740	General Supplies	72.90
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5320	Travel & Training	40.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5320	Travel & Training	993.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5320	Travel & Training	290.65
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5320	Travel & Training	70.84
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5511	Telephone/Data	38.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5631	Software Purchases	97.96
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5631	Software Purchases	49.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5631	Software Purchases	1,017.54
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5740	General Supplies	43.23
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-47-5740	General Supplies	16.56
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	216.45
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	784.58
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	2,086.61
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	65.56
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	2,050.45
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	1,782.29
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-52-5570	Software Licensing & Suppor	7.20
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-52-5570	Software Licensing & Suppor	629.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-52-5740	General Supplies	33.14
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-53-5310	Dues & Memberships	195.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-53-5320	Travel & Training	599.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-53-5740	General Supplies	125.96
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-61-5511	Telephone/Data	20.02
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-62-5320	Travel & Training	90.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-62-5330	Meetings	125.56
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-62-5511	Telephone/Data	58.36
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-63-5511	Telephone/Data	19.17
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-63-5511	Telephone/Data	20.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-64-5511	Telephone/Data	20.01
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-64-5511	Telephone/Data	19.17
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-71-5330	Meetings	37.75
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-71-5330	Meetings	691.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-71-5330	Meetings	-6.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-71-5740	General Supplies	117.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-72-5511	Telephone	478.12
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-72-5511	Telephone	958.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-72-5721	Special Department Supplies	122.16
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5320	Travel & Training	-133.81
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5320	Travel & Training	114.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5511	Telephone	38.01

Warrant Register
Payment Dates: 9/9/2025 - 9/9/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5511	Telephone	115.02
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5740	General Supplies	77.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-73-5740	General Supplies	39.75
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5511	Telephone	191.70
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5540	Vehicle Maintenance	20.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5570	Software Licensing & Suppor	629.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5570	Software Licensing & Suppor	0.32
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5570	Software Licensing & Suppor	22.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-74-5570	Software Licensing & Suppor	19.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-75-5740	General Supplies	88.96
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-75-5740	General Supplies	70.64
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-77-5511	Telephone	76.68
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5330	Meetings	79.65
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5570	Software Licensing & Suppor	779.88
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5721	Special Department Supplies	76.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	115.81
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	92.24
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	52.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	129.12
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	24.30
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	19.97
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	39.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	232.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	264.10
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	37.82
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	195.39
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	33.14
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	37.55
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	17.45
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	8.31
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	24.30
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	14.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	39.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	47.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	17.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	113.75
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	30.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	5.40
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	33.32
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	133.58
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-81-5740	General Supplies	22.06
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5320	Travel & Training	278.48
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5320	Travel & Training	156.18
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	775.71

Warrant Register

Payment Dates: 9/9/2025 - 9/9/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	42.81
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	40.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	96.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	75.77
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5330	Meetings	40.86
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5470	Historical Preservation	186.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	53.85
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	525.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	70.11
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	64.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	62.94
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	110.47
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	69.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	82.90
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	13.25
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	75.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	66.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	9.28
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	-49.71
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	10.49
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	57.37
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	200.90
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	100.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	176.78
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	183.68
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	32.02
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	162.25
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	163.49
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	207.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	207.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	30.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	42.59
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	134.66
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	40.12
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	143.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	24.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	205.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	226.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	276.80
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	49.71
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	49.26
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	248.58
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	47.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	340.34

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	19.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	49.95
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	479.70
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	10.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	66.12
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	15.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	62.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	28.17
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	0.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-82-5740	General Supplies	107.17
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5511	Telephone	273.27
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	7.74
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	155.84
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	104.96
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	14.35
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	32.12
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	31.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	11.05
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	1,905.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	138.94
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	53.83
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	37.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	119.06
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	168.25
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	37.54
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	39.72
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	146.45
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	150.71
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	30.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	55.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	39.55
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	25.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	16.68
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	17.66
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	380.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	323.76
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	500.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	90.54
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	85.93
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	41.67
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	97.94
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	58.37
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	61.76
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	61.84

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	23.55
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	14.20
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	204.39
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	194.22
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	22.09
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	22.33
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	416.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	13.25
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	39.86
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	22.80
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	24.29
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	36.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	16.56
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	47.23
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	66.27
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	62.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	81.43
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	55.20
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-83-5740	General Supplies	80.65
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5320	Travel & Training	195.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5330	Meetings	164.87
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5330	Meetings	161.56
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5400	Contract Services - General	15.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5511	Telephone	173.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5511	Telephone	50.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5740	General Supplies	19.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5740	General Supplies	33.11
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5740	General Supplies	34.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5740	General Supplies	14.44
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5740	General Supplies	0.20
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-91-5750	Gasoline, Oil, & Tires	12.92
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5320	Travel & Training	345.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5320	Travel & Training	-150.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5320	Travel & Training	-175.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5511	Telephone/Data	722.29
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5511	Telephone/Data	211.72
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5511	Telephone/Data	115.02
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	215.34
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	22.79
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	110.77
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	214.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	65.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	32.86
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	221.04

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	72.60
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	-24.02
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	73.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	34.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	167.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	49.71
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	397.77
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	19.87
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	38.66
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	149.46
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	39.74
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	320.36
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5740	General Supplies	93.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-92-5742	Tools	133.57
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5330	Meetings	191.70
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5330	Meetings	44.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5511	Telephone/Data	76.68
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	18.35
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	509.85
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	219.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	29.37
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	5.80
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	29.99
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	7.18
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	228.61
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-94-5740	General Supplies	4.77
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5320	Travel & Training	98.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5320	Travel & Training	2.06
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5400	Contract Services - General	2,980.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5511	Telephone/Data	238.59
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	158.22
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	127.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	111.91
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	115.32
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	5.50
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	215.29
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	30.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	16.53
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5740	General Supplies	36.44
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	100-95-5742	Tools	1,421.18
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	201-40-5723	Food Distribution Costs	1,367.26
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improveme	210.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improveme	210.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improveme	210.00

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improveme	54.69
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5320	Travel & Training	340.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5320	Travel & Training	340.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5320	Travel & Training	340.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5320	Travel & Training	549.00
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5511	Telephone/Data	383.40
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5511	Telephone/Data	139.98
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	1,616.58
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	164.11
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	44.19
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	52.48
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	413.94
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	111.93
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	5.51
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	91.60
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	121.07
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	416.64
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	-373.94
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	212.27
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	407.73
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	27.61
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	21.60
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-40-5740	General Supplies	21.97
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-45-5745	General Supplies	33.41
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	500-45-5745	General Supplies	29.89
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5511	Telephone	71.43
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	62.74
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	120.48
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	276.31
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	156.30
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	193.38
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5740	General Supplies	44.01
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5740	General Supplies	428.73
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5740	General Supplies	397.07
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5740	General Supplies	41.63
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5740	General Supplies	33.14
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5742	Tools	880.69
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5742	Tools	16.44
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5750	Gasoline, Oil, & Tires	67.68
DFT0015709	09/09/2025	08302025	08/30/2025	P-Card WF Statement	601-40-5842	Vehicles & Large Equipment	2,085.24
Vendor 5657 - Wells Fargo Bank, N.A. (114) Total:							62,357.00
Grand Total:							62,357.00

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	49,918.81
201 - HCDA Grant	1,367.26
400 - Capital Improvement	684.69
500 - Water Operations Fund	5,510.97
601 - Vehicle and Equipment	4,875.27
Grand Total:	62,357.00

Account Summary

Account Number	Account Name	Payment Amount
100-21050	Accrued Liabilities Payab	-78.00
100-41-5324	Council Development - J	545.00
100-41-5330	Meetings	230.19
100-41-5511	Telephone	156.95
100-43-5320	Travel & Training	-112.50
100-43-5511	Telephone/Data	38.34
100-44-5330	Meetings	1,262.05
100-44-5511	Telephone	126.79
100-44-5740	General Supplies	277.01
100-45-5631	Software Purchases	472.87
100-45-5740	General Supplies	140.22
100-46-5370	Safety Training	82.07
100-46-5400	Contract Services - Gene	569.98
100-46-5425	Medical Services	979.22
100-46-5721	Special Department Sup	1,655.60
100-46-5740	General Supplies	355.36
100-47-5320	Travel & Training	1,394.99
100-47-5511	Telephone/Data	38.34
100-47-5631	Software Purchases	1,165.49
100-47-5740	General Supplies	59.79
100-51-5511	Telephone/Internet	6,985.94
100-52-5570	Software Licensing & Su	636.73
100-52-5740	General Supplies	33.14
100-53-5310	Dues & Memberships	195.00
100-53-5320	Travel & Training	599.00
100-53-5740	General Supplies	125.96
100-61-5511	Telephone/Data	20.02
100-62-5320	Travel & Training	90.00
100-62-5330	Meetings	125.56
100-62-5511	Telephone/Data	58.36
100-63-5511	Telephone/Data	39.17

Account Summary

Account Number	Account Name	Payment Amount
100-64-5511	Telephone/Data	39.18
100-71-5330	Meetings	721.76
100-71-5740	General Supplies	117.46
100-72-5511	Telephone	1,436.62
100-72-5721	Special Department Sup	122.16
100-73-5320	Travel & Training	-19.48
100-73-5511	Telephone	153.03
100-73-5740	General Supplies	117.08
100-74-5511	Telephone	191.70
100-74-5540	Vehicle Maintenance	20.00
100-74-5570	Software Licensing & Su	672.83
100-75-5740	General Supplies	159.60
100-77-5511	Telephone	76.68
100-81-5330	Meetings	79.65
100-81-5570	Software Licensing & Su	779.88
100-81-5721	Special Department Sup	76.00
100-81-5723	Event/Program Costs	1,291.51
100-81-5740	General Supplies	490.21
100-82-5320	Travel & Training	434.66
100-82-5330	Meetings	1,071.98
100-82-5470	Historical Preservation	186.00
100-82-5723	Event/Program Costs	5,065.02
100-82-5740	General Supplies	291.93
100-83-5511	Telephone	273.27
100-83-5723	Event/Program Costs	5,078.75
100-83-5740	General Supplies	1,406.32
100-91-5320	Travel & Training	195.00
100-91-5330	Meetings	326.43
100-91-5400	Contract Services - Gene	15.00
100-91-5511	Telephone	223.38
100-91-5740	General Supplies	102.27
100-91-5750	Gasoline, Oil, & Tires	12.92
100-92-5320	Travel & Training	20.00
100-92-5511	Telephone/Data	1,049.03
100-92-5740	General Supplies	2,315.87
100-92-5742	Tools	133.57
100-94-5330	Meetings	236.69
100-94-5511	Telephone/Data	76.68
100-94-5740	General Supplies	1,053.11
100-95-5320	Travel & Training	100.06
100-95-5400	Contract Services - Gene	2,980.00
100-95-5511	Telephone/Data	238.59

Account Summary

Account Number	Account Name	Payment Amount
100-95-5740	General Supplies	816.59
100-95-5742	Tools	1,421.18
201-40-5723	Food Distribution Costs	1,367.26
400-40-5896	Facilities Capital Improv	684.69
500-40-5320	Travel & Training	1,569.00
500-40-5511	Telephone/Data	523.38
500-40-5740	General Supplies	3,355.29
500-45-5745	General Supplies	63.30
601-40-5511	Telephone	71.43
601-40-5540	Vehicle Maintenance	809.21
601-40-5740	General Supplies	944.58
601-40-5742	Tools	897.13
601-40-5750	Gasoline, Oil, & Tires	67.68
601-40-5842	Vehicles & Large Equipm	2,085.24
Grand Total:		62,357.00

Project Account Summary

Project Account Key	Payment Amount
None	48,076.04
804	863.14
806	11.05
807	290.71
808	1,367.26
811	2,370.50
812	736.69
813	1,843.19
814	2,473.48
818	525.36
824	69.38
825	308.82
840	651.45
90.19004.CIPR.113	684.69
V-26007	2,085.24
Grand Total:	62,357.00

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 10/2/2025 - 10/2/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5303 - FRONTIER							
DFT0015585	10/02/2025	1844-090725	09/07/2025	FRONTIER SVCS: SEP 2025	100-74-5511	Telephone	730.38
						Vendor 5303 - FRONTIER Total:	730.38
						Grand Total:	730.38

Report Summary

Fund Summary		Payment Amount
Fund		
100 - General Fund		730.38
Grand Total:		730.38

Account Summary		Payment Amount
Account Number	Account Name	
100-74-5511	Telephone	730.38
Grand Total:		730.38

Project Account Summary		Payment Amount
Project Account Key		
None		730.38
Grand Total:		730.38

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 10/3/2025 - 10/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 8740 - BANK OF AMERICA - OPEB							
104996	10/10/2025	INV0015558	10/09/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa...	601.00
104996	10/10/2025	INV0015559	10/09/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa...	649.00
104996	10/10/2025	INV0015560	10/09/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa...	2,437.09
104996	10/10/2025	INV0015561	10/09/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa...	2,437.09
Vendor 8740 - BANK OF AMERICA - OPEB Total:							6,124.18
Vendor: 0203 - CALIFORNIA,STATE OF							
DFT0015520	10/09/2025	INV0015518	10/09/2025	State Income Tax Withholding	100-21513	State Withholding Taxes Pay...	647.03
DFT0015583	10/09/2025	INV0015591	10/09/2025	State Income Tax Withholding	100-21513	State Withholding Taxes Pay...	23,808.07
Vendor 0203 - CALIFORNIA,STATE OF Total:							24,455.10
Vendor: 5780 - CITY EMPLOYEES ASSOCIATES LLC							
104997	10/10/2025	INV0015583	10/09/2025	PT Employee Association	100-21050	Accrued Liabilities Payable	10.00
Vendor 5780 - CITY EMPLOYEES ASSOCIATES LLC Total:							10.00
Vendor: 5303 - FRONTIER							
DFT0015586	10/03/2025	1026-080225	08/02/2025	FRONTIER SVCS: AUG 2025	100-51-5511	Telephone/Internet	921.67
DFT0015587	10/03/2025	0259-072525	07/25/2025	FRONTIER SVCS: AUG 2025	100-74-5511	Telephone	530.00
DFT0015588	10/03/2025	1663-090825	09/08/2025	FRONTIER SVCS: SEP 2025	100-51-5511	Telephone/Internet	111.10
DFT0015589	10/07/2025	1016-090225	09/02/2025	FRONTIER SVCS: SEP 2025	100-51-5511	Telephone/Internet	804.15
DFT0015590	10/07/2025	0259-092525	09/25/2025	FRONTIER SVCS: OCT 2025	100-74-5511	Telephone	530.00
DFT0015591	10/08/2025	9765-091325	09/13/2025	FRONTIER SVCS: SEP 2025	100-51-5511	Telephone/Internet	115.80
DFT0015595	10/10/2025	6025-091525	09/15/2025	FRONTIER SVCS: SEP 2025	100-51-5511	Telephone/Internet	761.86
Vendor 5303 - FRONTIER Total:							3,774.58
Vendor: 4963 - MPLC							
120684	10/09/2025	504457222	07/01/2025	MOTION PICTURE LICENSING: FY 25-26	100-81-5310	Dues & Memberships	272.03
Vendor 4963 - MPLC Total:							272.03
Vendor: 0446 - SIGNAL HILL EMPLOYEES ASSOC							
104998	10/10/2025	INV0015584	10/09/2025	Signal Hill Employees Assn	100-21555	SHEA Union Dues Deductions...	922.50
Vendor 0446 - SIGNAL HILL EMPLOYEES ASSOC Total:							922.50
Vendor: 0447 - SIGNAL HILL POLICE OFFICERS							
104999	10/10/2025	INV0015581	10/09/2025	Police Officer Assn Dues	100-21550	POA Union Dues Deductions ...	1,584.00
Vendor 0447 - SIGNAL HILL POLICE OFFICERS Total:							1,584.00

Warrant Register						Payment Dates: 10/3/2025 - 10/10/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 4432 - SIGNAL HILL,CITY OF							
105000	10/10/2025	INV0015552	10/09/2025	Child Care	100-21538	Flex Spending Payable	312.50
105000	10/10/2025	INV0015553	10/09/2025	Flex Spending	100-21538	Flex Spending Payable	989.98
Vendor 4432 - SIGNAL HILL,CITY OF Total:							1,302.48
Vendor: 0464 - SOUTHERN CALIFORNIA EDISON							
DFT0015592	10/07/2025	8542-092425	09/24/2025	ELECTRICITY SVCS: SEP 2025	100-94-5512	Utility Services	64.07
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	100-13001	Accrued Accounts Receivable	10.94
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	100-92-5512	Utility Services	16,995.09
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	100-94-5512	Utility Services	497.61
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	100-95-5510	Electricity	16,801.90
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	100-95-5512	Utility Services	1,279.06
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	260-40-5512	Utility Services	32.34
DFT0015593	10/08/2025	9772-092525	09/25/2025	ELECTRIC SVCS: AUG 2025	500-40-5512	Utility Services	14,799.62
Vendor 0464 - SOUTHERN CALIFORNIA EDISON Total:							50,480.63
Vendor: 0474 - STANDARD INSURANCE COMPANY							
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-41-5276	Life Insurance Benefit	12.10
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-44-5276	Life Insurance Benefit	209.30
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-45-5276	Life Insurance Benefit	48.30
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-53-5276	Life Insurance Benefit	204.27
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-53-5276	Life Insurance Benefit	-0.07
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-61-5276	Life Insurance Benefit	136.85
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-72-5276	Life Insurance Benefit	152.95
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-73-5276	Life Insurance Benefit	40.25
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-74-5276	Life Insurance Benefit	161.00
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-75-5276	Life Insurance Benefit	32.20
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-75-5276	Life Insurance Benefit	8.05
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-76-5276	Life Insurance Benefit	24.15
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-81-5276	Life Insurance Benefit	16.10
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-82-5276	Life Insurance Benefit	128.80
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-83-5276	Life Insurance Benefit	24.15
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-91-5276	Life Insurance Benefit	169.05
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-92-5276	Life Insurance Benefit	64.40
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	100-95-5276	Life Insurance Benefit	80.50
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	500-40-5276	Life Insurance Benefit	64.40
DFT0015516	10/06/2025	INV0015510	10/02/2025	Life and AD&D Insurance	601-40-5276	Life Insurance Benefit	8.05
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-41-5270	Other Employee Benefits	1.25
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-44-5270	Other Employee Benefits	251.61
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-45-5270	Other Employee Benefits	45.40
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-53-5270	Other Employee Benefits	253.51
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-53-5276	Life Insurance Benefit	-0.15
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-61-5270	Other Employee Benefits	299.12
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-72-5270	Other Employee Benefits	38.49
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-73-5270	Other Employee Benefits	36.63

Warrant Register						Payment Dates: 10/3/2025 - 10/10/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-74-5270	Other Employee Benefits	176.83
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-75-5270	Other Employee Benefits	45.40
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-75-5270	Other Employee Benefits	152.77
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-76-5270	Other Employee Benefits	101.06
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-81-5270	Other Employee Benefits	80.66
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-82-5270	Other Employee Benefits	236.24
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-83-5270	Other Employee Benefits	94.49
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-91-5270	Other Employee Benefits	265.86
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-92-5270	Other Employee Benefits	120.31
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	100-95-5270	Other Employee Benefits	307.11
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	500-40-5270	Other Employee Benefits	277.96
DFT0015517	10/06/2025	INV0015511	10/02/2025	STD/LTD/EAP	601-40-5270	Other Employee Benefits	45.40
						Vendor 0474 - STANDARD INSURANCE COMPANY Total:	4,414.75
Vendor: 0801 - U.S. BANK - PARS							
105001	10/10/2025	INV0015562	10/09/2025	PARS Contributions	100-21514	Part-time Employee PARS Pa...	1,782.56
						Vendor 0801 - U.S. BANK - PARS Total:	1,782.56
Vendor: 5452 - US TREASURY							
DFT0015518	10/09/2025	INV0015516	10/09/2025	Social Security	100-21510	FICA Taxes Payable	1,435.64
DFT0015519	10/09/2025	INV0015517	10/09/2025	Medicare	100-21511	Medicare Taxes Payable	467.20
DFT0015521	10/09/2025	INV0015519	10/09/2025	Federal Income Tax Withholding	100-21512	US Withholding Taxes Payable	1,788.11
DFT0015581	10/09/2025	INV0015589	10/09/2025	Social Security	100-21510	FICA Taxes Payable	33,262.26
DFT0015582	10/09/2025	INV0015590	10/09/2025	Medicare	100-21511	Medicare Taxes Payable	15,833.69
DFT0015584	10/09/2025	INV0015592	10/09/2025	Federal Income Tax Withholding	100-21512	US Withholding Taxes Payable	59,074.40
						Vendor 5452 - US TREASURY Total:	111,861.30
Vendor: 5703 - VOYA 401A PLAN 664281							
DFT0015522	10/09/2025	INV0015520	10/09/2025	401A	100-21570	Deferred Compensation Ded...	1,180.68
DFT0015523	10/09/2025	INV0015521	10/09/2025	401A%	100-21570	Deferred Compensation Ded...	1,313.45
						Vendor 5703 - VOYA 401A PLAN 664281 Total:	2,494.13
Vendor: 5704 - VOYA 457 PLAN 664280							
DFT0015524	10/09/2025	INV0015522	10/09/2025	457	100-21570	Deferred Compensation Ded...	2,140.06
DFT0015525	10/09/2025	INV0015523	10/09/2025	457	100-21570	Deferred Compensation Ded...	10,280.70
DFT0015526	10/09/2025	INV0015524	10/09/2025	457 Benefit	100-21570	Deferred Compensation Ded...	9,657.41
DFT0015527	10/09/2025	INV0015525	10/09/2025	457	100-21570	Deferred Compensation Ded...	500.00
DFT0015528	10/09/2025	INV0015526	10/09/2025	457 ROTH	100-21570	Deferred Compensation Ded...	1,230.00
						Vendor 5704 - VOYA 457 PLAN 664280 Total:	23,808.17
						Grand Total:	233,286.41

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	218,058.64
260 - Lighting and Landscape	32.34
500 - Water Operations Fund	15,141.98
601 - Vehicle and Equipment	53.45
Grand Total:	233,286.41

Account Summary

Account Number	Account Name	Payment Amount
100-13001	Accrued Accounts Recei...	10.94
100-21050	Accrued Liabilities Payab...	10.00
100-21510	FICA Taxes Payable	34,697.90
100-21511	Medicare Taxes Payable	16,300.89
100-21512	US Withholding Taxes Pa...	60,862.51
100-21513	State Withholding Taxes...	24,455.10
100-21514	Part-time Employee PAR...	1,782.56
100-21525	OPEB Employee Paid W/...	6,124.18
100-21538	Flex Spending Payable	1,302.48
100-21550	POA Union Dues Deduct...	1,584.00
100-21555	SHEA Union Dues Deduct..	922.50
100-21570	Deferred Compensation...	26,302.30
100-41-5270	Other Employee Benefits	1.25
100-41-5276	Life Insurance Benefit	12.10
100-44-5270	Other Employee Benefits	251.61
100-44-5276	Life Insurance Benefit	209.30
100-45-5270	Other Employee Benefits	45.40
100-45-5276	Life Insurance Benefit	48.30
100-51-5511	Telephone/Internet	2,714.58
100-53-5270	Other Employee Benefits	253.51
100-53-5276	Life Insurance Benefit	204.05
100-61-5270	Other Employee Benefits	299.12
100-61-5276	Life Insurance Benefit	136.85
100-72-5270	Other Employee Benefits	38.49
100-72-5276	Life Insurance Benefit	152.95
100-73-5270	Other Employee Benefits	36.63
100-73-5276	Life Insurance Benefit	40.25
100-74-5270	Other Employee Benefits	176.83
100-74-5276	Life Insurance Benefit	161.00
100-74-5511	Telephone	1,060.00
100-75-5270	Other Employee Benefits	198.17
100-75-5276	Life Insurance Benefit	40.25

Account Summary		
Account Number	Account Name	Payment Amount
100-76-5270	Other Employee Benefits	101.06
100-76-5276	Life Insurance Benefit	24.15
100-81-5270	Other Employee Benefits	80.66
100-81-5276	Life Insurance Benefit	16.10
100-81-5310	Dues & Memberships	272.03
100-82-5270	Other Employee Benefits	236.24
100-82-5276	Life Insurance Benefit	128.80
100-83-5270	Other Employee Benefits	94.49
100-83-5276	Life Insurance Benefit	24.15
100-91-5270	Other Employee Benefits	265.86
100-91-5276	Life Insurance Benefit	169.05
100-92-5270	Other Employee Benefits	120.31
100-92-5276	Life Insurance Benefit	64.40
100-92-5512	Utility Services	16,995.09
100-94-5512	Utility Services	561.68
100-95-5270	Other Employee Benefits	307.11
100-95-5276	Life Insurance Benefit	80.50
100-95-5510	Electricity	16,801.90
100-95-5512	Utility Services	1,279.06
260-40-5512	Utility Services	32.34
500-40-5270	Other Employee Benefits	277.96
500-40-5276	Life Insurance Benefit	64.40
500-40-5512	Utility Services	14,799.62
601-40-5270	Other Employee Benefits	45.40
601-40-5276	Life Insurance Benefit	8.05
Grand Total:		233,286.41

Project Account Summary		Payment Amount
Project Account Key		
None		233,286.41
Grand Total:		233,286.41

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/28/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of October 14, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL October 14, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on October 14, 2025.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

PRESENT: MAYOR KEIR JONES
COUNCIL MEMBER ROBERT COPELAND
COUNCIL MEMBER CHARLIE HONEYCUTT

ABSENT: NONE

LATE ARRIVAL: VICE MAYOR TINA HANSEN
COUNCIL MEMBER LORI WOODS

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.9 ACRES OF CITY-OWNED LAND LOCATED AT THE 2400 BLOCK OF GARDENA AVENUE; HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN; APNS: 7214-005-900, 7214-005-901, 7214-005-902, 7214-005-903 AND 7214-005-904.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL, AVANT REAL ESTATE,

SIGNAL HILL PETROLEUM, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

- b. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.6 ACRES OF CITY-OWNED, INDUSTRIAL OPEN SPACE ADJACENT TO I-405 FREEWAY; APN: 7212-001-933.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; CLEAR CHANNEL OUTDOOR HOLDINGS, INCORPORATED; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

(4) PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS

There was no public business from the floor.

(5) RECESSED TO CLOSED SESSION AT 6:01 P.M.

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER HONEYCUTT to recess to Closed Session.

Council Member Woods arrived at 6:03 p.m. and Vice Mayor Hansen arrived at 6:05 p.m.

(6) RECONVENED REGULAR MEETING – 7:06 P.M.

Mayor Jones reconvened the meeting and led the audience in the Pledge of Allegiance.

(7) PLEDGE OF ALLEGIANCE

(8) CLOSED SESSION REPORT

The City Attorney reported on the closed session items; there was no reportable action taken.

(9) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA

There was no public business from the floor.

(10) PRESENTATIONS

- a. A REPRESENTATIVE FROM THE MILLER CHILDREN'S & WOMEN'S HOSPITAL WILL PROVIDE AN OVERVIEW AND UPDATES REGARDING THE SERVICES THE ORGANIZATION PROVIDES TO SIGNAL HILL RESIDENTS.

John Fay, Government & Community Relations Manager from Miller Children's and Women's Hospital, presented agenda item 10a.

- b. MAJOR JONES WILL PRESENT A PROCLAMATION TO THE PUBLIC WORKS DEPARTMENT IN RECOGNITION OF WATER PROFESSIONALS WEEK, OCTOBER 14, 2025.

Mayor Jones presented agenda item 10b.

- c. COMMUNITY DEVELOPMENT DIRECTOR COLLEEN T. DOAN WILL INTRODUCE THE NEW SENIOR BUILDING INSPECTOR, JOE CRUZ, AND THANK PRINCIPAL BUILDING INSPECTOR ERIC KRANDA FOR NEARLY FOUR YEARS OF SERVICE.

Community Development Director Colleen Doan introduced and welcomed Joe Cruz and thanked Eric Kranda for his service to the City.

(11) PUBLIC HEARINGS

- a. PUBLIC HEARING FOR CONDITIONAL USE PERMIT 25-01 FOR A NEW MONOPALM AT 2766 SAINT LOUIS AVENUE

Planning Manager Carlos Luis provided a presentation on the Resolution and related project presented for adoption. Mr. Luis responded to questions from the City Council regarding the timing of the Fire Department's review and approval of the project and the materials used for the monopalm.

The Public Hearing was opened at 7:33 p.m.

Veronica Arvizu, Smartlink representative, spoke in favor of the project and provided information regarding the materials used for the monopalm and the location planning process.

The public hearing was closed at 7:35 p.m.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to adopt Resolution No. 2025-10-6905, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONOPALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS

AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332.

The following vote resulted:

AYES: MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(12) CITY MANAGER REPORTS

- a. PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH KITCHELL/CEM, INCORPORATED TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR THE CITY OF SIGNAL HILL AMPHITHEATER PROJECT

Associate Engineer Jesus Saldana provided a presentation on this item and, along with Public Works Director/City Engineer Thomas Bekele, answered questions from the City Council about oversight of the financial obligations of the contractor and the timeline for project completion. It was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to authorize the City Manager to enter into a Professional Consultant Services Agreement with Kitchell/CEM, Incorporated to provide Construction Management Services for the Signal Hill Amphitheater Project, for a term of one year and a not-to-exceed contract amount of \$429,454, in a form approved by the City Attorney and authorize the City Manager, or his designee, to utilize a project contingency of up to 10% (\$42,945.40) and approve up to a 180-calendar day term extension to accommodate any unforeseen project conditions. The proposed contingency would bring the total contract agreement budget to \$472,399.40.

The following vote resulted:

AYES: MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(13) CONSENT CALENDAR

- a. PUBLIC WORKS CONTRACT WITH MOHAWK COMMERCIAL, INCORPORATED FOR THE PURCHASE AND INSTALLATION OF CITY HALL FLOORING
- b. PROPOSED ACCEPTANCE OF OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT PROGRAM GRANT AND ADOPTION OF RESOLUTION APPROVING RELATED BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-2026
- c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT
- d. WARRANT REGISTER PRESENTED OCTOBER 14, 2025
- e. APPROVAL OF MEETING MINUTES

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER COPELAND to approve the Consent Calendar.

The following vote resulted:

AYES:	MAYOR JONES VICE MAYOR HANSEN COUNCIL MEMBER COPELAND COUNCIL MEMBER HONEYCUTT COUNCIL MEMBER WOODS
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

(14) COUNCIL AGENDA--NEW BUSINESS

Council Member Honeycutt reported on the League of California Cities Annual Conference and Expo that he attended October 8-10, 2025.

Vice Mayor Hansen reminded everyone of the bulk item pick up this week.

Mayor Jones shared that the Signal Hill Community Foundation "A Night of Magic" event is being held on Thursday, October 30, 2025. Mayor Jones also reported on a ribbon cutting he attended for the National CORE Prima Development called the Amanda Villas in the City of Cudahy.

(15) ADJOURNMENT

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to adjourn tonight's meeting to the next Regular meeting of the City Council on October 28, 2025 at 7:00 p.m. The meeting was adjourned in honor and

memory of Mark Jaworski, a long-time resident, a dedicated builder and developer of affordable housing who believed in the City's future. Mark was thanked and recognized for his considerable contributions and in honor of his memory.

MAYOR JONES adjourned the meeting at 7:59 p.m.

KEIR JONES
MAYOR

Attest:

DARITZA PEREZ
CITY CLERK