

CITY OF MONTEREY PARK, AND
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR
AGENCY OF THE FORMER REDEVELOPMENT AGENCY
AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, Ca 91754

WEDNESDAY
December 4, 2013
7:00 PM

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting shall be available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

Any member of the public wishing to address the City Council regarding any item on this Agenda will need to fill out a speaker card and then please return it to the City Clerk prior to the announcement of the Agenda Item.

Speakers are afforded five (5) minutes per individual on each published agenda item. The Public will be allowed consolidation with another speaker's time not to exceed two (2) minutes for each speaker wishing to forego his or her opportunity. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on the individual Agenda item. In the event that there are a large number of speakers on a particular agenda item, the Council may in the interest of being able to timely conduct business reduce the amount of time allotted to each speaker and/or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

PLEASE NOTE that this Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, and the Successor Housing Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number. Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER Mayor

FLAG SALUTE The Monterey Park Fire Explorers

ROLL CALL Peter Chan, Mitchell Ing, Hans Liang, Teresa Real Sebastian, and Anthony Wong

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PRESENTATIONS: "GO MPK" - New Smart Phone APP that lets residents and businesses report issues on the go.

ORAL AND WRITTEN COMMUNICATIONS

CONSENT CALENDAR -- ORAL AND WRITTEN COMMUNICATIONS

Any individual wishing to address the Council under Oral and Written Communications needs to complete a Speaker Card provided by the City Clerk and then please return it the City Clerk prior to the City Council taking up this item.

The City Clerk will call members of the public that have submitted speaker cards. The City Clerk will call the public in the same order that the speaker cards are received except that the Clerk may group and present the speaker cards by first calling all persons in favor of an issue and all persons opposed, and finally those with neutral comments.

Items on the Consent Calendar are considered to be routine, ongoing business and will be enacted by one motion. There is no separate discussion on consent items unless a Council Member/Agency Member or citizen so requests, in which event the item is removed from the Consent Calendar and considered separately. Individuals wishing to address the City Council/Agency on any item must first complete a speaker card provided by the City Clerk and must return it to the City Clerk prior to the Council's/Agency's consideration of the Consent Calendar. The City Clerk will not accept cards after the item has been taken up. Time limit for individual comments is five minutes.

Consent Calendar – Approval By Minute Motion

SUCCESSOR AGENCY CONSENT CALENDAR ITEM 1

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Recommendations: It is recommended that the City Council (acting on behalf of the Successor Agency)

- (1) approve payment of warrants and adopt Resolution No. _____ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **December 4, 2013 totaling \$2,579.91** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

CITY OF MONTEREY PARK CONSENT CALENDAR ITEMS 2-10

2. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Recommendations: It is recommended that the City Council

- (1) Approve payment of warrants and adopt Resolution No. _____ allowing certain claims and demands per Warrant Register dated **December 4, 2013 Totaling \$1,262,229.37** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

3. INVESTMENT IN THE LOS ANGELES COUNTY POOLED INVESTMENT FUND (LACPIF)

At the August 7, 2013 City's annual investment meeting, the City Council adopted Resolution No. 11604 authorizing the establishment of an investment account in the Los Angeles County Pooled Investment Fund (Los Angeles County Treasury Pool).

Recommendations: It is recommended that the City Council:

- (1) Authorize the City Manager, or designee, to make investments in the Los Angeles County Treasury Pool; and
- (2) take such additional, related, action that may be desirable.

4. PURCHASE OF A BMW R1200RTP MOTORCYCLE

The 2013-14 Budget includes \$40,000 for the purchase of a replacement motorcycle for the Police Department's Traffic Division.

Recommendations: It is recommended that the City Council:

- (1) Waive the bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050;
- (2) Authorize the City Manager, or designee, to purchase a 2014 BMW R1200RTP motorcycle from Long Beach BMW at the cost of \$27,885.87; and
- (3) take such additional, related, action that may be desirable.

5. DESIGN SERVICES FOR IRRIGATION SYSTEM IMPROVEMENTS AT VARIOUS PARKS -- AWARD OF CONTRACT

The project involves the preparation of construction plans, technical specifications, and construction cost estimate for irrigation system improvements at George Elder, Highlands, Sunnyslope and Cascade Parks.

Recommendations: It is recommended that the City Council

- (1) Authorize the City Manager to execute an agreement with Lost West, in a form approved by the City Attorney, in an amount of \$27,945 to provide design services for irrigation system improvements at various parks and;
- (2) take such additional, related, action that may be desirable.

6. 2013 SIDEWALK RECONSTRUCTION -- AUTHORIZATION TO AWARD ADDITIONAL WORK

On June 19, 2013, the City Council awarded a contract to FS Construction in the amount of \$61,830 for the 2013 Sidewalk Reconstruction project. FS Construction's bid was forty percent lower than the next lowest bid so the City Council authorized to negotiate and approved change orders for additional repairs not to exceed the budgeted amount in the 2012-13 Capital Improvement Projects.

Recommendations: It is recommended that the City Council

- (1) Authorize the Director of Public Works to identify additional sidewalk repair locations and wheelchair access ramp installations and negotiate and approve construction change orders with FS Construction in the amount to not exceed \$230,000 for this project;
- (2) Authorize the City Manager, or designee, to execute an amendment to the contract with FS Construction, in a form approved by the City Attorney, on behalf of the City; and
- (3) take such additional, related, action that may be desirable.

7. EARNED INCOME TAX CREDIT AND VOLUNTEER INCOME TAX ASSISTANCE PROGRAMS

The Federal Earned Income Tax Credit provides tax relief and income support to low-income working families. Every resident earning less than \$51,567 a year, may qualify for \$6,044 in Earned Income Tax Credit, which may be used to lower their taxes or increase their tax refund.

Recommendations: It is recommended that the City Council

- (1) Adopt Resolution No. ____ supporting the Federal Earned Income Tax Credit and Volunteer Income Tax Assistance Programs; and
- (2) take such additional, related, action that may be desirable

8. ELIMINATION OF FURLOUGH DAYS AS OF APRIL, 1, 2014 AND RETURN TO 9/80 WORK SCHEDULE FOR GENERAL EMPLOYEES

Pursuant to the City Council's direction, the City Manager executed side letters with the Monterey Park Mid-Management Association, Monterey Park Confidential Employees Association, and Service Employees International Union Local 721 to end the furloughs originally implemented October 29, 2011. Side letters are allowed in accordance with the MOUs with these various bargaining units.

Recommendations: It is recommended that the City Council

- (1) Receive and file the staff report; and
- (2) take such additional, related, action that may be desirable.

9. EMPLOYMENT PER GOVERNMENT CODE §21221(h) FOR THE POSITION OF INTERIM FIRE CHIEF

The City seeks to appoint James Birrell to the position of interim Fire Chief pursuant to Government Code § 21221(h), a position to be of limited duration (not more than 960 hours) and requiring specialized skills in Emergency Response, Emergency Medical Services, Fire Prevention, Environmental Services including HazMat, and Emergency Preparedness.

Recommendations: It is recommended that the City Council

- (1) Adopt the Resolution No. _____ requesting employment of the Interim Fire Chief's employment pursuant to GC 21221(h); and
- (2) take such additional, related, action that may be desirable.

10. SECOND READING OF ORDINANCE -- AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 6.30 AS TO STORMWATER AND URBAN RUNOFF POLLUTION PREVENTION CONTROLS

On November 20, 2013, the City Council introduced an ordinance amending Monterey Park Municipal Code Chapter 6.30, entitled "Stormwater and Urban Runoff Pollution Prevention Controls," in its entirety.

Recommendations: It is recommended that the City Council

- (1) Waive second reading and adopt Ordinance No. _____ ; and
- (2) take such additional, related, action that may be desirable.

PUBLIC HEARING

11. AMENDMENTS TO 2012-2013 AND 2013-2014 PROGRAM YEARS ANNUAL ACTION PLANS

The City of Monterey Park annually receives a direct allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the Department of Housing and Urban Development (HUD), which are used to support a variety of programs and activities.

Recommendations: It is recommended that the City Council

- (1) Open public hearing, receive both written and oral comments, close public hearing;
- (2) Approve the proposed substantial amendments to 2012-2013 and 2013-2014 Program Years Annual Action Plans;
- (3) Authorize the City Manager to execute and submit the necessary documents to HUD for its review and approval, and to implement the substantial amendments to 2012-2013 and 2013-2014 Program Years Annual Action Plans; and
- (4) take such additional, related, action that may be desirable.

12. SPECIFIC PLAN AND INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR NEW PUBLIC SELF STORAGE FACILITY -- ABLE STORAGE, 500 E. MARKLAND DRIVE

The applicant, Mighty Development, Inc. requests the City Council adopt a specific plan to develop a new 123,062 square foot public self-storage facility at 500 East Markland Drive. On November 12, 2013, the Planning Commission adopted a resolution recommending that the City Council approve the mitigated negative declaration prepared for this project and adopt the Specific Plan (SP-13-02).

Recommendations: It is recommended that the City Council

- (1) Open public hearing, receive both written and oral comments, close public hearing;
- (2) Introduce and waive first reading of Ordinance No. ____ approving the proposed Specific Plan; and
- (3) take such additional, related, action that may be desirable.

NEW BUSINESS

None.

UNFINISHED BUSINESS

13. SECOND READING ORDINANCE -- MODERN LATIN ALPHABET SIGNAGE

On July 17, 2013, the City Council introduced an Ordinance that adds a new § 21.24.675 to Chapter 21.24 of the Monterey Park Municipal Code requiring identification signs for non-residential properties. Second reading and adoption was scheduled for August 7, 2013. During the August 7th meeting, the Council asked the City Manager to conduct outreach with a variety of entities and to report back at the October 2nd meeting with his findings. At the October 2nd meeting, additional information and outreach was requested and this item was scheduled to return at the December 4, 2013 Council Meeting for its second reading.

Recommendations: It is recommended that the City Council consider

- (1) Waiving second reading and adopt Ordinance No. ____ ; or
- (2) Not waive second reading of the Ordinance and allow the Ordinance to die; or
- (3) Continue second reading to a date certain; or
- (4) Take such additional, related, action that may be desirable.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Announcement of appointees for Commissions, Committees and Boards.

Council communications and committee reports from Council Representatives of specific organizations.

CLOSED SESSION

None.

ADJOURN

PRESENTATIONS

ORAL COMMUNICATIONS

Staff Report City of Monterey Park

December 4, 2013

To: Paul Talbot, City Manager

From: Annie Yaung, CPFO, Controller

Subject: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of December 4, 2013

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 201-202 (SA).

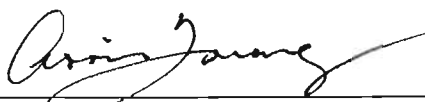
Fiscal Impact

Disbursements from all SA funds total \$2,579.91.

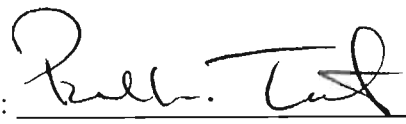
Recommendation

Adopt SA Resolutions approving payment of warrants.

By: _____


Annie Yaung, CPFO
Controller

Approval: _____


Paul Talbot
City Manager

RESOLUTION NO. SA-_____

**A RESOLUTION OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
4TH DAY OF DECEMBER 2013
TOTALING \$2,579.91 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
DOSE RESOLVE AS FOLLOWS:

SECTION 1. That the following claims and demands have been audited and that the same
are hereby allowed from various funds in the following amounts:

Atlantic/Garvey Projects	\$ 14.91
Merged Project Projects	2,565.00
Total	<u>\$ 2,579.91</u>

PASSED, APPROVED AND ADOPTED THE 4TH DAY OF DECEMBER 2013.

Teresa Real Sebastian, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park, California

Resolution No. SA-
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)
OF CITY OF MONTEREY PARK)

I hereby certify that this resolution was duly adopted by the
Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 4th day of December 2013 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Vincent D. Chang, City Clerk
City of Monterey Park, California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

4

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	14.91	INTERNET/PHONE SERVICE		201	14.91
TOTAL FOR PREPAID WARRANTS						14.91

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LA CORP CENTER OWNERS ASSO	0870-801-1203-31100	2,565.00	CORPORATE CENTER ASSO. DUES	80306	202	2,565.00
TOTAL FOR PRINTED WARRANTS						2,565.00

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

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TOTAL FOR PREPAID WARRANTS	14.91
TOTAL FOR PRINTED WARRANTS	2,565.00
TOTAL WARRANTS	2,579.91
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL CHECKS PRINTED	1
TOTAL CHECKS ISSUED	2

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013
FUND SUMMARY

7

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	14.91	0.00	14.91
0870	MERGED CAPITAL PROJECTS	0.00	2,565.00	2,565.00
	TOTAL	14.91	2,565.00	2,579.91

Staff Report City of Monterey Park

December 4, 2013

To: Paul Talbot, City Manager
From: Annie Yaung, CPFO, Controller
Subject: Warrant Register for the City of Monterey Park of
December 4, 2013

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 296051-296255.

Fiscal Impact

Disbursements from all funds total \$1,262,229.37.

Recommendation

Adopt City Resolutions approving payment of warrants.

By: _____

Annie Yaung, CPFO
Controller

Approval: _____

Paul Talbot
City Manager

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
4TH DAY OF DECEMBER 2013
TOTALING \$1,262,229.37 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	\$ 171,178.46
State Gas Tax Fund	30,594.49
Sewer Fund	20,149.70
Refuse Fund	417,183.17
City Shop Fund	51,618.50
General Liability Fund	3,701.73
Technology Internal Service Fund	1,192.20
Payroll Clearing Account	11,727.61
Public Safety Impact Fee	1,400.00
Special Deposits Fund	2,722.38
Business Improvement Area #1	7,216.82
Workers Comp. Fund	7,390.51
Water Fund	416,090.12
Water Treatment Fund	83,462.37
OPA Proposition A	479.10
Measure R Fund	2,455.91
Library Tax Fund	98.10
POST	(212.45)
Home Housing Program	2,252.25
Recreation Fund	585.00
Asset Forfeiture	6,702.65
Prop C	2,916.00
CDBG Fund	3,779.53
Maintenance District 93-1	7,276.07
Prop A - Per Parcel Grant	725.83
Used Oil Recycling Block Grant	665.00
Maintenance Grant (075)	1,317.61
ELAC Instructional Serv Prog	1,687.31
Target Grant (2010)	87.18
Sustainable Comm Planning	1,151.22
City/Housing Successor Agency	4,635.00
 TOTAL	 <u>\$ 1,262,229.37</u>

PASSED, APPROVED AND ADOPTED THE 4TH DAY OF DECEMBER 2013.

Teresa Real Sebastian, Mayor
City of Monterey Park, California

ATTEST

Vincent D. Chang, City Clerk
City of Monterey Park, California

RESOLUTION NO.

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 4th day of December 2013 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

4

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCONTEMPS	0010-801-1403-31950	655.20	TEMPORARY STAFFING SERVICES		296051	
	0010-801-1403-31950	730.68	TEMPORARY STAFFING SERVICES		296051	1,385.88
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22300	853.52	FIRE SUPPLIES	80224	296052	
	0010-801-3210-22300	310.21	FIRE SUPPLIES	80224	296052	1,163.73
AT & T	0010-801-3112-32050	231.62	PHONE SERVICE		296053	
	0092-801-4222-32050	112.49	PHONE SERVICE		296053	
	0022-801-4206-32050	603.67	PHONE SERVICE		296053	947.78
	0010-801-3113-32050	40.63	PHONE SERVICE		296054	40.63
AT & T MOBILITY (DBA)	0010-801-3230-32050	104.76	FIRE EOC SATELLITE PHONE		296068	104.76
AT&T	0010-801-6502-32050	157.73	INTERNET/PHONE SERVICE		296069	
	0010-801-6001-32050	193.90	INTERNET/PHONE SERVICE		296069	
	0092-801-4220-32050	198.80	INTERNET/PHONE SERVICE		296069	
	0092-801-4222-32050	661.04	INTERNET/PHONE SERVICE		296069	
	0010-801-6517-32050	50.16	INTERNET/PHONE SERVICE		296069	
	0022-801-4206-32050	313.20	INTERNET/PHONE SERVICE		296069	
	0109-801-6511-32050	66.66	INTERNET/PHONE SERVICE		296069	
	0010-801-3201-32050	945.16	INTERNET/PHONE SERVICE		296069	
	0010-801-3230-32050	3,171.73	INTERNET/PHONE SERVICE		296069	
	0010-801-3112-32050	6,093.10	INTERNET/PHONE SERVICE		296069	
	0010-801-3113-32050	14.90	INTERNET/PHONE SERVICE		296069	
	0010-801-3114-41100	16.15	INTERNET/PHONE SERVICE		296069	
	0010-801-1801-32050	14.98	INTERNET/PHONE SERVICE		296069	
	0010-801-4209-32050	248.14	INTERNET/PHONE SERVICE		296069	
	0010-801-1408-32050	2,001.05	INTERNET/PHONE SERVICE		296069	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

5

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-3112-32050	1,334.04	INTERNET/PHONE SERVICE		296069	
	0010-801-3201-32050	667.02	INTERNET/PHONE SERVICE		296069	
	0010-801-6001-32050	222.34	INTERNET/PHONE SERVICE		296069	
	0169-801-2201-32050	222.34	INTERNET/PHONE SERVICE		296069	
	0010-801-1404-32050	48.89	INTERNET/PHONE SERVICE		296069	
	0010-801-1408-32050	122.06	INTERNET/PHONE SERVICE		296069	
	0043-801-1404-32050	25.05	INTERNET/PHONE SERVICE		296069	
	0092-801-1404-32050	30.42	INTERNET/PHONE SERVICE		296069	
	0010-801-1301-32050	14.89	INTERNET/PHONE SERVICE		296069	
	0010-801-1404-32050	1,515.82	INTERNET/PHONE SERVICE		296069	
	0043-801-1404-32050	1,116.92	INTERNET/PHONE SERVICE		296069	
	0092-801-1404-32050	1,356.26	INTERNET/PHONE SERVICE		296069	
						20,822.75
BANKCARD CENTER	0010-801-1101-22670	9.50	10/13 STMT-REFRESHMENTS		296055	
	0010-801-1101-39400	695.00	10/13 STMT-CEQA SEMINAR		296055	
	0010-801-1403-39350	83.50	10/13 STMT-PUBLICATIONS		296055	
	0010-801-1403-39400	343.78	10/13 STMT-WEBINAR		296055	
	0010-801-1801-34100	349.00	10/13 STMT-JOB AD		296055	
	0010-801-1801-39300	145.13	10/13 STMT-REFRESHMENTS		296055	
	0010-801-1801-39550	62.81	10/13 STMT-REFRESHMENTS		296055	
	0010-801-3101-22750	50.00	10/13 STMT-TRAINING		296055	
	0010-801-3210-39400	3,160.38	10/13 STMT-FIRE TRAINING		296055	
	0010-801-3230-22750	990.54	10/13 STMT-EOC TRAINING		296055	
	0010-801-3230-39400	4,220.44	10/13 STMT-EOC TRAINING		296055	
	0010-801-3230-39700	258.91	10/13 STMT-REFRESHMENTS		296055	
	0010-801-6502-23050	97.97	10/13 STMT-SUPPLIES		296055	
	0010-801-6509-31950	54.95	10/13 STMT-DOMAIN NAME REG		296055	
	0077-801-1111-31950	89.90	10/13 STMT-BID HOLIDAY LIGHT		296055	
	0160-801-3101-39400	1,604.90	10/13 STMT-POLICE TRAINING		296055	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

6

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0349-801-3201-39400	1,066.42	10/13 STMT-EOC SUPPLIES		296055	13,283.13
CALIFORNIA TRAINING INSTITUTE	0136-801-3101-33250	554.00	POLICE POST TRAINING		296070	554.00
CHARTER COMMUNICATIONS	0010-801-1404-32050	74.04	INTERNET/CABLE SERVICE		296072	
	0010-801-3112-32050	31.36	INTERNET/CABLE SERVICE		296072	
	0043-801-1404-32050	54.55	INTERNET/CABLE SERVICE		296072	
	0092-801-1404-32050	66.24	INTERNET/CABLE SERVICE		296072	
	0092-801-4220-32050	21.34	INTERNET/CABLE SERVICE		296072	247.53
	0075-450-0075-08550	68.29	INTERNET/CABLE SERVICE (TRUST)		296071	68.29
CHEVRON INC	0060-801-4211-22250	1,953.63	10/13-FUEL SERVICE		296073	1,953.63
CLEANCIERGE INC.	0010-801-3210-39050	447.75	FIRE UNIFORM CLEANING		296056	447.75
	0010-801-3210-39050	216.91	FIRE UNIFORM CLEANING		296074	216.91
COMPUTER SERVICE COMPANY	0010-801-4206-38400	25,646.60	TRAFFIC SIGNAL CABINET	80433	296057	25,646.60
CPFIT	0065-464	516.00	FIRE LTD INSURANCE		296075	516.00
DIRECTV, LLC	0010-801-3230-32050	158.97	EOC SERVICES		296076	158.97
DOUBLETREE GUEST SUITES (DBA)	0136-801-3101-33250	286.45-	VOID CHECK		295773	286.45-
EMS PERSONNEL FUND	0010-801-3220-41100	200.00	PARAMEDIC LICENSES-RENEWAL		296077	200.00

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EMS PERSONNEL FUND	0010-801-3220-41100	250.00	PARAMEDIC LICENSES		296078	250.00
TROY GRANT	0075-450-0075-08420	450.00	EXPLORER OUTING (TRUST)		296058	
	0071-801-3120-22670	1,400.00	EXPLORER BANQUET		296058	1,850.00
HUNTINGTON HARBOUR	0159-801-6507-31920	585.00	WINTER EXCURSION		296079	585.00
GUSTAVO JIMENEZ JR	0136-801-3101-33250	150.00-	VOID CHECK		295775	150.00-
GWEN KISHIDA	0010-801-6002-21350	91.40	PETTY CASH-ALA POSTERS		296080	
	0010-801-6001-21350	7.62	PETTY CASH-SUPPLIES		296080	
	0075-450-0075-08250	30.00	PETTY CASH-TRAINING (TRUST)		296080	
	0423-801-6006-22450	87.18	PETTY CASH-SUPPLIES		296080	216.20
JOHN MARTINDALE	0136-801-3101-33250	45.00	POLICE POST TRAINING		296081	45.00
CARRIE MAZELIN	0136-801-3101-33250	45.00	POLICE POST TRAINING		296082	45.00
MONTEREY PARK PETTY CASH	0092-801-4221-23900	65.37	PETTY CASH-SUPPLIES		296083	
	0010-801-1703-33200	20.00	PETTY CASH-TRAINING		296083	
	0010-801-1406-39400	21.00	PETTY CASH-PARKING		296083	
	0010-801-3210-39400	80.00	PETTY CASH-PARKING		296083	
	0010-801-3210-39400	80.00	PETTY CASH-PARKING		296083	
	0060-801-4211-31950	8.00	PETTY CASH-PARKING		296083	
	0010-801-1408-22750	10.90	PETTY CASH-SUPPLIES		296083	
	0022-801-4202-24100	87.02	PETTY CASH-REFRESHMENTS		296083	
	0010-801-4212-33100	17.85	PETTY CASH-MILEAGE		296083	
	0042-801-4204-22750	27.20	PETTY CASH-TOOLS		296083	
	0010-801-3210-39400	15.06	PETTY CASH-SUPPLIES		296083	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-3210-22750	5.77	PETTY CASH-SUPPLIES		296083	
	0092-801-4221-21250	36.28	PETTY CASH-OFFICE SUPPLIES		296083	
	0010-801-6502-21350	41.09	PETTY CASH-OFFICE SUPPLIES		296083	
	0010-801-1201-33200	37.03	PETTY CASH-PARKING		296083	
	0092-801-4221-23900	71.91	PETTY CASH-SUPPLIES		296083	
	0092-801-4221-23900	60.96	PETTY CASH-SUPPLIES		296083	
						685.44
NEXTEL COMMUNICATIONS	0010-801-1408-32050	252.86	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-1701-32050	48.29	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-1702-32050	120.20	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-1703-32050	34.44	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-1801-32050	54.63	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-3112-32050	1,472.89	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-3205-32050	71.10	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-4209-32050	429.08	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-4212-32050	333.14	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-6001-32050	54.29	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-6502-32050	138.27	10/13-11/11/13 WIRELESS DATA		296084	
	0010-801-6517-32050	199.83	10/13-11/11/13 WIRELESS DATA		296084	
	0060-801-4211-38400	16.53	10/13-11/11/13 WIRELESS DATA		296084	
	0092-801-4221-32050	82.78	10/13-11/11/13 WIRELESS DATA		296084	
	0092-801-4222-32050	132.30	10/13-11/11/13 WIRELESS DATA		296084	
	0092-801-4223-32050	205.56	10/13-11/11/13 WIRELESS DATA		296084	
	0109-801-6511-31180	142.44	10/13-11/11/13 WIRELESS DATA		296084	
	0092-801-1408-32050	759.94	10/13-11/11/13 WIRELESS DATA		296084	
						4,548.57
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	228.00	PHONE SERVICE		296085	
						228.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	9.79	POSTAGE		296086	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-1403-32200	69.66	POSTAGE		296086	
	0010-801-1406-32200	74.06	POSTAGE		296086	
	0010-801-1701-32200	15.94	POSTAGE		296086	
	0010-801-1702-32200	158.25	POSTAGE		296086	
	0010-801-1801-32200	7.10	POSTAGE		296086	
	0010-801-3101-32200	45.42	POSTAGE		296086	
	0010-801-3102-32200	32.03	POSTAGE		296086	
	0010-801-3104-32200	10.85	POSTAGE		296086	
	0010-801-3111-32200	1.58	POSTAGE		296086	
	0010-801-3113-32200	31.64	POSTAGE		296086	
	0010-801-3114-32200	39.62	POSTAGE		296086	
	0010-801-3201-32200	16.66	POSTAGE		296086	
	0010-801-3205-32200	5.98	POSTAGE		296086	
	0010-801-3210-32200	0.46	POSTAGE		296086	
	0010-801-4209-32200	0.92	POSTAGE		296086	
	0010-801-6001-32200	32.20	POSTAGE		296086	
	0010-801-6502-32200	11.60	POSTAGE		296086	
	0043-801-1201-32200	7.76	POSTAGE		296086	
	0043-801-4212-32200	29.11	POSTAGE		296086	
	0060-801-4211-32200	0.46	POSTAGE		296086	
	0075-450-0075-09230	20.20	POSTAGE (TRUST)		296086	
	0077-801-1111-31950	146.74	POSTAGE		296086	
	0092-801-4221-32200	9.93	POSTAGE		296086	
	0092-801-4223-32200	1.84	POSTAGE		296086	
						779.80
PMW ASSOCIATES	0136-801-3101-33250	420.00-	VOID CHECK		295780	
						420.00-
PRIVATE MEDICAL CARE, INC.	0065-461	2,764.53	DENTAL INSURANCE		296059	
						2,764.53

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PROFORCE LAW ENFORCEMENT (DBA)	0010-801-3101-22670	526.84	POLICE-TACTICAL EQUIPMENT		296087	526.84
RAQUEL RICHARDS	0010-801-1801-39550	46.70	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1801-39550	53.55	PETTY CASH-SUPPLIES		296088	
	0010-801-1801-39550	12.69	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1801-39550	14.47	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1802-33200	41.34	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1101-39250	2.46	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1802-33100	12.42	PETTY CASH-MILEAGE		296088	
	0010-801-1802-39400	95.99	PETTY CASH-REFRESHMENTS		296088	
	0010-801-1802-33100	41.13	PETTY CASH-MILEAGE		296088	
	0010-801-1802-33200	37.50	PETTY CASH-REFRESHMENTS		296088	358.25
SAN GABRIEL BASIN WATER	0092-801-4222-22900	24,302.29	COMBINED ASSESSMENT		296060	24,302.29
SBC LONG DISTANCE	0010-801-1408-32050	39.98	PHONE SERVICE		296061	
	0010-801-3112-32050	26.66	PHONE SERVICE		296061	
	0010-801-1408-32050	13.33	PHONE SERVICE		296061	
	0010-801-6001-32050	4.44	PHONE SERVICE		296061	
	0169-801-2201-32050	4.44	PHONE SERVICE		296061	88.85
SHIFT-CALENDARS, INC.	0010-801-3210-21250	571.59	FIRE-2013 SHIFT CALENDAR		296062	571.59
SOUTHERN CALIFORNIA EDISON CO.	0010-801-6517-37700	1,691.26	EDISON TRAILS PARK LEASE		296089	1,691.26
SPRINT CORPORATION	0010-801-3115-38400	1,407.65	POLICE DATA SERVICE	80099	296063	1,407.65
	0010-801-3115-38400	1,065.74	POLICE DATA SERVICE	80099	296064	1,065.74

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
THE STANDARD	0065-464	4,574.60	LTD INSURANCE		296090	4,574.60
	0065-464	3,872.48	LTD INSURANCE		296091	3,872.48
SUNTEK ELECTRIC INC	0010-801-4210-38100	2,130.00-	VOID CHECK	80340	294815	
	0010-801-4210-38100	430.00-	VOID CHECK	80340	294815	
	0010-801-4210-38100	1,137.50-	VOID CHECK	80340	294815	
	0010-801-4210-38100	2,300.00-	VOID CHECK	80340	294815	
	0010-801-4210-38100	2,120.00-	VOID CHECK	80340	294815	8,117.50-
	0010-801-4210-38100	2,130.00	ELECTRICAL SERVICES	80340	296065	
	0010-801-4210-38100	430.00	ELECTRICAL SERVICES	80340	296065	
	0010-801-4210-38100	1,137.50	ELECTRICAL SERVICES	80340	296065	
	0010-801-4210-38100	2,300.00	ELECTRICAL SERVICES	80340	296065	
	0010-801-4210-38100	2,120.00	ELECTRICAL SERVICES	80340	296065	8,117.50
SWRCB FEES	0093-801-4228-41100	11,877.00	PERMIT-DELTA PLANT		296092	
	0093-801-4226-41100	11,877.00	PERMIT-DELTA WELL 5		296092	
	0093-801-4225-82247	11,877.00	PERMIT-DELTA WELL 6		296092	35,631.00
THE GAS COMPANY (DBA)	0010-801-3114-36200	89.05	GAS SERVICES		296066	
	0060-801-4211-22250	161.40	GAS SERVICES		296066	250.45
UNITED PARCEL SERVICE	0010-801-1301-32200	14.91	DELIVERY SERVICES		296093	
	0010-801-1407-32200	154.00	DELIVERY SERVICES		296093	
	0010-801-3101-32200	73.54	DELIVERY SERVICES		296093	242.45
VERIZON WIRELESS	0010-801-3220-32050	237.48	WIRELESS DATA SERVICE		296094	
	0349-801-3201-39400	38.01	WIRELESS DATA SERVICE		296094	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0010-801-3201-32050	36.72	WIRELESS DATA SERVICE		296094	
	0010-801-3210-32050	173.85	WIRELESS DATA SERVICE		296094	486.06
WELLS FARGO FINANCIAL LEASING	0092-801-1408-37200	392.00	COPIER RENTAL	80260	296095	392.00
YAMAHA OF CUCAMONGA INC	0349-801-3201-39400	582.88	FIRE-HELMETS		296067	582.88
TOTAL FOR PREPAID WARRANTS						154,943.82

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
10-8 RETROFIT, INC	0060-801-4211-38410	212.74	FLEET-PARTS		296096	212.74
A & J PORTABLE RESTROOM INC	0075-450-0075-08915	800.00	FARMERS MARKET RESTROOM (TRUST)	80382	296097	800.00
ACCELA INC	0010-450-1703-02520	960.34	BUILDING-SYSTEM MAINTENANCE	80295	296098	960.34
ADVANCE PEST TERMITE CONTROL	0010-801-3210-22750	35.00	PEST CONTROL	80220	296099	163.00
	0010-801-3210-22750	42.00	PEST CONTROL	80220	296099	
	0010-801-3113-38100	39.00	PEST CONTROL	80103	296099	
	0010-801-3210-22750	47.00	PEST CONTROL	80220	296099	
ADVANCED BATTERY SYSTEMS, INC.	0060-801-4211-38410	359.54	FLEET PARTS		296100	359.54
AFFILIATED SYSTEMS, INC.	0080-801-8301-33130	399.21	FIRST AID TREATMENT		296101	563.84
	0080-801-8301-33130	124.63	FIRST AID TREATMENT		296101	
	0010-801-1801-31900	40.00	DMV/DOT PHYSICAL		296101	
AGENCIES TOOL CENTER	0060-801-4211-24100	279.02	FLEET TOOLS	80000	296102	279.02
AK ATHLETIC EQUIPMENT, INC.	0010-801-6508-38400	400.00	GYM FLOOR FOAM	80418	296103	400.00
ARC IMAGING RESOURCE - CALIFORNIA	0010-801-4212-38400	507.95	ENGINEERING PRINTER	80056	296104	507.95
ARGIL BLDG. MATERIAL CO.	0010-801-4202-22400	218.55	CONCRETE	80118	296105	218.55
ASCAP (DBA)	0075-450-0075-08500	691.23	MUSIC USE LICENSE (TRUST)		296106	691.23
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	672.39	BLDG MAINT PLUMBING SUPPLIES	80119	296107	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	190.34	BLDG MAINT PLUMBING SUPPLIES	80119	296107	
	0010-801-4210-23300	35.22	BLDG MAINT PLUMBING SUPPLIES	80119	296107	
	0010-801-4210-23300	136.90	BLDG MAINT PLUMBING SUPPLIES	80119	296107	
	0010-801-4210-23300	18.26	BLDG MAINT PLUMBING SUPPLIES	80119	296107	
	0010-801-4210-23300	470.76	BLDG MAINT PLUMBING SUPPLIES	80119	296107	1,523.87
ATHENS SERVICES	0344-801-5002-99290	1,317.61	STREET SWEEPING	80116	296108	
	0022-801-4205-41200	26,098.90	STREET SWEEPING	80115	296108	27,416.51
	0043-801-4208-41200	408,459.04	REFUSE COLLECTION		296109	408,459.04
AVILA III ELECTRIC	0092-801-4210-38100	10,348.00	ELECTRICAL SERVICES	80405	296110	10,348.00
B & K ELECTRIC WHOLESALE	0092-801-4222-24100	392.40	WATER ELECTRICAL SUPPLIES	80177	296111	
	0093-801-4229-23300	186.95	WATER ELECTRICAL SUPPLIES	80177	296111	
	0093-801-4229-23300	560.83	WATER ELECTRICAL SUPPLIES	80177	296111	1,140.18
B A B STEERING HYDRAULICS, INC	0060-801-4211-38400	200.34	FLEET REPAIR	80001	296112	200.34
B W GRAPHICS	0092-801-4221-39250	418.56	WATER DEPOSIT CARDS		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-V CHAVEZ		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-C SULIVAN		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-S HWONG		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-D ROBINSON		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-G GE		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-E YANG		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-S SHAHIN		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-J SALAICES		296113	
	0010-801-6502-39250	34.88	BUSINESS CARDS-W BEAUMONT		296113	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
B W GRAPHICS	0077-801-1111-31950	52.32	BUSINESS CARDS-M LAM		296113	
	0010-801-1801-21250	32.70	BUSINESS CARDS-H LACUESTA		296113	
	0010-801-1801-21250	32.70	BUSINESS CARDS-H CALLAHAN		296113	
	0010-801-1801-21250	32.70	BUSINESS CARDS-Y IGAWA		296113	
	0010-801-1801-21250	32.70	BUSINESS CARDS-G VERBECK		296113	
	0010-801-1801-21250	32.70	BUSINESS CARDS-P LEMIRE		296113	
	0010-801-1701-39250	34.88	BUSINESS CARDS-R GARCIA		296113	
	0010-801-1701-39250	38.15	BUSINESS CARDS-S LAM		296113	
	0010-801-1701-39250	57.77	BUSINESS CARDS-L SULIVAN		296113	
	0010-801-1701-39250	34.88	BUSINESS CARDS-R CHOI		296113	
	0131-801-6001-39250	32.70	BUSINESS CARDS-D GARCIA		296113	
	0131-801-6001-39250	32.70	BUSINESS CARDS-J GARCIA		296113	
	0131-801-6001-39250	32.70	BUSINESS CARDS-C CHAVEZ		296113	
	0010-801-1701-39250	28.34	BUSINESS CARDS-H LUNA		296113	
						1,240.42
BISHOP COMPANY	0176-801-6516-24100	109.78	PARKS SUPPLIES	80062	296114	
						109.78
BRADY,VORWERCK,RYDER & CASPINO	0062-801-5101-31600	166.16	CLAIM SERVICE-BARRAGAN		296115	
	0062-801-5101-31600	10.50	CLAIM SERVICE-ELGUEZABAL		296115	
						176.66
BRAVO BUSINESS RESOURCES	0077-801-1111-31950	60.00	TRANSLATION SERVICES		296116	
						60.00
BYTOPS SIGN	0166-801-4201-31960	2,354.40	CITY SIGNS		296117	
	0166-801-4201-31960	261.60	CITY SIGNS		296117	
	0166-801-4201-31960	300.00	CITY SIGNS		296117	
						2,916.00
CALIFORNIA DEPT OF PUBLIC HEALTH	0092-801-4222-41100	180.13	WATER-SYSTEM FEES		296118	
	0093-801-4226-41100	482.28	WATER-SYSTEM FEES		296118	
	0093-801-4227-41100	1,440.43	WATER-SYSTEM FEES		296118	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CALIFORNIA DEPT OF PUBLIC HEALTH	0093-801-4229-41100	1,590.79	WATER-SYSTEM FEES		296118	
	0093-801-4230-41100	1,440.43	WATER-SYSTEM FEES		296118	
	0093-801-4231-41100	2,558.78	WATER-SYSTEM FEES		296118	
	0093-801-4232-41100	482.30	WATER-SYSTEM FEES		296118	8,175.14
CALOX, INC	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES	80226	296119	
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES	80226	296119	51.00
CAMINO REAL CHEVROLET	0060-801-4211-23500	28.83	FLEET REPAIR UNIT 977		296120	28.83
CANON SOLUTIONS AMERICA, INC	0010-801-1403-37500	566.35	COPIER MAINTENANCE		296121	566.35
CARL WARREN & COMPANY	0062-801-5101-35600	360.00	LIABILITY CLAIM-ADMIN FEE		296122	
	0062-801-5101-35600	158.32	LIABILITY CLAIM-E LIN		296122	
	0062-801-5101-35600	1,292.76	LIABILITY CLAIM-M GARCIA		296122	
	0062-801-5101-35600	670.32	LIABILITY CLAIM-Z XU		296122	
	0062-801-5101-35600	157.89	LIABILITY CLAIM-N NG		296122	
	0062-801-5101-35600	359.10	LIABILITY CLAIM-P OSUNA		296122	
	0062-801-5101-35600	159.60	LIABILITY CLAIM-D BOYD		296122	
	0062-801-5101-35600	295.26	LIABILITY CLAIM-C TUNG		296122	
	0062-801-5101-35600	71.82	LIABILITY CLAIM-H TU		296122	3,525.07
CARSON TRAILER INC	0060-850-4211-54500	6,811.00	TRAILER UNIT 975T	80307	296123	
	0060-850-4211-54500	6,811.00	TRAILER UNIT 976T	80307	296123	13,622.00
CATERING BY HERACH AND ARA	0010-801-1101-33200	426.76	STRATEGIC PLANNING REFRESHMENT		296124	426.76
VINCENT CHANG	0075-450-0075-08500	65.19	CAR SHOW BANNER (TRUST)		296125	65.19

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CINTAS CORPORATION	0092-801-4221-22310	66.22	WATER UNIFORMS		296126	
	0092-801-4222-22310	118.59	WATER UNIFORMS		296126	
	0092-801-4223-22310	116.86	WATER UNIFORMS		296126	
	0092-801-4221-22310	57.39	WATER UNIFORMS		296126	
	0092-801-4222-22310	109.76	WATER UNIFORMS		296126	
	0092-801-4223-22310	108.03	WATER UNIFORMS		296126	
	0092-801-4221-22310	57.39	WATER UNIFORMS		296126	
	0092-801-4222-22310	109.76	WATER UNIFORMS		296126	
	0092-801-4223-22310	108.03	WATER UNIFORMS		296126	
						852.03
CLINICAL LABORATORY OF	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	176.22	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296127	
	0092-801-4222-31950	877.83	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	713.18	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4226-31950	20.35	WATER ANALYSIS	80344	296127	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CLINICAL LABORATORY OF	0093-801-4226-31950	2,811.08	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	1,766.75	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	231.25	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	30.53	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4228-31950	342.25	WATER ANALYSIS	80344	296127	
	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	296127	
	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	296127	
	0093-801-4228-31950	92.50	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	40.70	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	2,142.30	WATER ANALYSIS	80344	296127	
	0093-801-4229-31950	1,156.25	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	970.33	WATER ANALYSIS	80344	296127	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CLINICAL LABORATORY OF	0093-801-4230-31950	231.25	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	50.88	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	30.53	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	231.25	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	71.23	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	71.23	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296127	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4231-31950	727.98	WATER ANALYSIS	80344	296127	
	0093-801-4231-31950	10.18	WATER ANALYSIS	80344	296127	
	0093-801-4232-31950	37.00	WATER ANALYSIS	80344	296127	
						26,657.38
COBRA FIRE PROTECTION	0060-801-4211-38400	364.04	FIRE SYS/EXTINGUISHERS SERVICE	80007	296128	
	0060-801-4211-38400	21.88	FIRE SYS/EXTINGUISHERS SERVICE		296128	
						385.92
COME LAND MAINTENANCE COMPANY	0010-801-6517-38250	188.00	JANITORIAL SERVICE	80063	296129	
	0010-801-6517-38250	188.00	JANITORIAL SERVICE	80063	296129	
	0010-801-3113-38250	1,958.33	JANITORIAL SERVICE	80113	296129	
	0010-801-4210-38250	2,500.00	JANITORIAL SERVICE	80122	296129	
	0010-801-3114-38250	650.00	JANITORIAL SERVICE		296129	
	0092-801-4220-38250	100.00	JANITORIAL SERVICE		296129	
	0092-801-4222-38250	150.00	JANITORIAL SERVICE		296129	
	0010-801-6505-38250	4,190.00	JANITORIAL SERVICE	80283	296129	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
COME LAND MAINTENANCE COMPANY	0010-801-6502-38250	400.00	JANITORIAL SERVICE	80282	296129	
	0010-801-6502-38250	1,146.00	JANITORIAL SERVICE	80281	296129	
	0010-801-6502-38250	50.00	JANITORIAL SERVICE	80298	296129	
	0010-801-6502-38250	373.00	JANITORIAL SERVICE	80302	296129	
	0010-801-6507-31160	380.00	JANITORIAL SERVICE	80297	296129	
	0010-801-6502-38250	225.00	JANITORIAL SERVICE	80297	296129	12,498.33
COMPLETE LANDSCAPE CARE, INC.	0010-801-6516-31190	4,250.00	IRRIGATION SERVICES	80215	296130	
	0010-801-6516-31190	5,800.00	IRRIGATION SERVICES	80215	296130	10,050.00
COMPUTER SERVICE COMPANY	0010-801-4206-38400	8,203.06	TRAFFIC SIGNAL CABINET	80429	296131	8,203.06
CONTROL AUTOMATION DESIGN	0092-801-4224-81860	3,519.99	WATER CONTROL & DATA SYSTEM	80176	296132	
	0093-801-4229-23300	375.00	WATER CONTROL & DATA SYSTEM	80176	296132	
	0093-801-4227-23300	500.00	WATER CONTROL & DATA SYSTEM	80176	296132	4,394.99
CORVEL ENTERPRISE COMP INC	0080-801-8301-20000	6,866.67	WORKER'S COMP ADMIN FEE	80395	296133	6,866.67
COUNTY OF LOS ANGELES	0176-801-4207-36100	6,811.00	LONGDEN LIGHTING DISTRICT		296134	6,811.00
CPRS, DISTRICT X	0109-801-6511-22750	20.00	RECREATION MEMBERSHIP		296135	20.00
DAILY JOURNAL CORPORATION	0043-801-1301-34050	973.36	LEGAL NOTICE	80291	296136	
	0043-801-1301-34050	714.00	LEGAL NOTICE	80291	296136	1,687.36
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	2,250.12	LEGAL FEES	80211	296137	2,250.12
DELL MARKETING LP	0160-801-5002-99314	52.75	COMPUTER/SUPPLIES		296138	
	0092-801-4223-24150	1,150.89	COMPUTER/SUPPLIES	80396	296138	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DELL MARKETING LP	0092-801-4223-24150	283.07	COMPUTER/SUPPLIES	80396	296138	
	0010-801-6509-38400	2,198.52	COMPUTER/SUPPLIES	80406	296138	
	0063-801-5002-99055	1,149.01	COMPUTER/SUPPLIES		296138	
	0063-801-5002-99055	43.19	COMPUTER/SUPPLIES		296138	4,877.43
LI ADAM DENG	0010-801-3101-11450	75.00	POLICE COURT TIME		296139	75.00
DEPARTMENT OF JUSTICE	0010-701-0010-03710	405.00	FINGERPRINT PROCESSING		296140	
	0010-801-1801-39550	96.00	FINGERPRINT PROCESSING		296140	
	0010-801-1801-39550	128.00	FINGERPRINT PROCESSING		296140	
	0010-701-0010-03710	96.00	FINGERPRINT PROCESSING	80264	296140	725.00
DEPT OF TRANSPORTATION	0010-801-4206-41100	2,218.59	TRAFFIC SIGNALS & LIGHTING	80057	296141	2,218.59
DIVERSIFIED ALARM SERVICE	0092-801-4210-38100	135.00	ALARM MONITORING SERVICE		296142	
	0092-801-4210-38100	135.00	ALARM MONITORING SERVICE		296142	270.00
DOGGIE WALK BAGS	0010-801-6517-22150	285.39	DISPENSER BAGS		296143	285.39
DUNN-EDWARDS CORPORATION	0010-801-5004-96037	71.93	PAINT SUPPLIES		296144	
	0010-801-5004-96037	481.95	PAINT SUPPLIES		296144	
	0010-801-5004-96037	111.02	PAINT SUPPLIES		296144	
	0010-801-5004-96037	206.53	PAINT SUPPLIES		296144	
	0010-801-5004-96037	534.71	PAINT SUPPLIES		296144	
	0010-801-4210-23100	106.21	PAINT SUPPLIES		296144	
	0010-801-4210-23100	104.01	PAINT SUPPLIES		296144	
						1,616.36
EMPIRE CLEANING SUPPLY	0178-801-6505-22150	679.57	JANITORIAL SUPPLIES	80280	296145	
	0178-801-6505-22150	46.26	JANITORIAL SUPPLIES	80280	296145	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EMPIRE CLEANING SUPPLY	0010-801-4210-22150	372.13	JANITORIAL SUPPLIES	80126	296145	
	0010-801-4210-22150	1,000.28	JANITORIAL SUPPLIES	80126	296145	2,098.24
EMPIRE LASER INC	0010-801-1801-38400	589.10	PRINTER REPAIR		296146	589.10
ENNIS TRAFFIC SAFETY SOLUTIONS	0010-801-4206-23100	877.46	TRAFFIC PAINT SUPPLIES	80127	296147	877.46
FEDERAL EXPRESS CORP.	0010-801-1801-32200	62.87	DELIVERY SERVICE		296148	
	0010-801-1801-32200	26.18	DELIVERY SERVICE		296148	89.05
FILEKEEPERS, LLC	0010-801-1802-31950	189.76	STORAGE SERVICE		296149	189.76
FORD OF MONTEBELLO	0060-801-4211-23500	181.42	FLEET PARTS	80010	296150	
	0060-801-4211-23500	787.39	FLEET PARTS	80010	296150	968.81
GALL'S, INC.	0010-801-3103-22300	647.38	POLICE SUPPLIES		296151	
	0010-801-3103-22300	647.38	POLICE SUPPLIES		296151	1,294.76
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		296152	
	0010-801-3113-22600	24.00	PHYSICAL		296152	
	0010-801-3113-22600	24.00	PHYSICAL		296152	
	0010-801-3113-22600	24.00	PHYSICAL		296152	
	0010-801-3113-22600	24.00	PHYSICAL		296152	120.00
GOLDEN BELL PRODUCTS INC	0042-801-4204-31950	15,277.50	SEWER SANITARY	80391	296153	15,277.50
GOLDEN METERS SERVICE	0092-801-4224-81070	1,050.00	WATER METER TESTING/REPAIR	80166	296154	
	0092-801-4221-23900	105.00	WATER METER TESTING/REPAIR	80166	296154	
	0092-801-4221-38200	2,000.00	WATER METER TESTING/REPAIR	80166	296154	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						3,155.00
GRAINGER	0092-801-4210-23050	347.22	ELECTRICAL SUPPLIES	80129	296155	
	0093-801-4227-23300	826.13	ELECTRICAL SUPPLIES	80167	296155	
	0092-801-4222-23400	589.72	ELECTRICAL SUPPLIES	80167	296155	
	0092-801-4222-23400	82.69	ELECTRICAL SUPPLIES	80167	296155	
	0060-801-4211-22300	58.66	ELECTRICAL SUPPLIES		296155	
						1,904.42
GRANICUS, INC	0010-801-6509-38400	1,747.61	WEBCASTING SERVICE	80435	296156	
	0010-801-6508-24150	250.00	WEBCASTING SERVICE	80435	296156	
	0010-801-6508-38400	600.00	WEBCASTING SERVICE	80435	296156	
	0010-801-6508-31950	678.39	WEBCASTING SERVICE	80435	296156	
						3,276.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	81.61	FLEET PARTS UNIT 910	80014	296157	
	0060-801-4211-23500	193.99	FLEET PARTS UNIT 977	80014	296157	
	0060-801-4211-23500	186.99	FLEET PARTS UNIT 978	80014	296157	
	0060-801-4211-23500	30.24	FLEET PARTS UNIT 960	80014	296157	
	0060-801-4211-23500	107.91	FLEET PARTS-CREDIT	80014	296157	
						384.92
HANSON AGGREGATES	0110-801-4202-23600	1,150.70	STREET SUPPLIES	80130	296158	
						1,150.70
HAROLD'S KEY SHOP, INC.	0010-801-6502-38100	131.76	KEY/LOCK SERVICES	80326	296159	
	0060-801-4211-38400	11.45	KEY/LOCK SERVICES		296159	
						143.21
HDL COREN & CONE	0010-801-1403-31400	4,200.00	AUDIT SERVICES-PROPERTY TAX	80334	296160	
						4,200.00
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	341.50	PRE-EMPLOYMENT PHYSICALS		296161	
						341.50
HERITAGE OPERATING LP (DBA) PROFLAM	0060-801-4211-22250	309.77	FLEET PROPANE	80038	296162	
						309.77

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-5004-96037	75.08	HARDWARE SUPPLIES	80133	296163	
	0010-801-5004-96037	56.52	HARDWARE SUPPLIES	80133	296163	
	0010-801-5004-96037	373.41	HARDWARE SUPPLIES	80133	296163	
	0010-801-5004-96037	76.92	HARDWARE SUPPLIES		296163	
	0092-801-4210-23050	330.45	HARDWARE SUPPLIES	80133	296163	
	0022-801-4206-23900	110.46	HARDWARE SUPPLIES	80133	296163	
	0022-801-4206-24100	43.24	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	56.78	HARDWARE SUPPLIES	80133	296163	
	0022-801-4202-24100	21.36	HARDWARE SUPPLIES	80133	296163	
	0022-801-4202-24100	26.03	HARDWARE SUPPLIES	80133	296163	
	0010-801-5004-96037	61.51	HARDWARE SUPPLIES		296163	
	0010-801-3210-22750	138.57	HARDWARE SUPPLIES	80233	296163	
	0010-801-4202-23950	200.87	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	73.54	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	71.27	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	270.29	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	76.49	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	479.74	HARDWARE SUPPLIES	80133	296163	
	0092-801-4210-23050	17.27	HARDWARE SUPPLIES	80133	296163	
	0010-801-6502-31150	45.77	HARDWARE SUPPLIES		296163	
	0010-801-6503-38200	16.26	HARDWARE SUPPLIES		296163	
	0010-801-6503-38200	568.50	HARDWARE SUPPLIES	80328	296163	
	0010-801-6502-31150	36.97	HARDWARE SUPPLIES	80328	296163	
	0010-801-6502-31150	65.34	HARDWARE SUPPLIES	80328	296163	
	0010-801-6502-31150	92.33	HARDWARE SUPPLIES	80328	296163	
	0010-801-6517-22750	304.63	HARDWARE SUPPLIES		296163	
						3,689.60
HOUSE OF PRINTING	0010-801-1101-39250	63.22	BUSINESS CARDS		296164	
						63.22

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INTER VALLEY POOL SUPPLY	0010-801-6503-23050	476.23	POOL CHEMICAL	80365	296165	
	0010-801-6503-23050	426.39	POOL CHEMICAL	80365	296165	902.62
IPMA	0010-801-1801-39300	390.00	HUMAN RESOURCES MEMBERSHIP		296166	390.00
IRON MOUNTAIN OFF-SITE DATA	0010-801-1403-31700	331.55	COMPUTER TAPE STORAGE	80319	296167	331.55
JHM SUPPLY INC	0010-801-6517-23300	13.27	PARKS SUPPLIES	80072	296168	
	0010-801-6517-23300	26.05	PARKS SUPPLIES	80072	296168	
	0010-801-6517-23300	46.48	PARKS SUPPLIES	80072	296168	
	0010-801-6517-23300	14.55	PARKS SUPPLIES	80072	296168	100.35
JOHN L. HUNTER & ASSOC., INC.	0043-801-4203-31950	1,929.25	NPDES SERVICES	80351	296169	
	0043-801-4203-31950	403.75	NPDES SERVICES	80388	296169	
	0184-801-4208-31950	665.00	USED OIL PROGRAM	80352	296169	2,998.00
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	3,552.75	CONSULTING SERVICES	80314	296170	
	0152-801-2206-31850	2,252.25	CONSULTING SERVICES	80314	296170	5,805.00
K Y SMOG AND TEST ONLY	0060-801-4211-38400	45.00	SMOG CHECK UNIT 842	80323	296171	45.00
KEYSER MARSTON ASSOCIATES INC.	0880-801-2207-31950	2,025.00	PROFESSIONAL SVC-HOUSING	80275	296172	2,025.00
L N CURTIS & SONS	0010-801-3210-24100	320.46	FIRE SUPPLIES	80237	296173	320.46
LAWN MOWER CORNER/KNG POWER EQUIPME	0060-801-4211-38400	213.72	PARKS EQUIPMENT REPAIR	80020	296174	
	0176-801-6516-38500	71.89	PARKS SUPPLIES	80074	296174	285.61
KAY LE	0075-450-0075-08200	176.30	REFUND GRADING BOND (TRUST)		296175	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						176.30
LIFE SAFETY CONSULTING & ENGINEERING	0010-701-0010-06330	825.00	FIRE PLAN CHECK	80058	296176	
	0010-701-0010-06330	1,050.00	FIRE PLAN CHECK	80058	296176	
						1,875.00
LIFE-ASSIST INC	0010-801-3220-24200	1,439.62	FIRE MEDICAL SUPPLIES	80250	296177	
	0010-801-3220-24200	225.75	FIRE MEDICAL SUPPLIES	80250	296177	
	0010-801-3220-24200	256.52	FIRE MEDICAL SUPPLIES	80250	296177	
	0010-801-3220-22350	80.00	FIRE MEDICAL SUPPLIES	80250	296177	
						2,001.89
LIGHTRIDER ELECTRIC, INC	0092-801-4210-38100	1,158.27	ELECTRICAL REPAIR		296178	
						1,158.27
LOGAN SUPPLY CO., INC.	0092-801-4222-23700	371.36	WATER SUPPLIES	80188	296179	
	0092-801-4222-23700	392.40	WATER SUPPLIES	80188	296179	
						763.76
LOS ANGELES COUNTY CERTIFIED	0093-801-4228-41100	1,283.00	HAZARDOUS WASTE/GENERATOR FEE		296180	
	0093-801-4227-41100	1,045.00	HAZARDOUS WASTE/GENERATOR FEE		296180	
	0092-801-4222-41100	851.00	HAZARDOUS WASTE/GENERATOR FEE		296180	
						3,179.00
LOS ANGELES COUNTY DEPT. OF	0010-801-4206-41100	1,346.95	TRAFFIC SIGNAL MAINTENANCE	80054	296181	
	0010-801-4206-41100	397.09	TRAFFIC SIGNAL MAINTENANCE	80054	296181	
						1,744.04
LOS ANGELES COUNTY SHERIFF'S DEPARTMENT	0010-801-3113-22600	691.32	PRISONER MEALS	80089	296182	
						691.32
LYNN PEAHEY COMPANY	0010-801-3104-22750	149.95	POLICE SUPPLIES		296183	
						149.95
MALCOLITE CORPORATION	0092-801-4210-23050	51.67	BUILDING MAINT SUPPLIES		296184	
						51.67
MARS ENVIRONMENTAL, INC	0022-801-4202-31950	2,788.70	REMOVE HAZARDOUS WASTE	80392	296185	

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						2,788.70
MCMaster-CARR SUPPLY CO.	0092-801-4222-23700	640.91	WATER SUPPLIES	80156	296186	
	0092-801-4222-23700	286.62	WATER SUPPLIES	80156	296186	
	0092-801-4222-23700	255.71	WATER SUPPLIES	80156	296186	
	0092-801-4222-23700	19.58	WATER SUPPLIES	80156	296186	
	0092-801-4222-23700	122.97	WATER SUPPLIES	80156	296186	
						1,325.79
MCNEILL SECURITY AND FIRE SYSTEMS	0092-801-4222-38420	575.00	ALARM MONITORING	80400	296187	
	0092-801-4222-38420	920.00	ALARM MONITORING	80400	296187	
	0092-801-4222-38420	575.00	ALARM MONITORING	80400	296187	
	0092-801-4222-38420	920.00	ALARM MONITORING	80400	296187	
						2,990.00
METROPOLITAN WATER DISTRICT	0010-801-3112-32050	134.39	LEASE-GARVEY RESERVOIR		296188	
						134.39
MIDORI GARDENS	0010-801-5004-96037	1,990.00	IRRIGATION REPAIRS		296189	
						1,990.00
MIDORI LANDSCAPE INC	0010-801-6517-22100	420.00	LANDSCAPING MAINTENANCE		296190	
						420.00
MISSION SUPER HARDWARE	0010-801-6517-23050	12.63	HARDWARE SUPPLIES	80076	296191	
	0010-801-3210-38400	105.59	HARDWARE SUPPLIES	80248	296191	
	0010-801-3210-38400	16.34	HARDWARE SUPPLIES	80248	296191	
	0010-801-3210-38400	17.41	HARDWARE SUPPLIES	80248	296191	
	0010-801-6517-23050	31.93	HARDWARE SUPPLIES	80076	296191	
	0010-801-6517-23050	19.60	HARDWARE SUPPLIES	80076	296191	
	0010-801-6517-23050	14.66	HARDWARE SUPPLIES	80076	296191	
						218.16
MOBILE MINI LLC	0075-450-0075-08915	115.26	FARMERS MKT STORAGE (TRUST)		296192	
						115.26
MOBILE VISION IN CAR VIDEO	0160-801-4211-54060	5,045.00	POLICE VIDEO RECORDER	80424	296193	

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MOBILE VISION IN CAR VIDEO	0060-850-4211-54050	454.07	POLICE VIDEO RECORDER		296193	5,499.07
MONJARAS & WISMAYER GROUP INC	0010-801-1801-31950	112.50	PROFESSIONAL SERVICES		296194	112.50
MR. ROOTER PLUMBING (DBA)	0092-801-4210-38100	205.00	PLUMBING SERVICES	80137	296195	
	0092-801-4210-38100	303.50	PLUMBING SERVICES	80137	296195	
	0092-801-4210-38100	410.00	PLUMBING SERVICES		296195	
	0092-801-4210-38100	592.65	PLUMBING SERVICES		296195	
	0092-801-4210-38100	592.65	PLUMBING SERVICES		296195	
	0092-801-4210-38100	785.29	PLUMBING SERVICES	80137	296195	
	0092-801-4210-38100	999.00	PLUMBING SERVICES	80137	296195	
	0092-801-4210-38100	910.00	PLUMBING SERVICES		296195	
	0092-801-4210-38100	982.00	PLUMBING SERVICES		296195	
	0092-801-4210-38100	1,159.00	PLUMBING SERVICES		296195	6,939.09
MYERS TIRE SUPPLY	0060-801-4211-23500	284.38	FLEET SUPPLIES		296196	
	0060-801-4211-24100	152.70	FLEET SUPPLIES		296196	437.08
NATIONAL IMPRINT CORPORATION	0010-801-3120-22750	1,415.00	POLICE-CRB SUPPLIES		296197	1,415.00
NAVARRO'S TOWING	0060-801-4211-38400	150.00	TOWING SERVICES UNIT 072 & 968	80030	296198	150.00
NEC UNIFIED SOLUTIONS INC	0092-801-1408-32050	468.00	PHONE SYSTEM PROGRAMING		296199	468.00
NEW CENTURY BMW MOTORCYCLES	0060-801-4211-23500	278.21	FLEET PARTS	80032	296200	278.21
O'REILLY AUTO PARTS	0060-801-4211-23500	89.53	FIRE PARTS		296201	89.53
OFFICE DEPOT INC.	0010-801-4209-21350	277.94-	OFFICE SUPPLIES-CREDIT	80138	296202	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-4209-21350	40.34	OFFICE SUPPLIES	80138	296202	
	0010-801-4209-21350	245.80	OFFICE SUPPLIES	80138	296202	
	0010-801-3114-21350	138.42-	OFFICE SUPPLIES-CREDIT	80097	296202	
	0010-801-3114-21350	521.85	OFFICE SUPPLIES	80097	296202	
	0010-801-3114-21350	37.04	OFFICE SUPPLIES	80097	296202	
	0010-801-3114-21350	250.69	OFFICE SUPPLIES	80097	296202	
	0092-801-4210-23050	29.63	OFFICE SUPPLIES		296202	
	0022-801-4202-23900	501.91	OFFICE SUPPLIES		296202	
	0010-801-4212-21300	42.15	OFFICE SUPPLIES	80055	296202	
	0010-801-4212-21300	22.55	OFFICE SUPPLIES	80055	296202	
	0092-801-4210-23050	122.41	OFFICE SUPPLIES	80138	296202	
	0010-801-4209-21350	34.85	OFFICE SUPPLIES	80138	296202	
	0092-801-4220-21350	23.15	OFFICE SUPPLIES	80138	296202	
	0043-801-4208-22750	70.38	OFFICE SUPPLIES	80138	296202	
	0010-801-1407-21250	52.49	OFFICE SUPPLIES		296202	
	0010-801-6505-21350	52.49	OFFICE SUPPLIES		296202	
	0010-801-1801-21250	52.50	OFFICE SUPPLIES		296202	
	0010-801-1407-21250	137.31	OFFICE SUPPLIES		296202	
	0010-801-1701-21350	15.96	OFFICE SUPPLIES	80207	296202	
	0010-801-1701-21350	140.37	OFFICE SUPPLIES	80207	296202	
	0010-801-1702-21250	3.32	OFFICE SUPPLIES	80207	296202	
	0010-801-1702-21200	18.99	OFFICE SUPPLIES	80207	296202	
	0010-801-3210-21250	489.87	OFFICE SUPPLIES	80251	296202	
	0010-801-3210-21250	42.60-	OFFICE SUPPLIES-CREDIT	80251	296202	
	0010-801-3210-21250	42.60	OFFICE SUPPLIES	80251	296202	
	0010-801-3210-21350	19.11	OFFICE SUPPLIES	80251	296202	
	0010-801-3210-21350	27.55	OFFICE SUPPLIES	80251	296202	
	0010-801-3210-21250	126.13	OFFICE SUPPLIES	80251	296202	
	0010-801-6502-38250	84.78-	OFFICE SUPPLIES-CREDIT	80324	296202	
	0010-801-6502-38250	77.11	OFFICE SUPPLIES	80324	296202	

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OFFICE DEPOT INC.	0010-801-6502-38250	171.78	OFFICE SUPPLIES	80324	296202	
	0010-801-6502-38250	55.81	OFFICE SUPPLIES	80324	296202	
	0060-801-4211-21350	210.84	OFFICE SUPPLIES	80033	296202	
	0075-450-0075-08550	260.91	OFFICE SUPPLIES	80415	296202	
	0075-450-0075-08550	22.80	OFFICE SUPPLIES	80415	296202	
	0075-450-0075-08550	22.20	OFFICE SUPPLIES	80415	296202	
						3,399.15
OFFICE SOLUTIONS	0010-801-1407-21350	66.65	OFFICE SUPPLIES	80265	296203	
	0010-801-1701-21300	39.68	OFFICE SUPPLIES	80208	296203	
	0010-801-1702-21300	39.67	OFFICE SUPPLIES	80208	296203	
	0010-801-1703-21300	39.68	OFFICE SUPPLIES	80208	296203	
	0010-801-3205-21250	39.67	OFFICE SUPPLIES	80208	296203	
	0010-801-1301-21250	113.62	OFFICE SUPPLIES		296203	
	0010-801-1407-21350	142.88	OFFICE SUPPLIES	80265	296203	
						481.85
ON TRAC	0010-801-1701-32200	6.41	COURIER SERVICES		296204	
						6.41
PARKHOUSE TIRE, INC.	0060-801-4211-23500	458.35	FLEET TIRES	80035	296205	
						458.35
PBS ENGINEERS, INC.	0010-701-0010-06100	123.00	PLAN CHECK-1801 S ATLANTIC		296206	
	0010-701-0010-06100	524.00	PLAN CHECK-525 N GARFIELD		296206	
	0010-701-0010-06100	515.00	PLAN CHECK-1980 SATURN		296206	
						1,162.00
PHOENIX CIVIL ENGINEERING, INC.	0042-801-4204-31950	4,845.00	WASTEWATER MASTER PLAN	80293	296207	
						4,845.00
THE PHONE GUY	0092-801-1408-32050	242.50	VOICE/DATA CABLING	80266	296208	
						242.50
PITNEY BOWES INC	0092-801-1408-38400	492.81	MAILING SUPPLIES		296209	
						492.81

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	296210	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	296210	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	296210	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	296210	
	0060-801-4211-22300	28.65	FLEET UNIFORMS	80039	296210	
	0060-801-4211-22300	28.65	FLEET UNIFORMS	80039	296210	147.86
QUILL CORPORATION	0010-801-3205-21350	29.41	OFFICE SUPPLIES		296211	
	0010-801-3205-21350	51.21	OFFICE SUPPLIES		296211	
	0010-801-3205-21350	21.53	OFFICE SUPPLIES		296211	
	0010-801-3205-21350	81.74	OFFICE SUPPLIES		296211	183.89
R S D REFRIGERATION	0010-801-4210-23700	111.98	AIR CONDITIONING PARTS	80143	296212	111.98
R. M. BODY SHOP	0060-801-4211-38450	872.19	FLEET REPAIR UNIT 082	80040	296213	872.19
RAMONA PROPERTY MANAGERS, INC	0880-801-2207-31600	1,215.00	TENANTS SERVICES-341A POMONA	80313	296214	
	0880-801-2207-31600	90.00	TENANTS SERVICES-341A POMONA		296214	
	0880-801-2207-31600	1,305.00	TENANTS SERVICES-325B POMONA	80313	296214	2,610.00
RBF CONSULTING	0440-801-5004-99004	1,151.22	SUSTAINABLE COMMUNITY	80357	296215	1,151.22
RED WING SHOE STORES	0010-801-6516-22300	230.00	SAFETY BOOTS-D SABADIN	80079	296216	230.00
REYES ATHLETICS	0010-801-6502-22310	636.56	STAFF JACKETS		296217	636.56
ROSEMEAD OIL PRODUCTS, INC.	0060-801-4211-22250	1,343.37	MOTOR OIL	80041	296218	1,343.37
S C FUELS (DBA)	0092-801-4222-23700	1,021.78	FUEL FOR GENERATORS		296219	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
S C FUELS (DBA)	0060-801-4211-22250	13,364.69	FUEL 11/13	80042	296219	
	0060-801-4211-22250	13,570.40	FUEL 10/13	80042	296219	
						27,956.87
SAFETY VIBE INC	0010-801-6516-22300	119.90	PARKS SAFETY SUPPLIES		296220	
						119.90
SAN GABRIEL VALLEY MUNICIPAL WATER	0092-801-4222-22900	331,394.70	CYCLIC STORAGE WATER		296221	
						331,394.70
SAN GABRIEL VALLEY WATER CO.	0093-801-4233-22900	204.08	WATER SERVICES		296222	
	0093-801-4233-22900	2,603.86	WATER INTERCONNECTION		296222	
						2,807.94
SHRED-IT LOS ANGELES	0010-801-3114-38400	116.91	SHREDDING SERVICES		296223	
						116.91
SIERRA INSTALLATIONS INC	0077-801-1111-31950	1,850.00	HOLIDAY DECORATIONS INST/REM	80404	296224	
						1,850.00
SNIDER AND ASSOCIATES	0010-801-1101-39400	4,108.47	STRATEGIC PLANNING RETREAT		296225	
						4,108.47
SO CALIF PUBLIC MGMT ASSOC	0010-801-1801-39300	50.00	HR MEMBERSHIP		296226	
	0010-801-1802-39300	25.00	HR MEMBERSHIP		296226	
						75.00
SOUTHEAST CONSTRUCTION PRODUCT	0010-801-4202-22400	13.69	FIRE LANDSCAPING ROCK	80148	296227	
	0010-801-4202-22400	74.46	FIRE LANDSCAPING ROCK	80148	296227	
	0010-801-4202-22400	6.84	FIRE LANDSCAPING ROCK	80148	296227	
	0010-801-4202-22400	13.69	FIRE LANDSCAPING ROCK	80148	296227	
						108.68
STAPLES BUSINESS ADVANTAGE	0092-801-4210-23050	344.39	OFFICE SUPPLIES		296228	
						344.39
STATUS ONE MEDICAL INC	0010-801-1802-22750	47.91	FIRST AID SUPPLIES		296229	
						47.91

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WILLIAM STECYK	0010-801-1702-22300	87.18	COMM DEV REIMBURSE UNIFORM		296230	
	0010-801-1702-22310	108.95	COMM DEV REIMBURSE UNIFORM		296230	196.13
STOTZ EQUIPMENT	0010-801-3210-38400	59.65	FIRE SUPPLIES		296231	59.65
SUCCESS PRINTING GRAPHICS INC	0109-801-4201-31950	250.00	TRANSLATION SERVICES		296232	250.00
SUNBURST DECORATIVE ROCK INC	0176-801-5002-82520	283.40	LANDSCAPING SUPPLIES	80256	296233	283.40
SUPERCO SPECIALTY PRODUCTS (DBA)	0010-801-4202-23950	597.54	GRAFFITI SUPPLIES		296234	597.54
SUPREME TROPHIES & GIFTS CO.	0010-801-1701-21350	21.80	NAME PLATES		296235	
	0010-801-1801-21350	32.70	NAME BADGES		296235	54.50
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-31950	165.00	DESIGNATED OPERATOR SERVICES	80044	296236	
	0060-801-4211-31950	125.00	DESIGNATED OPERATOR SERVICES	80044	296236	290.00
THE CHRYSALIS CENTER	0077-801-1111-31950	4,916.00	BID MAINTENANCE	80305	296237	
	0077-801-1111-31950	101.86	BID MAINTENANCE		296237	5,017.86
TOM'S CLOTHING & UNIFORMS INC	0010-801-3101-22320	24.52	UNIFORM-S BERMUDEZ	80101	296238	
	0010-801-3112-22310	93.23	UNIFORM-K BERTSCH	80101	296238	
	0010-801-3112-22310	137.34	UNIFORM-V HERRERA	80101	296238	
	0010-801-3112-22310	265.36	UNIFORM-J REZA	80101	296238	
	0010-801-3102-22310	315.39	UNIFORM-B STOTHERS	80101	296238	
	0010-801-3113-22310	376.70	UNIFORM-J LOPEZ	80101	296238	
	0010-801-3113-22310	137.34	UNIFORM-E DOMINGUEZ	80101	296238	
	0010-801-3104-22310	84.37	UNIFORM-A GUEVARA	80101	296238	
	0010-801-3104-22310	34.34	UNIFORM-R LOPEZ	80101	296238	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3104-22310	121.64	UNIFORM-P YUNG	80101	296238	
	0010-801-3103-22310	36.78	UNIFORM-G ESCARSEGA	80101	296238	
	0010-801-3103-22310	101.04	UNIFORM-I FLORES	80101	296238	
	0010-801-3103-22310	51.98	UNIFORM-T GRANT	80101	296238	
	0010-801-3103-22310	227.59	UNIFORM-B HUNG	80101	296238	
	0010-801-3103-22310	14.76	UNIFORM-J ORAGE	80101	296238	
	0010-801-3103-22310	39.24	UNIFORM-G SIMS	80101	296238	
	0010-801-3205-22310	300.00	UNIFORM-C BRAVO	80059	296238	2,361.62
TRINITY DIVERSIFIED INC.	0010-801-4206-23100	1,011.38	TRAFFIC REPAIRS		296239	1,011.38
TSUBOI DESIGN	0010-801-1101-39400	2,271.64	STRATEGIC PLANNING RETREAT		296240	2,271.64
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-38400	739.80	FIRE UNIFORM CLEANING/REPAIR	80242	296241	739.80
UNITED RENTALS NORTHWEST INC	0093-801-4229-23300	792.45	WATER TRUCK RENTAL		296242	792.45
UNITED STATES POSTAL SERVICE	0043-801-6509-31880	3,400.00	POSTAGE CASCADES	80304	296243	3,400.00
UNIVAR USA INC (CORP. HEADQUARTERS)	0093-801-4227-23300	3,924.86	WATER CHEMICAL	80199	296244	
	0093-801-4227-23300	959.46	WATER CHEMICAL		296244	4,884.32
MARICELA VASQUEZ	0010-801-6506-22750	200.00	DAY CARE SUPPLIES		296245	200.00
VINNIE'S PORTABLE WELDING	0093-801-4230-23300	1,347.00	WATER WELDING SERVICES	80200	296246	1,347.00
VISTA PAINT CO.	0010-801-4206-23100	339.10	STREET PAINT SUPPLIES		296247	339.10
VULCAN MATERIAL CO	0110-801-4202-23600	410.93	ASPHALT	80150	296248	

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VULCAN MATERIAL CO	0110-801-4202-23600	521.89	ASPHALT	80150	296248	1,305.21
	0110-801-4202-23600	372.39	ASPHALT	80150	296248	
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	48.97	ELECTRICAL SUPPLIES	80151	296249	816.77
	0010-801-4210-23400	21.65	ELECTRICAL SUPPLIES	80151	296249	
	0010-801-4210-23400	724.50	ELECTRICAL SUPPLIES	80151	296249	
	0010-801-4210-23400	21.65	ELECTRICAL SUPPLIES	80151	296249	
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	36.43	FLEET PARTS UNIT 693	80047	296250	710.20
	0060-801-4211-23500	245.97	FLEET PARTS UNIT 977	80047	296250	
	0060-801-4211-23500	85.02	FLEET PARTS	80047	296250	
	0060-801-4211-23500	88.16	FLEET PARTS UNIT 078	80047	296250	
	0060-801-4211-23500	90.03	FLEET PARTS UNIT 001	80047	296250	
	0060-801-4211-23500	30.74	FLEET PARTS	80047	296250	
	0060-801-4211-23500	74.86	FLEET PARTS	80047	296250	
	0060-801-4211-23500	75.34	FLEET PARTS	80047	296250	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	80047	296250	
WESTCO SERVICE COMPANY	0010-801-4210-38150	423.00	AIR CONDITIONING REPAIR	80152	296251	10,913.00
	0010-801-4210-38150	718.50	AIR CONDITIONING REPAIR		296251	
	0010-801-4210-38150	421.50	AIR CONDITIONING REPAIR	80152	296251	
	0010-801-4210-38150	9,350.00	AIR CONDITIONING REPAIR	80419	296251	
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	377.14	WATER SUPPLIES	80378	296252	
	0092-801-4222-23700	1,887.01	WATER SUPPLIES	80204	296252	
	0092-801-4223-23350	3,364.84	WATER SUPPLIES	80378	296252	
	0092-801-4223-23300	2,359.04	WATER SUPPLIES	80378	296252	
	0092-801-4221-23300	339.01	WATER SUPPLIES	80377	296252	
	0092-801-4221-23700	1,965.54	WATER SUPPLIES	80377	296252	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

36

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WESTERN WATER WORKS SUPPLY CO.	0092-801-4221-23700	621.30	WATER SUPPLIES	80377	296252	10,913.88
WONDRIES TOYOTA	0060-801-4211-23500	58.25	FLEET PARTS UNIT 016		296253	58.25
XEROX CORPORATION	0092-801-1408-38400	404.90	COPIER RENTAL	80262	296254	
	0092-801-1408-38400	1,169.78	COPIER RENTAL	80261	296254	
	0092-801-1408-38400	2,169.69	COPIER RENTAL	80262	296254	3,744.37
ZUMAR INDUSTRIES, INC.	0010-801-4206-23800	817.50	TRAFFIC SIGNS	80153	296255	
	0010-801-4206-23800	163.50	TRAFFIC SIGNS	80153	296255	981.00
TOTAL FOR PRINTED WARRANTS						1,107,285.55

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013

37

TOTAL FOR PREPAID WARRANTS	154,943.82
TOTAL FOR PRINTED WARRANTS	1,107,285.55
TOTAL WARRANTS	1,262,229.37
TOTAL VOID CHECKS	4
TOTAL PREPAID CHECKS	45
TOTAL CHECKS PRINTED	160
TOTAL CHECKS ISSUED	205

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 12/04/2013
 FUND SUMMARY

38

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	68,220.01	102,958.45	171,178.46
0022	STATE GAS TAX FUND	1,003.89	29,590.60	30,594.49
0042	SEWER FUND	27.20	20,122.50	20,149.70
0043	REFUSE FUND	1,233.39	415,949.78	417,183.17
0060	CITY SHOP FUND	2,140.02	49,478.48	51,618.50
0062	GENERAL LIABILITY FUND	0.00	3,701.73	3,701.73
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	1,192.20	1,192.20
0065	PAYROLL CLEARING ACCOUNT	11,727.61	0.00	11,727.61
0071	PUBLIC SAFETY IMPACT FEE FUND	1,400.00	0.00	1,400.00
0075	SPECIAL DEPOSITS FUND	568.49	2,153.89	2,722.38
0077	BUSINESS IMPROVEMENT AREA #1	236.64	6,980.18	7,216.82
0080	WORKERS COMP FUND	0.00	7,390.51	7,390.51
0092	WATER FUND	28,567.75	387,522.37	416,090.12
0093	WATER TREATMENT FUND	35,631.00	47,831.37	83,462.37
0109	OPA PROPOSITION A	209.10	270.00	479.10
0110	MEASURE R FUND	0.00	2,455.91	2,455.91
0131	LIBRARY TAX FUND	0.00	98.10	98.10
0136	POST	212.45-	0.00	212.45-
0152	HOME HOUSING PROGRAM	0.00	2,252.25	2,252.25
0159	RECREATION FUND	585.00	0.00	585.00
0160	ASSET FORFEITURE	1,604.90	5,097.75	6,702.65
0166	PROPOSITION C	0.00	2,916.00	2,916.00
0169	CDBG FUND	226.78	3,552.75	3,779.53
0176	MAINTENANCE DISTRICT 93-1	0.00	7,276.07	7,276.07
0178	PROP A - PER PARCEL GRANT	0.00	725.83	725.83
0184	USED OIL RECYCLING BLOCK GRANT	0.00	665.00	665.00
0344	MAINTENANCE GRANT (075)	0.00	1,317.61	1,317.61
0349	ELAC INSTRUCTIONAL SERV PROG	1,687.31	0.00	1,687.31

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2013
FUND SUMMARY

39

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0423	TARGET GRANT	87.18	0.00	87.18
0440	SUSTAINABLE COMM PLANNING	0.00	1,151.22	1,151.22
0880	CITY/HOUSING SPECIAL REVENUE	0.00	4,635.00	4,635.00
	TOTAL	154,943.82	1,107,285.55	1,262,229.37

Staff Report City of Monterey Park

December 4, 2013

To : Paul Talbot, City Manager
From : Joseph Leon, City Treasurer
Annie Yaung, Controller
Re : Investment in the Los Angeles County Pooled Investment Fund (LACPIF)

BACKGROUND:

At the August 7, 2013 City's annual investment meeting, the City Council adopted Resolution No. 11604 authorizing the establishment of an investment account in the Los Angeles County Pooled Investment Fund (Los Angeles County Treasury Pool). The Los Angeles County Treasury Pool limits the total monies from all outside agencies, such as Monterey Park, to 10% of its Pool balance and at that time, had reached its limit and was unable to accept new participants. The County Treasury Pool is now accepting new participants and the City can start participating in the County Treasury Pool for its investments.

DISCUSSION:

On October 2, 2013, the Treasury Committee, which is comprised of the City Treasurer, City Manager, and the Controller, visited the Los Angeles County civic office and met with their key investment officers to understand the County Pool's investment operations and directions. The County Treasury Pool has very favorable rates and the quality of the portfolio is equal or better than the Local Agency Investment Fund (LAIF). In addition, the County Treasury Pool has a large size of the portfolio (approximately \$22.3 billion per attachment A), a group of dedicated investment staffers, the availability of sophisticated investment software to assess market conditions and opportunities, and investment strategies provided through various financial institutions.

Safety and liquidity come before yield in the design of a public-sector investment program. The Committee was informed that the County Treasury Pool has never lost any principal from its investments and the liquidity is the same as LAIF. The Committee determined that investing in the County Treasury Pool would benefit to the City's investment composition, thus achieving the City's investment objectives.

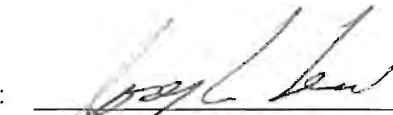
FISCAL IMPACT:

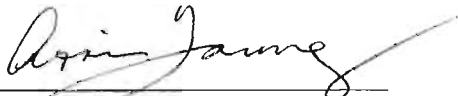
The current City's investment portfolio includes \$5 million in certificates of deposits at an average rate of 0.75%; \$31 million in Bank of the West savings account at 0.34%; and \$32.6 million in LAIF at 0.25%. Staff plans to transfer \$25 million from the Local Agency Investment Fund and \$15 million from the Bank of the West savings accounts to the Los Angeles County Treasury Pool, which the most recent rate earnings rate is

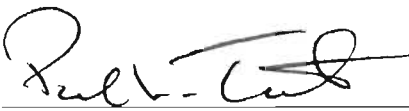
approximately 0.66%. Based on the preliminary estimate, the City's investment could generate an additional \$75,000 in interest earnings for the next six months in 2013-14.

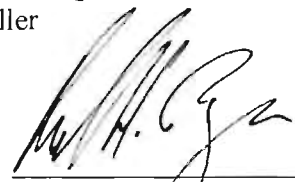
RECOMMENDATION:

It is recommended that the City Council (1) authorize the City Manager, or designee, to make investments in the Los Angeles County Treasury Pool; and (2) take such additional, related action that may be desirable.

By: 
Joseph Leon
City Treasurer

By: 
Annie Young, CPFO
Controller

By: 
Paul Talbot
City Manager

Reviewed by: 
Karl H. Berger
Assistant City Attorney

THE LOS ANGELES COUNTY POOLED SURPLUS INVESTMENTS

The Treasurer and Tax Collector (the Treasurer) of Los Angeles County has the delegated authority to invest funds on deposit in the County Treasury (the Treasury Pool). As of September 30, 2013, investments in the Treasury Pool were held for local agencies including school districts, community college districts, special districts and discretionary depositors such as cities and independent districts in the following amounts:

<u>Local Agency</u>	<u>Invested Funds (in billions)</u>
County of Los Angeles and Special Districts	\$ 6.652
Schools and Community Colleges	13.302
Discretionary Participants	<u>2.336</u>
Total	\$22.290

The Treasury Pool participation composition is as follows:

Non-discretionary Participants	89.52%
Discretionary Participants:	
Independent Public Agencies	8.34%
County Bond Proceeds and Repayment Funds	<u>2.14%</u>
Total	100.00%

Decisions on the investment of funds in the Treasury Pool are made by the County Investment Officer in accordance with established policy, with certain transactions requiring the Treasurer's prior approval. In Los Angeles County, investment decisions are governed by Chapter 4 (commencing with Section 53600) of Part 1 of Division 2 of Title 5 of the California Government Code, which governs legal investments by local agencies in the State of California, and by a more restrictive Investment Policy developed by the Treasurer and adopted by the Los Angeles County Board of Supervisors on an annual basis. The Investment Policy adopted on March 19, 2013, reaffirmed the following criteria and order of priority for selecting investments:

1. Safety of Principal
2. Liquidity
3. Return on Investment

The Treasurer prepares a monthly Report of Investments (the Investment Report) summarizing the status of the Treasury Pool, including the current market value of all investments. This report is submitted monthly to the Board of Supervisors. According to

the Investment Report dated October 31, 2013, the September 30, 2013 book value of the Treasury Pool was approximately \$22.290 billion and the corresponding market value was approximately \$22.145 billion.

An internal controls system for monitoring cash accounting and investment practices is in place. The Treasurer's Compliance Auditor, who operates independently from the Investment Officer, reconciles cash and investments to fund balances daily. The Compliance Auditor's staff also reviews each investment trade for accuracy and compliance with the Board adopted Investment Policy. On a quarterly basis, the County's outside independent auditor (External Auditor) reviews the cash and investment reconciliations for completeness and accuracy. Additionally, the External Auditor reviews investment transactions on a quarterly basis for conformance with the approved Investment Policy and annually accounts for all investments.

The following table identifies the types of securities held by the Treasury Pool as of September 30, 2013:

<u>Type of Investment</u>	<u>% of Pool</u>
U.S. Government and Agency Obligations	57.62
Certificates of Deposit	18.82
Commercial Paper	22.39
Bankers Acceptances	0.00
Municipal Obligations	0.14
Corporate Notes & Deposit Notes	1.03
Asset Backed Instruments	0.00
Repurchase Agreements	0.00
Other	<u>0.00</u>
	100.00

The Treasury Pool is highly liquid. As of September 30, 2013 approximately 38.66% of the investments mature within 60 days, with an average of 658 days to maturity for the entire portfolio.

TreasPool Update
09/30/2013

STAFF REPORT **City of Monterey Park**

DATE: DECEMBER 4, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: RON BOW, DIRECTOR OF PUBLIC WORKS/ASSISTANT CITY MANAGER

SUBJECT: PURCHASE OF A BMW R1200RTP MOTORCYCLE

Background/Discussion

The 2013-2014 Budget includes \$40,000.00 for the purchase of a replacement motorcycle for the Police Department's Traffic Division.

The BMW R1200RTP motorcycle meets the needs and performance standards of the Police Department. This motorcycle operates on unleaded fuel and is equipped with a high-performance engine, disc brakes, and emergency lighting.

The BMW R1200RTP motorcycle is available thru a joint-purchase program (Contract No. RFB-IS-14200205). Under joint purchase, participating agencies can acquire goods and services at the lowest possible price through volume discount without repeating the bid process. Joint Purchase is a permitted purchasing method per the Monterey Park Municipal Code § 3.20.050(3).

The Los Angeles County Sheriff's Department recently went through the formal bid process for BMW R1200RTP motorcycles, and the low bid was provided by Long Beach BMW. Through the joint-purchase process, the City is able to obtain a BMW R1200RTP motorcycle from Long Beach BMW for \$27,885.87. This price includes sales tax, tire fee, and 3-year/36,000 mile warranty. Should the City go through the bidding process independently, the cost would be about \$36,000 per unit. Upon the City Council's approval, the motorcycle would be ordered and available for delivery in six to eight weeks.

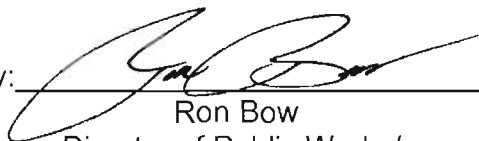
Fiscal Impact

The 2013-2014 Budget includes \$40,000 (Acct. No. 0160-801-4211-54060) for the purchase of a replacement motorcycle for the Police Department. The cost to purchase a BMW R1200RTP motorcycle from Long Beach BMW is \$27,885.87. The remaining funds will be used to outfit the motorcycle with a video camera, dual band radio and radar systems.

Recommendation

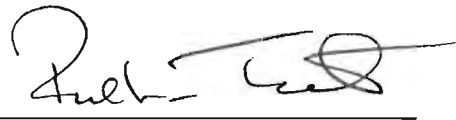
It is recommended that the City Council (1) waive the bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050; (2) authorize the City Manager, or designee, to purchase a 2014 BMW R1200RTP motorcycle from Long Beach BMW at the cost of \$27,885.87; and (3) take such additional, related, action that may be desirable.

By: _____



Ron Bow
Director of Public Works/
Assistant City Manager

Approved: _____



Paul Talbot
City Manager

Reviewed: _____



Karl H. Berger
Assistant City Attorney

STAFF REPORT

City of Monterey Park

DATE: December 4, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: RON BOW, DIRECTOR OF PUBLIC WORKS/ASSISTANT CITY MANAGER

SUBJECT: DESIGN SERVICES FOR IRRIGATION SYSTEM IMPROVEMENTS AT VARIOUS PARKS - AWARD OF CONTRACT

The Engineering Division solicited proposals from several consultants to provide professional design services for the irrigation system improvements at various parks. Staff has completed the proposal review process and is recommending the award of a contract to Lost West in the amount of \$27,945.

DISCUSSION:

The project involves the preparation of construction plans, technical specifications, and construction cost estimate for irrigation system improvements at George Elder, Highlands, Sunnyslope, and Cascade Parks. The irrigation system improvements will include the removal and replacement of the existing irrigation system, including lateral lines, some plantings and groundcover. The irrigation design will encompass all existing turf and planter areas. The project will improve the overall irrigation coverage at each park, and address recurring water leaks.

In response to a Request for Proposals circulated to five local civil engineering/landscaping consultants on October 18, 2013, staff received one proposal on November 5, 2013. In order to provide comparative bids, staff extended the submittal due date and received two additional proposals on November 21, 2013. A summary of the proposals is as follows:

RANK	BIDDER	FEE PROPOSAL
1	LOST WEST	\$27,945.00
2	SUSTAINABLE CIVIL ENGINEERING SOLUTIONS, INC.	\$140,120.00
3	WILLDAN ENGINEERING	\$146,200.00

Upon reviewing all of the proposals, staff determined that each firm is well qualified to perform the required irrigation design work. However, on the basis of cost, Lost West provided the lowest fee proposal. Lost West has designed irrigation and landscaping improvements for several cities including Alhambra, San Bernardino, and Temple City, and performed their work in a professional manner. It is anticipated that Lost West will

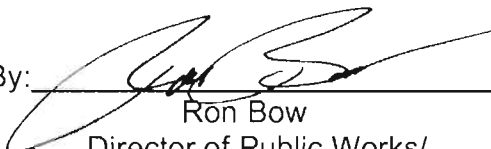
complete the irrigation design work in approximately 50 working days. Once the design work is complete, staff will request the City Council's authorization to advertise the project for bids and allocation of funding for construction.

FISCAL IMPACT:

The irrigation design services will be funded by General Fund Capital Improvement Parks Master Plan Reserves (Acct. No. 0010-801-5002-96048).

RECOMMENDATION:

It is recommended that the City Council (1) authorize the City Manager to execute an agreement with Lost West, in a form approved by the City Attorney, in the amount of \$27,945.00 to provide design services for irrigation system improvements at various parks; and (2) take such additional, related, action that may be desirable.

By: 

Ron Bow
Director of Public Works/
Assistant City Manager

Approved: 

Paul Talbot
City Manager

Reviewed: 

Karl H. Berger
Assistant City Attorney

ATTACHMENTS: Lost West Proposal



LOST WEST

since 1987

Carlsbad - Post Office Box 4548, Carlsbad, CA 92018 / T:(760) 434-5790 F:434 5176

Los Angeles - 5208 Townsend Ave., Los Angeles, CA 90041 / T:(323) 258-8214 F:258-8216

November 4, 2013

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754
Attn: Ron Bow
Director of Public Works/ Assistant City Manager

**Re: RFP, Consulting Services for the City of Monterey Park,
Irrigation System Improvements at Various Parks**

We are pleased to be able to submit our proposal and qualifications for the above projects to you, for your consideration, as follows.

Please feel free to contact us, at any time, should questions arise regarding any aspect of this submittal. You can contact me, Paul Nota at 213.258.8214 (lostwest@earthlink.net) or Rob Mekjian at 760.434.5790.

We look forward to the opportunity of working with you on these projects.

Sincerely,
Lost West

Paul Nota
Sec/CFO

Proposal For The Preparation Of PS&E
for
Irrigation System Improvements at Various Parks
The City of Monterey Park, CA

November 4, 2013

CONTENTS:

- I. Scope of Work
- II. Project Timeline
- III. Project Staff Qualifications
- IV. Company Profile and Contact Information
- V. Company References
- VI. Company Qualifications
- VII. Company Profile and Contact Information
- VIII. Fees and Schedule of Hourly Rates

L O S T W E S T
LANDSCAPE ARCHITECTURE
A CALIFORNIA CORPORATION
3183 595215 2973

5208 Townsend Avenue
LOS ANGELES CA 90041 323.258.8214

Post Office Box 4548
CARLSBAD CA 92018 760.434.5790

<http://www.lostwest.com>

I. Scope of Work

Lost West shall provide the necessary professional design services to create plans, specifications and estimates for the purpose of creating a bid package of documents for the complete irrigation and partial planting rehabilitation of four project areas; 1) George Elder Park, 2) Highlands Park, 3) Sunnyslope Park, and 4) Cascades Park.

Included in the Scope of Work are;

- 1) Meetings with the City, or City agencies, to review and obtain existing available plans and background information
- 2) Provide City with bi-weekly status updates of progress
- 3) Attend four project meetings with City during design development
- 4) Coordination with utility companies, including formal notices and record searches needed to locate necessary infrastructures, and pressure zone information, on base plans
- 5) Visual surveys of each project area necessary to determine locations of existing structures, hardscaping, plantings and elevation relationships between POC's, valve groupings and spray heads.
- 6) Prepare preliminary Irrigation Plans, Planting Plans, Specifications and Cost Estimates for review by City and City agencies
- 7) Revise documents per City, or City agency review and prepare final Irrigation Plans, Planting Plans, Specifications and Cost Estimates for bid purposes by City. In addition;
 - a. Lost West shall provide four separate Bid Schedules, one for each project area
 - b. Lost West shall provide one wet signed plan set, two hard copies, AutoCAD file of plans, MsWord file of Specifications, Excel file of Estimates, pdf file of all other documents.
- 8) Bidding Phase Services – respond to questions, or requests for clarifications on a time and materials basis, as requested by City
- 9) Construction Phase Services – provide support services as needed on a time and material basis as requested by City, including, but not limited to;
 - a. Providing support to City's Project Manager to answer questions and clarifying items which relate to the PS&E package prepared by the Lost West.
 - b. Reviewing and approving shop drawings to be submitted by the contractor as per the PS&E package.
 - c. Reviewing contractor change order requests, and providing necessary information to the City's Project Manager as they relate to Lost West's design.
 - d. Preparing as-build plans from red-lined field as-builds provided by the Contractor and City. As-builds shall be done on AutoCAD drawings and CAD file shall be provided to the City.
 - e. City's Project Manager will request such service when needed and authorize the service on time and material basis.

Not included in Scope of Work;

- 1) Professional surveys locating property boundaries, corners, or precise elevations. If such surveys are necessary, an additional fee of \$22,000.00 shall apply

II. Project Timeline

10 working days from award – Lost West shall execute a contract with the City

30 working days from countersign by City – Lost West shall provide provide City with 65% preliminary PS&E package

10 working days from receiving City comments – Lost West shall provide City with final PS&E bid package ready for bidding

III. Project Staff Qualifications

The staff of Lost West consists of the founding principles, Paul Nota (acting as lead contact) and Robert Mekjian (providing support services).

- Paul A. Nota, Secretary/CFO - Landscape Architect (C2973), Landscape Contractor (595215)
Experience -
Moreno Associates, Architecture, El Monte
Land Concern Ltd., Landscape Architecture, Irvine
Myhre Associates, Landscape Architecture, Pasadena
Lost West, Principle
Education -
Bachelor of Science Degree in Landscape Architecture
California Polytechnic State University San Luis Obispo (1984)
- Robert V. Mekjian, ASLA, President - Landscape Architect (C3183), Landscape Contractor(532793)
Experience -
Myhre Associates, Landscape Architecture, Pasadena
Raymond Hanson Associates, Landscape Architects, Santa Monica
Lost West, Principle
Education -
Bachelor of Science Degree in Landscape Architecture
California Polytechnic State University San Luis Obispo (1984)

IV. Company Profile and Contact Information

Lost West is a landscape architecture and construction firm founded in 1987, and incorporated in 1990, by Robert Mekjian and Paul Nota as an outgrowth of volunteer planning and design work for non-profit groups creating transitional, low-cost housing and street improvements in urban Los Angeles. Mr. Mekjian heads the San Diego county location in Carlsbad, and Mr. Nota heads the Los Angeles county location in Los Angeles. The Firm's representative contact information is as follows:

Paul Nota, Sec/CFO
323-258-8214
lostwest@earthlink.net

V. Company References

Shorb Plaza, Marengo Reservoir, City of Alhambra
Mary Swink
Director of Development Services, City of Alhambra
mswink@cityofalhambra.org

Spellacy Park, Chancellor's Park, North Park Boulevard, City of San Bernardino
Mike Grubbs
Project Manager, City of San Bernardino
Grubbs_Mi@ci.san-bernardino.ca.us

Rosemead Blvd. Streetscape Improvements, Temple City
Chuck Erickson
Public Services Manager, Temple City
cerickson@templecity.us

VI. Company Qualifications

For over 25 years, Lost West has provided landscape architecture and landscape construction services of the highest quality to a multitude of clients throughout southern California from our two locations in Los Angeles and Carlsbad. Be they engineers, architects, developers, home-owners or institutions, all of our clients have come to appreciate our thoughtful and detail oriented design approach to the creation of their exterior environments.

They especially appreciate that our experience in landscape construction, maintenance, and property management informs our design decisions so that their projects are as functional and sustainable as they are beautiful.

In addition, our use of California native and water saving plant materials in our designs, as well as our pioneering use of low-flow and low-gallonage irrigation systems over our entire history in practice has meant water and cost savings for our clients, whether in times of drought or abundance.

VII. Fees and Schedule of Hourly Rates

Total Fee for Project	<u>\$27,945.00</u>
-----------------------	--------------------

Additional services shall be billed hourly at 90.00/hour

Reimbursable costs include, but are not limited to: blueprinting, CAD plotting, photocopying, postage, courier charges and travel expenses, and will be billed at cost plus 15%.



CITY OF MONTEREY PARK

ADDENDUM NO. 1

IRRIGATION SYSTEM IMPROVEMENTS AT VARIOUS PARKS

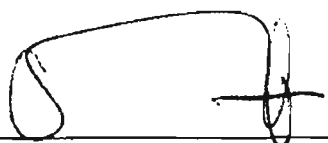
November 1, 2013

Question: Will the selected consultant be responsible for necessary survey or will City provide necessary survey data to create base plans?

ANSWER: Selected consultant is responsible. (See following section in the RFP: RFP page 5 of 27 states, "Conduct necessary utility investigations and research, field reviews and topographic surveys to create a base map of existing conditions".

Please include a signed copy of this Addendum with your bid. Failure to do so will result in an invalid bid.

Company: LOST WEST



Signature

11/4/13

Date

STAFF REPORT

City of Monterey Park

DATE: December 4, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: RON BOW, DIRECTOR OF PUBLIC WORKS/ASSISTANT CITY MANAGER

SUBJECT: 2013 SIDEWALK RECONSTRUCTION – AUTHORIZATION TO AWARD ADDITIONAL WORK

Staff is requesting the City Council's authorization to amend the existing contract of FS Construction in the amount to not exceed \$230,000 for sidewalk repair work and installation of wheelchair access ramps as budgeted in the 2013-2014 Capital Improvement Program (CIP).

DISCUSSION:

On June 19, 2013, the City Council awarded a contract to FS Construction in the amount of \$61,830.00 for the 2013 Sidewalk Reconstruction project. It should be noted that FS Construction's bid was 40 percent lower than the next lowest bid (\$109,265.20). Due to the favorable bid results, the City Council also authorized the Director of Public Works to negotiate and approve change orders for additional sidewalk repairs up to the full \$150,000 budgeted amount in the 2012-2013 CIP.

To date, FS Construction has completed about 95 percent of the total budgeted work for sidewalk repairs, including large areas of repairs along South Atlantic Boulevard that were added to the project under approved change order.

FS Construction has performed its work in a professional and expeditious manner. In order to take advantage of FS Construction's current mobilization and favorable bid prices, and to expedite the completion of the Sidewalk Reconstruction and Wheelchair Access Ramp projects budgeted in the 2013-2014 CIP, staff is requesting the City Council's authorization to award additional work to FS Construction.

FISCAL IMPACT:

The 2013-2014 Budget includes \$30,000 in Bike Route Funds (Account No. 0023-801-5001-89340) and \$100,000 in Measure R Funds (Account No. 0110-801-5001-89340) for Sidewalk Reconstruction, and \$100,000 in State Gas Tax Funds (Account No. 0022-801-5001-89850) for Wheelchair Access Ramps. Staff is requesting the

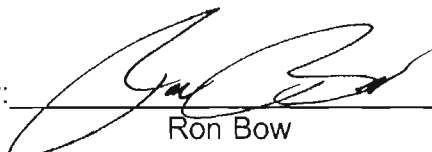
Council's authorization to award this work to FS Construction as amendment to the current contract for the 2013 Sidewalk Reconstruction project.

RECOMMENDATION:

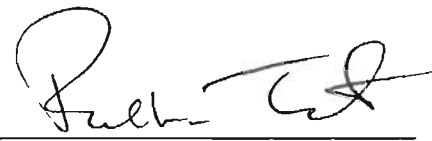
It is recommended that the City Council:

1. Authorize the Director of Public Works to identify additional sidewalk repair locations and wheelchair access ramp installations, and negotiate and approve construction change orders with FS Construction in the amount to not exceed \$230,000 for this project;
2. Authorize the City Manager, or designee, to execute an amendment to the contract with FS Construction, in a form approved by the City Attorney, on behalf of the City; and
3. Take such additional, related, action that may be desirable.

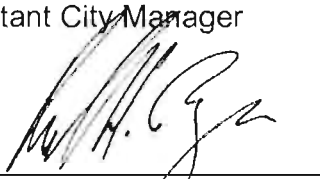
By: _____


Ron Bow
Director of Public Works/
Assistant City Manager

Approved: _____


Paul Talbot
City Manager

Reviewed: _____


Karl H. Berger
Assistant City Attorney

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY
PARK SUPPORTING THE FEDERAL EARNED INCOME TAX CREDIT
AND VOLUNTEER INCOME TAX ASSISTANCE PROGRAMS**

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. Insufficient income contributes to many of the social and human service needs in our state;
- B. The Federal Earned Income Tax Credit (EITC) provides tax relief and income support to low-income working families;
- C. The EITC lifts millions of individuals out of poverty each year in the United States by supporting work and self-sufficiency while reducing the need for public assistance;
- D. Each year, the EITC helps approximately 3.1 million individuals in California and brings more than \$6.96 billion into California's economy;
- E. Every year, 800,000 families who qualify for EITC fail to apply for the credit representing a loss of \$1.2 billion in increased income for local communities;
- F. Increasing the use of EITC by the qualified citizens of the City of Monterey Park would help stimulate our local economy and increase access to millions of dollars in income;
- G. Every resident earning less than \$51,567 a year may qualify for \$6,044 in EITC, which may be used to lower their taxes or increase their tax refund;
- H. For every 1,000 residents who qualify and apply for EITC, it represents a potential \$6 million in economic stimulus for our community;
- I. Increasing EITC utilization represents a highly cost-effective economic development strategy.

Section 2. The City Council further declares:

- A. The City Manager may identify and utilize existing and potential public/private partnerships to inform citizens about the availability of the Federal Earned Income Tax Credit and Volunteer Income Tax Assistance Programs.

- B. Each city entity shall cooperate with private outreach campaigns to identify and utilize existing communications mechanisms to inform their employees and citizens about the availability of the Federal Earned Income Tax Credit and Volunteer Income Tax Assistance Programs, which may include city publications, billing notices, websites, human resource materials and communications, correspondence, and forms from the City Business Tax and Fee Department.
- C. The City Manager may place a public service announcement on Channel 3 and to have Volunteer Income Tax Assistance related posters and brochures at City facilities including Monterey Park Bruggemeyer Library, City Hall, and Langley Senior Center.
- D. The City of Monterey Park joins the California State Board of Equalization, Franchise Tax Board, Internal Revenue Service and Jerome E. Horton, Chairman to the California State Board of Equalization in advocating the Federal Earned Income Tax Credit and Volunteer Income Tax Assistance Programs to qualified families and individuals.

Section 3. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 4th day of December 2013.

Teresa Real Sebastian
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

Resolution No.

Page 3

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 4th day of December, 2013, by the following vote:

Ayes:

Noyes:

Absent:

Abstain:

Dated this 4th day of December, 2013

Vincent D. Chang, City Clerk
Monterey Park, California

Staff Report City of Monterey Park

DATE: December 4, 2013

TO: Honorable Mayor and Members of the City Council

FROM: Tom Cody, Director of Human Resources and Risk Management

SUBJECT: ELIMINATION OF FURLOUGH DAYS AS OF APRIL 1, 2014 AND
RETURN TO 9/80 WORK SCHEDULE FOR GENERAL EMPLOYEES

Pursuant to the City Council's direction, the City Manager executed side letters with the Monterey Park Mid-Management Association, Monterey Park Confidential Employees Association, and Service Employees International Union Local 721 to end the furloughs originally implemented October 29, 2011. Side letters are allowed in accordance with the MOUs with these various bargaining units.

DISCUSSION:

In accordance with the side letters, the following changes are implemented:

1) General employees will be eligible to cash-out up to an additional 100 hours of leave time above the current MOU limits that apply to cash out of leave time. Effective January 1, 2014, employees will no longer be able to cash out additional leave time above the limits that are established in their respective MOU's.

2) The City will begin a 9/80 work schedule commencing December 7, 2013. For four months, effective December 7, 2013 through March 31, 2014, the City will allow general employees to work up to eight hours one designated and supervised Friday of each month. Employees that choose to work one Friday a month will be able to work the following Friday's:

- December 13, 2013
- January 10, 2014
- February 21, 2014
- March 14, 2014

City Hall will remain closed on these four Fridays and employees will work on the backlog of work and/or special projects. Employees must notify their supervisors on the first work day of each month if they intend to work the extra day that month.

3) Effective April 1, 2014 the City will eliminate all furlough days. As a result, the City will return to a 40 hour per week schedule and employees will work a 9/80 work schedule.

Upon the ending of furloughs or starting April 1, 2014, City Hall and other office work hours shall be as follows:

Monday thru Thursday: 7:30am to 5:30pm
Fridays: 7:30am to 4:30pm

FISCAL IMPACT:

The fiscal impact to the General Fund is approximately \$355,000 and could be less if individual employees choose not to work the offered four extra Friday between December 2013 and March 2014.

RECOMMENDATION:

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

By: _____

Tom Cody, Director
Human Resources & Risk Management

Approved: _____

Paul Talbot
City Manager

Reviewed: _____

Karl H. Berger
Assistant City Attorney

**Side Letter #1 to the 2012 – 2015 Memorandum of Understanding
Between the City of Monterey Park and the
Confidential Employees Association of Monterey Park**

This document shall serve as Side Letter No. 1 modifying the 2012-2015 Memorandum of Understanding between the City of Monterey Park ("City") and the Confidential Employees Association of Monterey Park as follows:

Section 1. Prior to December 31, 2013, allow Confidential employees shall be eligible to cash-out up to an additional 100 hours of leave time (vacation, sick and holiday) over and above the current limits that apply to the cash out of leave time as set forth in Article 12: Cash Out of Accrued Leave of the MOU. All restrictions and conditions that currently apply to the cash out of leave time shall apply to the ability to cash out the additional leave time as set forth herein. Effective January 1, 2014, employees shall no longer be able to cash out any additional leave time over and above the limits that existed prior to enactment of this Side Letter as set forth in Article 12: Cash Out of Accrued Leave of this MOU.

Section 2. The City will impose a 9/80 work schedule commencing December 7, 2013. Effective December 7, 2013 through March 31, 2014, the City will allow unit members to perform up to eight hours of work for the City for one Friday each month. These Fridays will remain closed to the public. The City retains the sole discretion to determine the Friday that the employee will be permitted to work. The work shall be performed on City premises and/or shall be supervised by an appropriate supervisor or manager. Employees that choose to work one Friday a month pursuant to this Side Letter shall advise the City by the first working day of each month. This provision will stay in effect (December 2013 through March 2014).

Section 3. The City shall eliminate all furlough days, as set forth in Article 35: Duty Hours/Alternative Schedule of the MOU effective April 1, 2014. The City shall return to regular operations and current full-time employees will return to a 40 hour per week schedule as of April 1, 2014. City Hall will re-open for 8 hours every Friday. Full-time employees shall work a 9/80 work schedule and the work period pursuant to this 9/80 schedule shall be as follows:

Employee # 1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	4 (end)	off
					4 (start)	
off	9	9	9	9	off (end)	off
					off (start)	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	0 (end)	off
					0 (start)	
off	9	9	9	9	4 (end)	off
					4 (start)	

Employee # 2

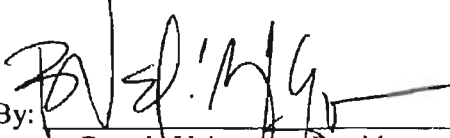
As indicated in Article 35: Duty Hours/Alternative Schedule, each department will have the flexibility to arrange a schedule that is effective operationally per the Director's discretion.

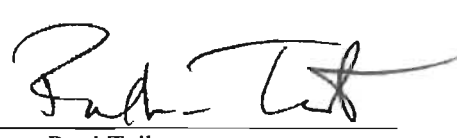
Section 4. Under Article 11: Holidays: The day after Thanksgiving holiday is reinstated as a paid holiday as of April 1, 2014. Employees shall continue to receive one floating holiday in exchange for 9 hours credit for holidays that land on scheduled 9 hour day. Employees will be credited with 8 hours for holidays that land on Fridays. Holidays that land on a Saturday or a Sunday will be credited as a holiday either Friday or Monday.

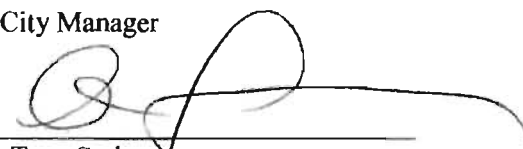
Section 5. Clean up language from the 2011 labor negotiations as follows: As of January 1, 2014, Article 12: Cash Out of Accrued Leave shall be revised to include language that states; "Cash out of sick leave will only apply and be allowed from the employees Sick Leave Bank 1 at 100%". (On October 1, 2011, Sick Leave Bank 2 was created and has a newly established cash-out formula as per Article 11: Sick Leave)

All other terms and conditions contained in the Memorandum of Understanding executed October 17, 2012 by and between the City and Confidential Employees Association not specifically amended by this Side Letter Agreement No. 1 shall remain unchanged and in full force and effect unless otherwise modified by express written agreement between the parties.

IN WITNESS THEREOF the parties have caused the duly authorized representatives to execute this Agreement this 18th day of November, 2013.

By: 
Beatriz Velazquez, President
Confidential Employees Unit

By: 
Paul Talbot
City Manager

By: 
Tom Cody
Director of Human Resources

**Side Letter #1 to the 2012 – 2015 Memorandum of Understanding
Between the City of Monterey Park and the
Mid-Management Employees Association of Monterey Park**

This document shall serve as Side Letter No. 1 modifying the 2012-2015 Memorandum of Understanding between the City of Monterey Park ("City") and the Mid-Management Employees Association of Monterey Park as follows:

Section 1. Prior to December 31, 2013, allow Mid-Management employees shall be eligible to cash-out up to an additional 100 hours of leave time (vacation, sick and holiday) over and above the current limits that apply to the cash out of leave time as set forth in Article 12: Cash Out of Accrued Leave of the MOU. All restrictions and conditions that currently apply to the cash out of leave time shall apply to the ability to cash out the additional leave time as set forth herein. Effective January 1, 2014, employees shall no longer be able to cash out any additional leave time over and above the limits that existed prior to enactment of this Side Letter as set forth in Article 12: Cash Out of Accrued Leave of this MOU.

Section 2. The City will impose a 9/80 work schedule commencing December 7, 2013. Effective December 7, 2013 through March 31, 2014, the City will allow unit members to perform up to eight hours of work for the City for one Friday each month. These Fridays will remain closed to the public. The City retains the sole discretion to determine the Friday that the employee will be permitted to work. The work shall be performed on City premises and/or shall be supervised by an appropriate supervisor or manager. Employees that choose to work one Friday a month pursuant to this Side Letter shall advise the City by the first working day of each month. This provision will stay in effect (December 2013 through March 2014).

Section 3. The City shall eliminate all furlough days, as set forth in Article 35: Duty Hours/Alternative Schedule of the MOU effective April 1, 2014. The City shall return to regular operations and current full-time employees will return to a 40 hour per week schedule as of April 1, 2014. City Hall will re-open for 8 hours every Friday. Full-time employees shall work a 9/80 work schedule and the work period pursuant to this 9/80 schedule shall be as follows:

Employee # 1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	4 (end)	off
					4 (start)	
off	9	9	9	9	off (end)	off
					off (start)	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	0 (end)	off
					0 (start)	
off	9	9	9	9	4 (end)	off
					4 (start)	

Employee # 2

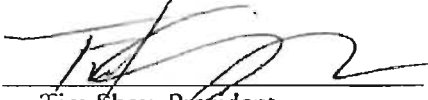
As indicated in Article 35: Duty Hours/Alternative Schedule, each department will have the flexibility to arrange a schedule that is effective operationally per the Director's discretion.

Section 4. Under Article 11: Holidays: The day after Thanksgiving holiday is reinstated as a paid holiday as of April 1, 2014. Employees shall continue to receive one floating holiday in exchange for 9 hours credit for holidays that land on scheduled 9 hour day. Employees will be credited with 8 hours for holidays that land on Fridays. Holidays that land on a Saturday or a Sunday will be credited as a holiday either Friday or Monday.

Section 5. Clean up language from the 2011 labor negotiations as follows: As of January 1, 2014, Article 12: Cash Out of Accrued Leave shall be revised to include language that states; "Cash out of sick leave will only apply and be allowed from the employees Sick Leave Bank 1 at 100%". (On October 1, 2011, Sick Leave Bank 2 was created and has a newly established cash-out formula as per Article 11: Sick Leave)

All other terms and conditions contained in the Memorandum of Understanding executed October 17, 2012 by and between the City and Mid-Management not specifically amended by this Side Letter Agreement #1 shall remain unchanged and in full force and effect unless otherwise modified by express written agreement between the parties.

IN WITNESS THEREOF the parties have caused the duly authorized representatives to execute this Agreement this November 18th day of November, 2013.

By: 
Tim Shay, President
Mid-Management Employees Unit

By: 
Paul Talbot
City Manager

By: 
Tom Cody
Director of Human Resources

**Side Letter #2 to the 2012 – 2015 Memorandum of Understanding
Between the City of Monterey Park and the
Service Employees International Union (SEIU) Local 721**

This document shall serve as Side Letter No. 2 modifying the 2012-2015 Memorandum of Understanding between the City of Monterey Park ("City") and the Service Employees International Union, Local 721 ("SEIU") as follows:

Section 1. Prior to December 31, 2013, allow SEIU employees shall be eligible to cash-out up to an additional 100 hours of leave time (vacation and holiday) over and above the current limits that apply to the cash out of leave time as set forth in Article 12: Cash Out of Accrued Leave of the MOU. All restrictions and conditions that currently apply to the cash out of leave time shall apply to the ability to cash out the additional leave time as set forth herein. Effective January 1, 2014, employees shall no longer be able to cash out any additional leave time over and above the limits that existed prior to enactment of this Side Letter as set forth in Article 12: Cash Out of Accrued Leave of this MOU.

Section 2. The City will impose a 9/80 work schedule commencing December 7, 2013. Effective December 7, 2013 through March 31, 2014, the City will allow unit members to perform up to eight hours of work for the City for one Friday each month. The City retains the sole discretion to determine the Friday that the employee will be permitted to work. The work shall be performed on City premises and/or shall be supervised by an appropriate supervisor or manager. Employees that choose to work one Friday a month pursuant to this Side Letter shall advise the City by the first working day of each month. This provision will stay in effect (December 2013 through March 2014).

Section 3. The City shall eliminate all furlough days, as set forth in Article 35: Duty Hours/Alternative Schedule of the MOU effective April 1, 2014. The City shall return to regular operations and current full-time employees will return to a 40 hour per week schedule as of April 1, 2014. City Hall will re-open for 8 hours every Friday. Full-time employees shall work a 9/80 work schedule and the work period pursuant to this 9/80 schedule shall be as follows:

Employee # 1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	4 (end)	off
					4 (start)	
off	9	9	9	9	off (end)	off
					off (start)	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
off	9	9	9	9	0 (end)	off
					0 (start)	
off	9	9	9	9	4 (end)	off
					4 (start)	

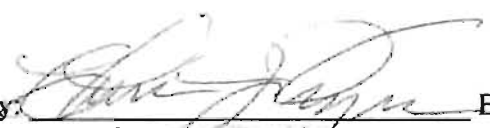
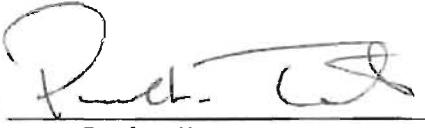
Employee # 2

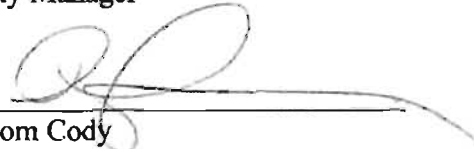
As indicated in Article 35: Duty Hours/Alternative Schedule, each department will have the flexibility to arrange a schedule that is effective operationally per the Director's discretion.

Section 4. Under Article 11: Holidays: The day after Thanksgiving holiday is reinstated as a paid holiday as of April 1, 2014. Employees shall continue to receive one floating holiday in exchange for 9 hours credit for holidays that land on scheduled 9 hour day. Employees will be credited with 8 hours for holidays that land on Fridays. Holidays that land on a Saturday or a Sunday will be credited as a holiday either Friday or Monday.

All other terms and conditions contained in the Memorandum of Understanding executed October 17, 2012 by and between the City and SEIU not specifically amended by this Side Letter Agreement #2 shall remain unchanged and in full force and effect unless otherwise modified by express written agreement between the parties.

IN WITNESS THEREOF the parties have caused the duly authorized representatives to execute this Agreement this 13 day of January, 2013.

By:  By: 
Chris Reyes, President
General Employees Unit Paul Talbot
City Manager

By: 
Tom Cody
Director of Human Resources

Staff Report City of Monterey Park

**Consent Calendar
Agenda Item 9**

DATE: December 4, 2013

TO: Honorable Mayor and City Council

FROM: Paul Talbot, City Manager

SUBJECT: RECOMMENDATION TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA REQUESTING EMPLOYMENT PER GOVERNMENT CODE 21221(h) FOR THE POSITION OF INTERIM FIRE CHIEF

The City is requesting that CalPERS grant employment for the City's Interim Fire Chief to allow him to work 960 hours of employment in fiscal year 2013-14.

DISCUSSION:

The City will initiate a recruitment for Fire Chief, a process anticipated to take between January 2014 and June 2014.

The City seeks to appoint James Birrell to the position of interim Fire Chief pursuant to Government Code § 21221(H), a position to be deemed of limited duration (not more than 960 hours) and requiring specialized skills in Emergency Response, Emergency Medical Services, Fire Prevention, Environmental Services including HazMat, and Emergency Preparedness. The depth and breadth of James Birrell's knowledge, skills, and abilities in fire service has placed him well above standards.

In addition to maintaining his skills and knowledge in emergency medical services, emergency response, and Urban Search & Rescue, he is well versed in fire service resource sharing and consolidation through his research, discussions with other agencies, involvement with the Los Angeles County fire service proposal and the current discussions with local area cities for possible resource sharing opportunities.

Other areas of expertise include advocating, applying, and administering homeland security grants, to which he is currently overseeing Monterey Park's UASI/SHSGP Smart Classroom Project that is to be completed in March 2014 and the Joint Regional Intelligence Communications project.

His expertise and training in emergency preparedness, mitigation planning, and response has resulted in direct benefits to Monterey Park by placing the issue of readiness and preparation closer to the forefront than prior years. Employees and citizens have become more cognizant of emergency preparedness. The City has gained an Emergency Operations Center, Disaster Service Worker Training, implementation and use of Incident Action Plans for all City and community events, emergency shelter provisions as well as point of dispensing units through collaboration with the Red Cross and LA County Department of Health Services.

James Birrell has proven to be a strong and diplomatic advocate for the Fire Department, the City, and the community.

This option is considered the most desirable, effective and cost efficient. Desirable and effective due to the level of knowledge and experience Jim Birrell possesses and cost effective due to the fact that if the City were to appoint a current Battalion Chief as Acting Fire Chief it would require overtime to backfill a Captains position.

Under CalPERS procedures, a CalPERS retiree cannot be employed with a CalPERS employer in any fiscal year for more than 960 hours. This limitation applies to all CalPERS employers that the retiree may be employed with in the fiscal year. CalPERS excludes safety employees including retired firefighters from their normal 180 day waiting period between retiring from a public entity and working for them again as a retired annuitant.

This option is considered the most desirable, effective and cost efficient. It is both desirable and effective due to the level of knowledge and experience Jim Birrell possesses and cost effective due to the fact that if the City were to appoint a current Battalion Chief as Acting Fire Chief it would require overtime to backfill a Captains position.

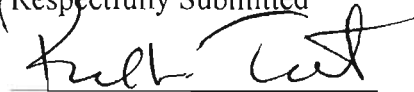
FISCAL IMPACT

Under the terms of the contract, the maximum possible fiscal impact would be approximately \$75,000 over the remaining 27 weeks of the 2013-2014 fiscal year. That would be a realized saving of \$42,000 verse having a full-time benefited Fire Chief which would cost approximately \$117,000 for a six month period.

RECOMMENDATION

It is recommended that the City Council consider (1) adopting the draft resolution; (2) authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with Chief Birrell; and (3) take such additional, related, action that may be desirable.

Respectfully Submitted



Paul Talbot
City Manager

Reviewed:

Karl H. Berger, Assistant City Attorney

Attachment: Resolution

S:\Council Agenda Items\J Birrell PERS 960

RESOLUTION NO. ____

**A RESOLUTION REQUESTING APPOINTMENT PURSUANT TO
GOVERNMENT CODE § 21221(H) FOR THE POSITION OF INTERIM
FIRE CHIEF.**

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1: The City Council finds as follows:

- A. Chief James Birrell will retire from the city of Monterey Park in the position of Fire Chief effective December 19, 2013;
- B. The City is undertaking a recruitment for Fire Chief, a process anticipated to take between January 2014 and June 30, 2014;
- C. Upon his retirement, the City seeks to appoint Chief Birrell to the position of interim Fire Chief pursuant to Government Code § 21221(H), a position to be deemed of limited duration (not more than 960 hours) and requiring specialized skills in Emergency Response, Emergency Medical Services, Fire Prevention, Environmental Services including HazMat, and Emergency Preparedness. The depth and breadth of Chief Birrell's knowledge, skills, and abilities in fire service has placed him well above standards.
- D. In addition to maintaining his skills and knowledge in emergency medical services, emergency response, and Urban Search & Rescue, the Chief is well versed in fire service resource sharing and consolidation through his research, discussions with other agencies, involvement with the Los Angeles County fire service proposal and currently, discussions with local area cities for possible resource sharing opportunities.
- E. Other areas of expertise include advocating, applying, and administering homeland security grants, to which he is currently overseeing Monterey Park's UASI/SHSGP Smart Classroom Project that is to be completed in March 2014 and the Joint Regional Intelligence Communications project.
- F. Chief Birrell's expertise and training in emergency preparedness, mitigation planning, and response has resulted in direct benefits to Monterey Park by placing the issue of readiness and preparation closer to the forefront than prior years. Employees and citizens have become more cognizant of emergency preparedness; the City gained an Emergency Operations Center, Disaster Service Worker Training, implementation and use of Incident Action Plans for all City and community events, emergency shelter provisions, point of dispensing units through collaboration with the Red Cross and LA County Department of Health Services.

- G. Chief Birrell has proven to be a strong and diplomatic advocate for the Fire Department, the City, and the community. He has maintained a positive and proactive manner, resulting in several accomplishments within a short time frame of three years.
- H. The City has a desperate need for an interim Fire Chief who is familiar with the City's corporate culture, pending projects, and methods for implementing the fire service projects listed above; and
- I. Chief Birrell has 30 years of experience as set forth in his extensive resume which is attached as Exhibit "A," and incorporated by reference.

SECTION 2: The City Manager, or designee, is authorized to seek approval from the California Public Employee Retirement System ("PERS") Board of Administration to allow the City to temporarily employ Chief James Birrell for up to 960 hours pursuant to Government Code § 21221(H).

SECTION 3: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 4: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this fourth day of December 2013.

Teresa Real-Sebastian
Mayor

ATTEST:

Vincent D. Chang
City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By:

Karl H. Berger, Assistant City Attorney

**INTERIM FIRE CHIEF AGREEMENT
BETWEEN THE CITY OF MONTEREY PARK
AND JAMES BIRRELL**

THIS AGREEMENT is entered into this fourth day of December 2013 by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("City") and James Birrell, an individual ("Birrell").

1. **APPOINTMENT OF INTERIM FIRE CHIEF.** Birrell is appointed as City's Interim Fire Chief. Birrell will serve at the pleasure of the City Manager and may be replaced at any time, with or without cause, without amending this Agreement.

2. **SCOPE OF SERVICES.** Birrell will perform the services needed to serve City which will include, without limitation, the following:

- A. Birrell will attend all regular and special meetings of the City Council unless excused by the City Manager;
- B. Perform the functions and duties specified by statute and relevant City ordinances and resolutions for a Fire Chief, and to perform such other legally permissible and proper duties and functions as City may from time to time assign;
- C. Additionally, Birrell will coordinate with the City Manager to implement an acceptable transition plan with regard to the anticipated filling of the Fire Chief position.

3. **HOURS AND COMPENSATION.** During his employment, Birrell must devote such, time, interest and effort to the performance of this Agreement as is necessary to duly carry out his duties as Interim Fire Chief. It is expected that Birrell will devote an average of 32 hours per week to the performance of his duties. In no event, will Birrell work or be compensated for more than 960 hours during the period of December 19, 2013 through June 30, 2014. Birrell will be paid at the rate of \$85.00 per hour, payable in bi-weekly payments (at the same time that City employees are regularly paid) which is subject to all applicable federal, state and local payroll withholdings and deductions. Birrell must record all of his hours on a daily basis and transmit such records to the Finance Department on a weekly basis.

4. **TERM.** The term of this Agreement will be for six (6) months from the effective date unless otherwise extended by written amendment by the parties, terminated in accordance with this Agreement, or automatically terminated upon City employing a Fire Chief, the Agreement will automatically renew for a one (1) month term. Thereafter, the Agreement will automatically renew for successive one (1) month terms unless terminated by either Party or if automatically terminated by City employing a Fire Chief.

5. **BENEFITS.** Birrell will not receive any benefits, including, without limitation, medical, dental, sick leave, or vacation time, that are generally available to other City employees.

6. **EXPENSE REIMBURSEMENT.** During the term of this Agreement, City will reimburse Birrell for reasonable business expenses, including travel, parking, business meetings and professional dues associated with maintaining membership in fire chief related professional organizations pursuant to the applicable provisions of Monterey Park Municipal Code and City administrative policies.

7. **PERS BENEFITS.** At the time this Agreement is entered into, Government Code § 21224 allows a PERS retiree to perform contractual employee services for up to a total of 960 hours in any calendar year for all PERS contracting employers without being reinstated from retirement, and without loss or interruption of PERS retirement benefits. However, it is agreed and acknowledged by the parties that in making this Agreement available to Birrell, neither the City nor any of its elected or appointed officials, officers, employees or agents assures, represents, or guarantees that performance of the contracted-for services will have no impact upon Birrell's PERS' retirement benefits. If a controversy arises between Birrell and PERS regarding the impact of this Agreement and the services provided for herein upon the nature of PERS retirement benefits, the City does not have an obligation to intervene in or defend or prosecute such dispute notwithstanding the indemnification set forth in this Agreement. Accordingly, it is recommended by the City that before entering into this Agreement, Birrell first bring it to the attention of PERS and that Birrell thereby personally determine, what, if any, impact this Agreement and the performance of the services set forth herein, will or may have upon the employee's PERS' retirement benefits.

8. **CONFLICTS OF INTEREST.** Birrell represents that neither Birrell nor any of the attorneys or other persons employed by Birrell have any material financial interest, direct or indirect, in any contract or decision made by or on behalf of City that may be affected by the services to be provided to City pursuant to this Agreement, other than a financial interest that is similar, in all material respects, to the interests of the general public. Birrell agrees that he will comply with City's conflict of interest code as adopted by City Council resolution.

9. **TERMINATION OF SERVICES.**

- A. City may terminate this Agreement with or without cause at any time by serving Birrell with notification of such termination by mail, by fax, or by City's Representative's oral notice of termination followed by written confirmation of same served on Birrell by mail.
- B. Birrell may terminate this Agreement with or without cause upon fifteen (15) days written notice to City.
- C. City will compensate Birrell for his services and reimburse him for costs

rendered through and including the effective date of any termination.

10. NOTICES. Notices required under this Agreement must be given by personal service or by first class mail, postage prepaid, and addressed as follows:

To Birrell: James Birrell
320 West Newmark Ave.
Monterey Park, CA 91754

To City: City of Monterey Park
Attn: Thomas J. Cody, Director of Human Resources
320 West Newmark Ave.
Monterey Park, CA 91754

11. INDEMNIFICATION:

- A. City will indemnify and defend Birrell from any and all claims, demands, actions, losses, or charges arising out of, related to, or as a consequence of Birrell performing his duties as Interim Fire Chief. Further, City will pay all expenses, costs and attorney's fees arising out of or related to the same.
- B. The Parties agree that this Section will survive the termination of this Agreement. City's obligations under this Section apply whether Birrell is or is not retained by the City at the time any such claim, demand, action, loss or charge is made or occurs, as the case may be so long as the action giving rise to the claim occurred during the time Birrell was retained by City.

12. PERMITS AND LICENSES. Birrell, at his sole expense, will obtain and maintain during the term of this Agreement, all permits, licenses, and certificates that may be required, as determined by Birrell, in connection with the performance of services under this Agreement.

13. ASSIGNABILITY. This Agreement is for Birrell's professional services. Birrell's attempts to assign the benefits or burdens of this Agreement without City's written approval are prohibited and will be null and void.

14. INDEPENDENT CONTRACTOR. City and Birrell agree that Birrell will act as an independent contractor and will have control of all work and the manner in which it is performed. Birrell will be free to contract for similar service to be performed for other employers while under contract with City. Birrell is not an agent or employee of City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits City provides for its employees. Any provision in this Agreement that may appear to give City the right to direct Birrell as to the details of doing the work or to exercise a

measure of control over the work means that Birrell will follow the direction of the City as to end results of the work only.

15. **AUDIT OF RECORDS.** Birrell will maintain full and accurate records with respect to all services and matters covered under this Agreement. City will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. Birrell will retain such financial and program service records for at least four (4) years after termination or final payment under this Agreement.

16. **INTERPRETATION.** This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

17. **ENTIRE AGREEMENT.** This Agreement sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written. This Agreement will bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.

18. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.

19. **SEVERABILITY.** If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

20. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment. City's City Manager, or designee, may execute any such amendment on behalf of City.

21. **ACCEPTANCE OF FACSIMILE SIGNATURES.** The Parties agree that this Agreement, agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.

22. **EFFECTIVE DATE.** This Agreement is effective on December 19, 2013.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF MONTEREY PARK,
a municipal corporation.

James Birrell,
an individual.

Paul Talbot,
City Manager

James Birrell

ATTEST:

Vincent D. Chang
City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney



James A. Birrell, Fire Chief

Summary of Professional Qualifications

- 31 Years of Fire Service Experience
- Diverse Fire Service Background – Emergency Medical Services, Emergency Response, Disaster Preparedness, Homeland Security Grants
- Contributor of several Fire Service Programs, Proposals, and Reports
- Self Motivated, Reliable, and Responsible
- Enjoys Challenges, Opportunities, and Innovation

July 4, 2010 – December 18, 2013

- Appointed Acting Fire Chief July 4, 2010
- Appointed Fire Chief May 12, 2012
- During tenure as Fire Chief, emergency preparedness was moved to the forefront as a priority for the City as responders and the community to prepare. Efforts culminated in the construction and completion of the City's Emergency Operations Center, City employee training, promotion of community involvement through the CERT Program and Community Disaster Preparedness Clinics.

Other major accomplishments during this period:

- After several years on hold due to City personnel changes, the Fire Department undertook the task of updating and obtaining Federal and State approval of the City of Monterey Park's Local Hazard Mitigation Plan, which identified threats and enhanced the City's ability to receive certain grants;
- Developed and implemented the citizen Community Emergency Response Team, "CERT";
- Oversight of the Emergency Operations Center construction grant, EOC construction, grand opening and EOC training of City Employees.
- Completed negotiations with the American Red Cross to establish emergency shelters and Red Cross support for our residents and that of surrounding communities in the event of catastrophic events.
- Implemented electronic patient care reporting through the use of iPads. This has assisted personnel to ensure capture and transmission of all patient data to the hospitals, regulatory agencies, and the EMS billing company. This project has enabled facilities to receive patient information immediately as well as eliminated hours of staff time spent manually processing reports.
- EMS payments are now received electronically, thereby eliminating redundancies in processing and recordations by fire personnel, City staff, and the EMS billing company. Revenue is received quicker and labor hours have been reduced.



James A. Birrell, Fire Chief

- Administrative oversight of interfacing the Fire Department's staffing software system and reports to the on-line timecards, thereby reducing hours of staff time spent preparing payroll.
- Worked closely with the County Department of Health Services and the UCLA nurse educator to implement improved Field Treatment Protocols to enable our paramedics to initiate advance patient treatments and hospital transport without utilizing time to contact base hospital for common treatment modalities.
- Enabled Monterey Park's participation in the Los Angeles County Department of Health Service and UCLA "Best Practices" evaluation. The first study was on pain management and will determine levels of service quality and appropriate pre-hospital care intervention.
- Continued effort to pursue grant funding where possible, received a grants for the purchase of extrication equipment, portable and mobile radios, paramedic level defibrillator monitors and funds to develop the City's Emergency Operations Plan.
- City of Monterey Park Representative in several Fire Service regionalization meetings.

4/2006 – 7/2010 Battalion Chief, Monterey Park Fire Department

- Administrative Battalion Chief - Department Staffing Administrator, "TeleStaff"
- EOC Coordinator/Emergency Preparedness Coordinator
- Department Instructor in:
 - Building Construction
 - Ventilation Practices & Procedures
 - Multi-victim Incidents
 - Recruit Training
 - Blood Borne Pathogens
- Assisted in the development of the City Hall Emergency Operations Center

4/1995 – 4/2006: Fire Captain

- Paramedic Coordinator / EMT Instructor
- Training Officer
- Department Purchasing Agent for Quint



James A. Birrell, Fire Chief

- Chair – Firefighter Protective Hearing Device Committee
- Medical Equipment Purchasing Agent
- Qualified “Move up” Battalion Chief

1/1994 – 4/1995: Monterey Park Fire Department

- Fire Apparatus Engineer

2/1988 – 1/1994: Monterey Park Fire Department

- Firefighter/Paramedic

5/1983 – 2/1988: Monterey Park Fire Department

- Firefighter

12/1982 – 5/1983: Santa Fe Springs Department of Fire-Rescue

- Reserve Firefighter

Education

- Master’s Degree, Emergency Services Administration; California State University at Long Beach (In progress)
- Bachelor of Science, Occupational Studies; California State University at Long Beach
- Fire Science Coursework; Rio Hondo College, Whittier, CA

Training and Certifications

- California State Fire Marshal Training
 - Certified Fire Officer
 - Leadership in EMS Management
 - Emergency Medical Technician – Paramedic - Certified EMT Instructor
 - Firefighter I, II
 - Red Card Certified Engine Boss
 - Strike Team Leader Trainee Qualified
 - IS 130, 200, 220, 300, 334, 400, 700, 800
 - S 231, 290
 - Emergency Response to Terrorism



James A. Birrell, Fire Chief

Awards and Honors

1988 Monterey Park Fire Department "Firefighter of the Year;"

1993 City of Monterey Park Commendation for Firefighting the Fire Storms of Malibu and Laguna Beach

2001 Commendation from the Monterey Park Police Department for Assistance in Apprehension of two suspects defacing private property;

2005 City of Monterey Park, Certificate of Appreciation for Customer Service to the community during the 2005 rainstorms.

2008 City of Monterey Park Public Safety Employee of the Year

Professional Organizations and Community Service

- California Fire Chiefs Association
- International Association of Fire Chiefs
- California State Firefighters' Association
- Los Angeles Area Fire Chiefs' Association
- Foothill Fire Chiefs' Association
- League of California Cities
- Professional Chief Officers' Association
- Monterey Park Firefighters' Association, Local 3625
- Principle author of Monterey Park Fire Department's Ground Ladder Training Manual
- Little League Coach
- Career Day Volunteer, Bernardo Yorba Junior High, Five Consecutive Years
- Esperanza High School Football Booster Club President

A GUIDE TO CALPERS EMPLOYMENT AFTER RETIREMENT

WHAT ALL RETIREES SHOULD KNOW

The following contains general information regarding working after retirement. Please read this section and the section that applies to your specific type of retirement. If you have any questions after reading the contents of this publication, contact CalPERS prior to accepting employment.

What You Should Know Before Working After Retirement

After you have retired, you may think about becoming self-employed, working in private industry or going back to work for your former CalPERS employer or another CalPERS employer (any employer who contracts with CalPERS for retirement benefits) as a retired annuitant. There are some restrictions you need to know about so you will not jeopardize your CalPERS service, disability or industrial disability retirement benefits.

Generally you may work in private industry or for an employer that does not contract with CalPERS for retirement benefits and continue to collect your CalPERS retirement allowance. Some restrictions will apply depending upon whether you are retired for service, disability or industrial disability.

If you intend to work for a CalPERS employer directly as an independent contractor or consultant, your employment is subject to the retirement law restrictions for retired annuitant employment.

If you intend to work for a CalPERS employer through a third-party employer, including your own business entity, your employment will be subject to the retirement law restrictions for retired annuitant employment if the terms of the employment constitute an employer-employee relationship. Please carefully read all pertinent information in this publication to ensure compliance.

A retiree can work for a CalPERS employer without reinstatement

- (1) as a temporary "retired annuitant" employee with certain restrictions or
- (2) if the position is specifically exempt from restrictions by retirement law.

180-Day Wait Period: You cannot be employed by a CalPERS employer for a period of 180 days after your retirement date without reinstating from retirement, except under certain conditions. The 180-day waiting period starts from the date of retirement. The exceptions are:

- You are a retired firefighter or retired public safety officer as defined in Government Code section 3301 (peace officer) who will perform firefighter or peace officer retired annuitant work.
- You will participate in the Faculty Early Retirement Program (FERP) with the California State University (CSU). This participation must be pursuant to a collective bargaining agreement with the CSU that existed prior to January 1, 2013 or has been included in subsequent agreements.
- The public agency or school employer's governing body presents CalPERS with a resolution, passed in a public meeting, that approves

Staff Report City of Monterey Park

DATE: DECEMBER 4, 2013

TO: PAUL TALBOT, CITY MANAGER
FROM: RON BOW, DIRECTOR OF PUBLIC WORKS/
ASSISTANT CITY MANAGER
SUBJECT: MS4 PERMIT LEGAL AUTHORITY

At the public hearing on November 20, 2013, the City Council introduced and waived the first reading of an ordinance that updates the Monterey Park Municipal Code ("MPMC") to meet the requirements of the new MS4 permit. The draft Ordinance – amends MPMC Chapter 6.30 in its entirety by adding clarifying language for regulatory, enforcement, and cost recovery as set forth by the California Regional Water Quality Control Board.

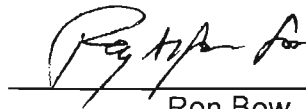
DISCUSSION:

The City Council scheduled second reading and adoption of the Ordinance for December 4, 2013. A copy of the original staff report is attached for reference.

RECOMMENDATION:

It is recommended that the City Council consider (1) waiving second reading and adopting the Ordinance; and (2) taking such additional, related, action that may be desirable.

By:



Ron Bow
Assistant City Manager/
Director of Public Works

Approved:



Paul Talbot
City Manager

Reviewed:



Karl H. Berger
Assistant City Attorney

Staff Report City of Monterey Park

DATE: NOVEMBER 20, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: RON BOW, DIRECTOR OF PUBLIC WORKS/
ASSISTANT CITY MANAGER

SUBJECT: MS4 PERMIT LEGAL AUTHORITY

The National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) permit requires jurisdictions to establish and maintain legal authority to control pollutants. After reviewing the City's existing regulations in light of the newly issued MS4 permit, staff believes that it is desirable to update the Monterey Park Municipal Code ("MPMC") regarding MS4.

DISCUSSION:

The new National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) permit (adopted by the Regional Water Quality Control Board in December 2012) require, in part, the City to establish legal authority to control pollutant discharges into and from its MS4. This is primarily accomplished by local regulation.

MPMC Chapter 6.30, which currently regulates stormwater runoff, was added in 1997. A review of that Chapter shows that the City should update the City's regulations in order to comply with the MS4 permit requirements. The draft ordinance amends that Chapter in its entirety by adding clarifying language for regulatory, enforcement, and cost recovery purposes. Upon filing its annual NPDES report to the Regional Board in December, the City Attorney will be required to certify that the City has adequate legal authority to implement and enforce the permit. This code amendment will ensure that the City has sufficient legal authority to enforce the MS4 permit.

As noted in the accompanying draft Ordinance, the purpose of MPMC Chapter 6.30 is to regulate non-stormwater discharges to the City's storm water infrastructure (which the law identifies as MS4). The intent behind the federal, state, and local law (as reflected in the draft Ordinance) is to ensure that the only discharges into the City's storm water drains is: storm water. Chapter 6.30 (along with federal and state law) makes it unlawful to discharge other matter into the storm water system. This includes, for example, pollutants (oil, hazardous waste, etc.) and litter. Should a person – whether an individual or a corporation – illegally discharge into the City's storm water system, the City would have a number of enforcement options available to it. These include criminal prosecution (violations constitute a misdemeanor); civil action in court; nuisance abatement activities; and administrative citations. The proposed Ordinance

would also implement a procedure whereby the City could recover its enforcement costs (which can amount to several thousand dollars in complicated cases). Recovering enforcement costs would be in addition to any criminal or civil penalty that might be assessed against a scofflaw.

Based upon the foregoing, and the requirements of the City's MS4 permit, staff recommends that City Council adopt the draft Ordinance which will amend MPMC Chapter 6.30.

CEQA (California Environmental Quality Act):

A review of the draft ordinance shows that it is exempt from additional CEQA review pursuant to 14 California Code of Regulations § 15307. The Ordinance consists of an action taken by the City to assure maintenance, restoration, enhancement, or protection of a natural resource where the regulatory process involves procedures for protection of the environment. Adopting this Ordinance will result in the enhancement and protection of water resources in the City, and will not result in a cumulative adverse environment impacts. It is therefore exempt from the provisions of CEQA.

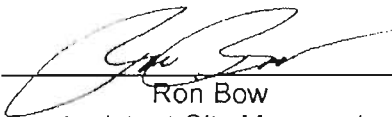
FISCAL IMPACT:

The proposed amendments to the MPMC will have minimum impact on the City's fiscal budget. Some additional staff time to monitor and enforce the new laws may be necessary, but is estimated to be nominal. Notably, the draft Ordinance will allow the City to recover its costs for enforcing the proposed regulations.

RECOMMENDATION:

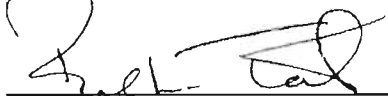
It is recommended that the City Council consider (1) introducing and waiving first reading of the draft Ordinance; (2) schedule second reading and adopting for December 4, 2013; and (3) take such additional, related, action that may be desirable.

By:



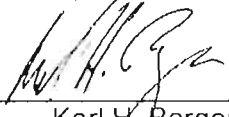
Ron Bow
Assistant City Manager/
Director of Public Works

Approved:



Paul Talbot
City Manager

Reviewed:



Karl H. Berger
Assistant City Attorney

ORDINANCE NO. _____

**AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE
CHAPTER 6.30, ENTITLED "STORMWATER AND URBAN RUNOFF
POLLUTION PREVENTION CONTROLS," IN ITS ENTIRETY.**

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds as follows:

- A. The Federal Water Pollution Control Act (33 U.S.C. §§ 1251-1387; "Clean Water Act" or "CWA"), as implemented by the United States Environmental Protection Agency ("EPA"), requires that the City adopt plans and programs for stormwater quality management;
- B. The 1972 amendments to the CWA prohibit the discharge of any Pollutant to waters of the United States from a point source unless the discharge is authorized by a permit issued pursuant to the National Pollutant Discharge Elimination System ("NPDES") required by 33 U.S.C. § 1342;
- C. Municipal separate storm sewer systems ("MS4s") which convey urban runoff, including, without limitation, Storm Water runoff, are within the definition of point sources under the CWA;
- D. Pursuant to the CWA, the EPA defined the term "Municipal separate storm sewer system" to mean a conveyance, or system of conveyances, including roads with drainage systems, municipal streets, curbs, gutters, catch basins, and storm drains owned or operated by a city, used for collecting Storm Water;
- E. CWA § 402(p) requires that the City obtain a permit for Storm Water and urban discharges through the City's MS4;
- F. Section 402(p) of the CWA further provides that NPDES permits will require controls to reduce the discharge of Pollutants to the maximum extent practicable, including management practices and such other provisions as may be appropriate for the control of Pollutants;
- G. The EPA, in partial implementation of CWA § 402(p) adopted final rules, at several places in Parts 9, 122, 123, and 124 of Title 40 of the Code of Federal Regulations ("CFR");
- H. The California Regional Regional Water Quality Control Board – Los Angeles ("RWQCB-LA") issued a National Pollutant Discharge Elimination System ("NPDES") Permit and Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within the County of Los Angeles,

Regional Board Order No. R4-2012-0175, NPDES No. CAS004001 (the "2012 Permit"), on December 28, 2012;

I. The City of Monterey Park is a permittee under the 2012 Permit and therefore is required by federal and state law to implement all requirements of the 2012 Permit;

J. Under the California Constitution and the California Government Code, the City of Monterey Park has authority to define public nuisances and to protect the public health and safety of the residents of and visitors to the City of Monterey Park, and the environment, by abating public nuisances;

K. The City of Monterey Park has authority under the California Water Code to adopt and enforce ordinances imposing conditions, restrictions, and limitations with respect to any activity which might degrade the quality of waters of the state;

L. The City Council is obligated to take prudent steps to protect the City's property and its funds and taxpayers from exposure to liability, including the potentially enormous costs of litigation regarding natural resources allegedly damaged by pollutants allegedly transported through the City's storm drain system;

M. The implementation of Pollutant control measures described in the 2012 Permit in furtherance of these purposes is exempt from the provisions of the California Environmental Quality Act (CEQA); Chapter 3 (commencing with Section 21100) of Division 13 of the Public Resources Code as provided in categorical exemption classes 1, 4, 5, 7, 8, 9, and 21 of the CEQA Guidelines (Title 14, California Code of Regulation §§ 15301-15329);

N. The City's ability to abate public nuisances through its police powers is well-established (*see, e.g.*, Civil Code §§ 3479, 3480; *People ex rel. Gallo v. Acuna* (1997) 14 Cal.4th 1090; *People v. Greene* (1968) 264 Cal.App.2d 774);

O. In addition, the City's ability to recover its nuisance abatement costs through local regulations including, without limitation, reasonable attorney's fees, is also recognized (*see City of Santa Paula v. Narula* (2003) 114 Cal.App.4th 485, *reh'g. den.* 2004; *County of San Luis Obispo v. Abalone Alliance* (1986) 178 Cal.App.3d 848; *City of Flagstaff v. Atchison, Topeka and Santa Fe Railway Co.* (9th Cir. 1983) 719 F.2d 322);

P. It is in the public interest for the City Council to adopt this Ordinance to, in part, recover costs associated with enforcing MPMC Chapter 6.30 against

persons unwilling to voluntarily comply with lawful compliance orders;
preserve public health, safety, and welfare; and ensure that the public fisc
can recover costs associated with abating all public nuisances; and

Q. The City Council has carefully considered the Ordinance and finds that it
complies with the requirements of applicable federal and state law, and further
that it provides an acceptable program for the conservation of water resources
within the City of Monterey Park and protection of the health, safety, and general
welfare of its citizens.

SECTION 2: Monterey Park Municipal Code ("MPMC") Chapter 6.30, entitled
"Stormwater and Urban Runoff Pollution Prevention," is amended in its entirety to read
as follows:

"CHAPTER 6.30

STORMWATER AND URBAN RUNOFF POLLUTION PREVENTION CONTROLS

§ 6.30.10	Purpose.
§ 6.30.20	Definitions.
§ 6.30.30	Illicit discharges and connections.
§ 6.30.40	Best management practices – generally.
§ 6.30.50	Control of pollutants for construction and new-development.
§ 6.30.60	Industrial activity sites.
§ 6.30.70	Fees.
§ 6.30.80	Inspection.
§ 6.30.90	Violation—Penalty.
§ 6.30.100	Computation of enforcement costs.
§ 6.30.110	First notice.
§ 6.30.120	Notice for repeat offenders.
§ 6.30.130	Enforcement cost summary.
§ 6.30.140	Cost of recovery.
§ 6.30.150	Exceptions and limitations.
§ 6.30.160	Collection of enforcement costs.
§ 6.30.170	Appeals.
§ 6.30.180	Advance deposit- hardship waiver.
§ 6.30.190	Disposition of enforcement costs.
§ 6.30.200	Right to judicial review.
§ 6.30.210	Recovery of enforcement costs.
§ 6.30.220	Lien procedure.
§ 6.30.230	Recording a lien.
§ 6.30.240	Administrative fee.
§ 6.30.250	Satisfaction of lien.
§ 6.30.260	City attorney enforcement authority.

§ 6.30.10 Purpose.

This Chapter is intended to protect public health, safety, and welfare by:

- A. Regulating non-stormwater discharge to municipal separate storm sewer systems ("MS4");
- B. Controlling spillage, dumping or disposal of materials and pollutants into the storm drain system;
- C. Reducing pollutants in stormwater and urban runoff to the maximum extent practicable in order to achieve water quality standards and receiving water limitations as required under applicable law;
- D. Eliminating illicit connections and illicit discharges to the MS4;
- E. Controlling the contribution of pollutants from the MS4 through interagency coordination; and
- F. Providing the City with sufficient authority to implement and enforce the requirements of applicable law; to control discharges to and from those portions of the MS4 over which it has jurisdiction; and to hold dischargers to the MS4 accountable for violating applicable law.

§ 6.30.20 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this chapter. Words and phrases not defined by this chapter will have the meanings stated in the Municipal NPDES Permit; the Federal Water Pollution Control Act (33 U.S.C. §§ 1251, *et seq.*); regulations implementing the National Pollutant Discharge Elimination System, Clean Water Act § 402 (e.g., 40 CFR Parts 122, 123, and 124); California Water Code § 13050; and any successor statutes or regulations. If the definition of any term contained in this Chapter conflicts with the definition of the same term in the current version of the Municipal NPDES Permit, then the definition contained in the Municipal NPDES Permit governs.

"Authorized enforcement officer" means the public works director, or designee.

"Best management practices (BMP's)" means practices or physical devices or systems designed to prevent or reduce pollutant loading from

stormwater or non-stormwater discharges to receiving waters, or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water.

"Construction Activity" or "construction" means any building or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance. Construction does not include emergency construction activities required to immediately protect public health and safety or Routine Maintenance activities required to maintain the integrity of structures by performing minor repair and restoration work, maintain the original line and grade, hydraulic capacity, or original purposes of the facility.

"Development" means any construction, rehabilitation, redevelopment or reconstruction of any public or private residential project (whether single-family, multi-unit or planned unit development); industrial, commercial, retail and other non-residential projects, including public agency projects; or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Disturbed area" means an area altered as a result of clearing, grading and/or excavation of earth.

"Enforcement Action" means any action taken to correct a code violation.

"Enforcement Costs" includes all of the following:

1. Actual cost of preparing notices, correspondence, specifications, and contracts;
2. Personnel costs incurred for property inspections. Such costs will be calculated at an hourly rate based on a schedule established by City Council resolution;
3. The cost of printing and mailing;
4. Costs related to inspection warrants;
5. Costs related to office hearings and administrative adjudications;
6. Attorney's fees expended in enforcement actions including, without limitation, any action to recover enforcement costs pursuant to this chapter;

7. All costs or expenses for which the City may be liable under state law arising from or related to an enforcement action;
8. All costs or expenses to which the City may be entitled pursuant to California law.

"Enforcement Personnel" means any official or employee responsible for implementing or assisting with enforcement actions.

"General Construction Activities Storm Water Permit" or the "General Construction Permit" means State Water Resources Control Board Order No. 2009-0009-DWQ, NPDES General Permit No. CAS000002, "Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance." Any subsequently adopted permit is included with this definition.

"General Industrial Activities Storm Water Permit" or the "Industrial General Permit" means State Water Resources Control Board Order No. 97-03-DWQ, NPDES General Permit No. CAS000001, "Waste Discharge Requirements for Discharges of Storm Water Associated With Industrial Activities Excluding Construction Activities." Any subsequently adopted permit is included with this definition.

"Illicit connection" means any artificial conveyance that is connected to the MS4 without a permit, excluding roof drains and other similar type connections. Examples include, without limitation, channels, pipelines, conduits, inlets, or outlets that are connected directly to the MS4.

"Illicit discharge" means any discharge into the MS4, or from the MS4 into a receiving water, that is prohibited under local, state, or federal statutes, ordinances, codes, regulations, or permits. The term illicit discharge includes any non-stormwater discharge except those non-stormwater discharges specifically authorized to enter or exit the MS4 under the Municipal NPDES Permit.

"Municipal NPDES Permit" means the "Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4" (Order No. R4-2012-0175), NPDES Permit No. CAS004001, effective December 28, 2012, issued by the California Regional Water Quality Control Board—Los Angeles Region, as amended, and any successor permit.

"Municipal Separate Storm Sewer System" or "MS4" means a conveyance

or system of conveyances (including roads with drainage systems, municipal streets, alleys, catch basins, curbs, gutters, ditches, manmade channels, or storm drains), owned by the city, that is designed or used for collecting or conveying runoff water. This excludes those systems, or system parts designated as sanitary sewers, combined sewers, or publicly owned wastewater treatment works.

"Non-stormwater Discharge" means any discharge into the MS4 or from the MS4 into a receiving water that is not composed entirely of stormwater.

"Reinspection Date" means the date on or after which enforcement personnel conducts an inspection to verify correction of a code violation.

"Repeat Offender" means a responsible party who violates an identical code provision in a twelve (12) month period after a previous code violation.

"Responsible Party" means a person or persons responsible for a code violation as specified in the code.

"Runoff" means any runoff including stormwater and dry weather flows from a drainage area that reaches a receiving water body or subsurface. During dry weather it is typically comprised of base flow either contaminated with pollutants or uncontaminated, and nuisance flows.

"Source control BMP" means any schedule of activities, prohibitions or practices, maintenance procedures, managerial practices, or operational practices that aim to prevent stormwater pollution by reducing the potential for contamination at the source of pollution.

"Structural BMP" means any structural facility designed and constructed to mitigate the adverse impacts of stormwater and urban runoff pollution (e.g. canopy, structural enclosure). The category may include both treatment control BMPs and source control BMPs.

§ 6.30.30 Illicit discharges and connections.

The following activities are unlawful:

- A. To allow, contribute to, or otherwise assist in discharge of non-stormwater runoff from private or public property to or through the MS4 unless such discharge complies with the Municipal NPDES Permit or is authorized by a separate NPDES permit or fully complies with a SWPPP. Examples include, without limitation:

1. To discharge untreated wastewater to the MS4 when gas stations, auto repair garages, or other types of automotive service facilities are cleaned.
2. To discharge untreated wastewater to the MS4 from mobile auto washing, steam cleaning, mobile carpet cleaning, and other such mobile commercial and industrial operations.
3. To discharge to the MS4 from areas where machinery and equipment, including motor vehicles, which are visibly leaking oil, fluid or antifreeze are repaired.
4. To discharge of untreated runoff to the MS4 from storage areas of materials containing grease, oil or other hazardous substances, and uncovered receptacles containing hazardous materials.
5. To discharge of commercial/municipal swimming pool filter backwash to the MS4.
6. To discharge untreated runoff from the washing of toxic materials from paved and unpaved areas to the MS4.
7. To discharge wastewater into the MS4 resulting from washing of impervious surfaces in industrial/commercial areas without controlling such discharge to the maximum extent practicable unless specifically required by applicable law.
8. To discharge untreated runoff to the MS4 from washing out concrete trucks.
9. Disposal of leaves, dirt or other landscape debris into a storm drain;
10. To discharge to the MS4 any pesticides, fungicides, or herbicide banned by applicable law;
11. To dispose of hazardous wastes into trash containers for municipal trash disposal resulting in a discharge to the MS4.
12. Intentional disposal into a MS4 of green waste debris such as landscaping clips, grass, tree branches, and other vegetal materials.
13. Throwing, depositing, placing, leaving, maintaining, or permitting to be thrown, deposited, or placed, any refuse, rubbish, garbage, or any other discarded or abandoned objects, articles or

accumulations, in or upon any street, alley, sidewalk, storm drain, inlet, catch basin conduit or drainage structure, or upon any public or private plot of land in the city, so that the same might become a pollutant, except in containers, recycling bags, or other lawfully established waste disposal facilities.

- B. To spill, dump, dispose or place any material other than stormwater runoff into the MS4.
- C. To allow outdoor storage of unsealed containers of building materials such as dirt, wood and wood products, mineral aggregates, liquids, and other building materials containing hazardous materials in areas susceptible to runoff.
- D. To construct or use an illicit connection whether the connection is used intentionally or unintentionally. In addition to any other civil or criminal penalty, illicit connections must be removed at the expense of the user.
- E. To place objects such as vehicle parts containing grease, oil or other hazardous substances, and unsealed receptacles containing hazardous materials in areas susceptible to runoff.

§ 6.30.40 Best management practices – generally.

- A. Industrial and commercial motor vehicle parking lots with more than twenty-five spaces that are located in areas exposed to stormwater must be regularly swept, or other equally effective measures taken, to remove debris.
- B. Machinery and equipment that are to be repaired or maintained must be placed such that leaks and other maintenance related pollutants are not discharged to the MS4.
- C. In areas exposed to stormwater, all fuels, chemicals, fuel and chemical wastes, animal wastes, garbage, batteries, and other materials that may have potential adverse impacts on water quality must be removed and disposed of lawfully.
- D. Maintenance of vehicles and equipment in an uncovered outdoor area must be performed on a pad of absorbent material to contain leaks, spills or discharges.
- E. Fuel and chemical residue or other types of potentially harmful material, such as animal waste, and refuse, which is located in areas susceptible to

runoff, must be removed immediately and disposed of properly.

- F. Persons owning or operating facilities subject to best management practices; standard urban stormwater mitigation plans (SUSMP); or low impact development (LID) plan requirements must comply with such requirements including obtaining all necessary permits. Should the authorized enforcement officer find that this chapter is more stringent than such BMPs, SUSMP or LID plan, the authorized enforcement officer may waive the requirements of this chapter for good cause shown.
- G. All structural BMPs must be properly operated and maintained in accordance with product specifications and site characteristics to maintain effectiveness in reducing the discharge of pollutants. Documentation of proper structural BMP operation and maintenance activities must be retained onsite at all times, and made available upon request by an authorized enforcement officer.

§ 6.30.50 Control of pollutants for construction and new-development.

- A. Any person or business engaging in construction activity that requires an NPDES Construction General Permit (CGP) must obtain that permit from the State Water Resources Control Board and demonstrate possession of such permit before the City issues grading and/or building permits. The Permit must be retained on site and must be shown to the authorized enforcement officer upon request.
- B. For developments with a disturbed area of land one acre or greater, the applicant must demonstrate to the enforcement officer's satisfaction that a notice of intent to comply with the Construction General Permit has been filed and a Stormwater Pollution Prevention Plan (SWPPP) has been prepared before issuance of a grading permit.
- C. When any development project is being evaluated for its potential to discharge pollutants through the MS4, the City may require BMPs to be implemented during construction and post construction to prevent or reduce the discharge of pollutants and as necessary to achieve compliance with the Municipal NPDES Permit and any provision of this Code.
- D. The following BMP's apply to all development in the City at the time of demolition of an existing structure or commencement of new construction and must remain in place until the City issues a certificate of occupancy:
 - 1. Runoff, sediment and construction debris cannot leave the site and enter the MS4.

2. Any sediment or other materials which are tracked off site must be removed the same day as they are tracked off site. Where determined necessary by the authorized enforcement officer, a temporary sediment barrier must be installed.
3. Drainage controls to prevent runoff from leaving the site must be utilized as needed, depending on the topography of the site and extent of proposed grading. These controls may include, without limitation, the following: detention ponds, sediment ponds or infiltration pits; dikes, filter berms or ditches; and downdrains, chutes or flumes.
4. Plastic covering may be utilized to prevent erosion of an otherwise unprotected area, along with runoff devices to intercept and safely convey the runoff.
5. Excavated soil must be located on the site in a manner that eliminates the possibility of sediments running off site. Soil piles must be covered until the soil is either used or removed.
6. Runoff from washing construction or other industrial vehicles on site cannot leave the site or enter the MS4.
7. The City may set reasonable limits on the clearing of vegetation from construction sites including, without limitation, regulating the length of time during which soil may be bare and, in certain sensitive cases, prohibit bare soil.

§ 6.30.60 Industrial activity sites.

- A. It is unlawful to conduct any industrial activity within the City without a valid permit issued under applicable law. The Industrial General Permit must be retained on site and shown to the authorized enforcement officer upon request.
- B. Industrial facility operators subject to the Industrial General Permit must prepare and submit to the State Water Resources Control Board a Stormwater Pollution Prevention Plan (SWPPP) that incorporates BMP's in accordance with the latest guidelines promulgated by the State Water Resources Control Board.
- C. When any industrial facility is being evaluated for its potential to discharge pollutants through the MS4, the City may require appropriate BMPs to be implemented to prevent or reduce the discharge of pollutants and as

necessary to achieve compliance with the Municipal NPDES Permit and any provision of this Code.

§ 6.30.70 Fees.

Fees imposed to administer this chapter will be set by city council resolution.

§ 6.30.80 Inspection.

- A. The authorized enforcement officer may enforce this chapter in accordance with this Code. Such authority includes, without limitation, the following:
 - 1. Regular inspections of commercial and industrial properties open to the public or otherwise open to inspection by applicable law;
 - 2. Upon consent from owner or occupant, or upon obtaining an inspection warrant, entering buildings or premises at all reasonable times to enforce this chapter.
 - 3. Establish such devices as required to conduct sampling or monitoring activities necessary to determining the concentrations of pollutants in stormwater and/or nonstormwater runoff.
 - 4. Take any samples deemed necessary to enforce this chapter.
- B. The authorized enforcement officer may require that any person engaged in any activity and/or owning or operating any property that might violate this chapter undertake monitoring activities and/or analyses and furnish such reports as the authorized enforcement officer may specify to ensure compliance with applicable law. The cost of such monitoring must be borne by the property owner or designee.

§ 6.30.90 Violation—Penalty.

- A. In addition to the remedies set forth in this chapter, violations of this chapter may be enforced as follows:
 - 1. Prosecution as infractions or misdemeanors at the city attorney's discretion.
 - 2. Abated as a public nuisances.
 - 3. Enjoined as unfair business practices that are presumed to

nominally damage each and every resident of the community in which the permittee operates.

- B. The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.

§ 6.30.100 Computation of enforcement costs.

- A. The City may recover its enforcement costs for enforcing this chapter.
- B. The City Manager, or designee, will account for and maintain records of all enforcement costs associated with enforcement actions. Computing enforcement costs will be based upon records kept for each separate enforcement action.
- C. Except as otherwise provided, computing enforcement costs will commence from the reinspection date through the date that all code violations are corrected except that enforcement costs for repeat offenders will be calculated from the time that enforcement personnel determines that a code violation exists. Should a repeat offender be responsible for both identical code violations and new code violations, the City will calculate enforcement costs from the time that enforcement personnel determines that a code violation exists.
- D. After enforcement personnel verifies that all code violations are corrected, the enforcement personnel will send an enforcement cost summary to the responsible party. Unless a timely appeal is filed in accordance with this chapter, the enforcement cost summary will be deemed final and accurate.

§ 6.30.110 First notice.

After investigating allegations regarding violations of this chapter, and determining that a code violation exists, enforcement personnel will notify the responsible party in writing of the following:

- A. Existence of the code violation;
- B. The reinspection date;
- C. That the City will charge the responsible party for enforcement costs associated with the enforcement action should the code violations not be remedied by the reinspection date; and
- D. That the responsible party may appeal the enforcement costs assessed by

this chapter.

§ 6.30.120 Notice for repeat offenders.

After investigating allegations that a responsible party is responsible for more than one, identical, code violation in a twelve (12) month period, as measured from the reinspection date of the previous violation, the enforcement personnel will notify the responsible party in writing of the following:

- A. The existence of the repeated code violation;
- B. The reinspection date;
- C. That the City will charge the responsible party for enforcement costs associated with the enforcement action commencing on the date of notice; and
- D. That the responsible party may appeal the enforcement costs assessed by this chapter.

§ 6.30.130 Enforcement cost summary.

- A. Should the code violation continue as of the reinspection date, or if the responsible party is a repeat offender, the enforcement personnel will take all legal measures needed to gain compliance.
- B. After all code violations are corrected, the enforcement personnel will notify the responsible party in writing of the total enforcement costs the City incurred.
- C. The notice regarding enforcement costs will provide
 - 1. A written summary of enforcement costs that are chargeable to the responsible party;
 - 2. Will require the responsible party to pay the enforcement costs within (30) days of the notification date; and
 - 3. Will advise the responsible party of the right to appeal the enforcement costs, provided that an appeal is filed within ten (10) working days of the date of mailing or personal delivery of the written notice.

§ 6.30.140 Cost of recovery.

Enforcement costs will be charged in those instances where the responsible party fails to correct the code violations by the reinspection date or, for repeat offenders, will be charged from the date that enforcement personnel determines that an identical code violation exists in a twelve (12) month period. However, if a court of competent jurisdiction dismisses an enforcement action or subsequently finds the responsible party innocent of all alleged code violations, no enforcement costs will be charged to such party.

§ 6.30.150 Exceptions and limitations.

The procedures prescribed in this chapter must only be followed if the City is to recover enforcement costs in an enforcement action. The recovery of enforcement costs will be in addition to any fines or penalties that may be imposed under this Code or by court order.

§ 6.30.160 Collection of enforcement costs.

All enforcement costs will be paid to the City. All payments will be due and payable within thirty (30) days of the date of the cost summary notice or, if a timely appeal is filed, within thirty (30) days of the date of the City Manager, or designee's, decision. Should a responsible party fail to pay all enforcement costs for which it has been charged within the time prescribed herein, the City may effect payment through a collection agency or through any other legal means at its disposal.

§ 6.30.170 Appeals.

Any responsible party may appeal the enforcement costs to the City Manager, or designee, as follows:

- A. An appeal contesting the proposed enforcement costs will be filed with the City Clerk within ten (10) days of the date that the cost summary notice was mailed or personally delivered to the responsible party. Any such filing must be accompanied by an advance deposit of the enforcement costs or a request for a hardship waiver
- B. Within thirty (30) days of the filing of the appeal, and on ten (10) days written notice to the responsible party, the City Manager, or designee, will hold a hearing on the objections to determine the validity of the enforcement costs.
- C. In determining the validity of the enforcement costs, the City Manager, or

designee, will consider all relevant information pertaining to whether the enforcement costs are reasonable in the circumstances of the case. Factors to be considered include, without limitation, the following:

1. Whether the responsible party created the violation;
 2. Whether there was or is an ability to correct the violation;
 3. Whether the responsible party moved promptly to correct the violation;
 4. The degree of cooperation provided by the responsible party; and
 5. Whether reasonable minds could differ as to whether a violation existed.
- D. At the time of the hearing, the City Manager, or designee, may uphold, reverse, or modify the amount of enforcement costs chargeable to the responsible party. The responsible party will receive written notice of the decision. The decision is final and conclusive. The appellant will have no right to a City Council appeal.

§ 6.30.180 Advance deposit – hardship waiver.

- A. Responsible parties, who are financially unable to make an advance deposit of the enforcement costs, may file for a hardship waiver. The request for a hardship waiver must be filed with the City Clerk on a form containing information that may be required by the City. The City Manager, or designee, will review the request and determine whether a waiver is justified. A waiver may only be approved if the request for waiver is accompanied by a sworn affidavit, together with any supporting documents or materials, demonstrating the responsible party's actual financial inability to deposit the full amount of the enforcement costs.
- B. The City Manager, or designee, will inform the responsible party in writing regarding whether the waiver was approved. This determination will be served upon the responsible by mail at the address provided in the waiver application. This determination is final.
- C. Should the City Manager, or designee, determine that a waiver is unjustified, the responsible party will deposit the enforcement cost amount with the City not later than ten (10) days after the date of that decision. Failure to make a deposit within ten (10) days after waiver denial will be deemed a waiver of the responsible party's right to an administrative hearing and the enforcement costs will be deemed delinquent.

§ 6.30.190 Disposition of enforcement costs.

- A. Should the City Manager, or designee, uphold the amount of enforcement costs, then the City will retain the deposited enforcement costs.
- B. Should the City Manager, or designee, reverse the amount of enforcement costs, then the City will promptly refund the amount of the deposited enforcement costs, if any.
- C. Should the City Manager, or designee, modify the amount of enforcement costs, then the City will promptly refund the difference between the amount of the deposited enforcement costs, if any, and the amount of the approved enforcement costs.
- D. Should the City Manager, or designee, uphold the amount of enforcement costs and a hardship waiver was previously granted, the due date for paying the enforcement costs will be thirty (30) days from the date of the notice of the Administrator's decision.

§ 6.30.200 Right to judicial review.

- A. A responsible party may appeal the City Manager's, or designee's, decision by filing an appeal with the Superior Court in accordance with California Code of Civil Procedure § 1094.6, or any successor statute, within twenty (20) days from service of the decision.
- B. Should the responsible party file a timely appeal with the Superior Court, the requirement to pay the enforcement costs will be suspended and the payment of the enforcement costs, if any, will be in accordance with the Superior Court decision.

§ 6.30.210 Recovery of enforcement costs.

In addition to any other legal remedy, the City may place a lien on property owned by the responsible party in an amount equal to the sum of the enforcement costs delinquent for more than (90) days, plus interest. Imposition of a lien pursuant to this Section must stem from an enforcement action relating to the condition or use of real property, or its improvements, that is owned by the responsible party.

§ 6.30.220 Lien procedure.

- A. The City Manager, or designee, may initiate proceedings to record a lien conforming with this article if the decision is not being appealed.

- B. Before recording the lien, the City Manager, or designee, will submit a report to the City Clerk stating the amounts due and owing.
- C. The City Manager, or designee, will contact the City Clerk and fix a time, date, and place for the City Council to consider the report and any protests or objections to it.
- D. The City Manager, or designee, will serve the responsible party with a hearing notice not less than ten (10) days before the hearing date. The notice will set forth the amount of the delinquent enforcement costs and any interest that is due. Notice will be delivered first-class mail, postage prepaid, addressed to each responsible party's address as it appears on the last equalized assessment roll or supplemental roll of the County of Los Angeles, whichever is more current. Service by mail will be effective on the date of mailing and failure of the responsible party to actually receive notice will not affect its validity.
- E. At the conclusion of the hearing, the City Council will adopt a resolution confirming, discharging, or modifying the lien amount.

§ 6.30.230 Recording a lien.

Within thirty (30) days following the City Council's adoption of a resolution imposing a lien, the Administrator will file same as a judgment lien in the Los Angeles County Recorder's Office.

§ 6.30.240 Administrative fee.

Each responsible party against whose property an assessment is levied pursuant to this chapter will also be assessed an administrative fee in an amount established by City Council resolution based on the costs incurred in levying the assessment. The administrative fee will be included in the lien amount approved by the City Council and recorded against the responsible party's property.

§ 6.30.250 Satisfaction of lien.

Once the City receives full payment for outstanding principal and costs, the City Manager, or designee, will either record a notice of satisfaction or provide the responsible party with a notice of satisfaction for recordation at the Los Angeles County Recorder's Office. This notice of satisfaction will cancel the City's lien.

§ 6.30.260 City attorney enforcement authority.

In addition to any other general functions, powers, and duties given to the city attorney by this code or California law, the city attorney is authorized to:

- A. Prosecute on behalf of the people all criminal and civil cases for violations of this chapter including, without limitation, administrative or judicial nuisance abatement and suits for injunctive relief;
- B. Prosecute all actions for the recovery of fines, penalties, forfeitures, and other money accruing to the city under this chapter."

SECTION 3: CONSTRUCTION. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 4: ENFORCEABILITY. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5: VALIDITY OF PREVIOUS CODE SECTIONS. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 6: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 8: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2013.

Teresa Real Sebastian, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. ____ was duly introduced by said City Council at a regular meeting held on the ____ day of _____, 2013, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of _____, 2013, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vincent Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

Staff Report City of Monterey Park

DATE: December 4, 2013

TO: PAUL TALBOT, CITY MANAGER

**FROM: MICHAEL A. HUNTLEY, DIRECTOR OF COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT**

**SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER SUBSTANTIAL
AMENDMENTS TO PY 2012-2013 AND PY 2013-2014 ANNUAL
ACTION PLANS**

BACKGROUND

The City of Monterey Park annually receives a direct allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the Department of Housing and Urban Development (HUD), which are used to support a variety of programs and activities.

City Council approved PY (Program Year) 2012-2013 and PY 2013-2014 Annual Action Plans; Plans that are required by HUD to allow the City's continued participation in the Federal CDBG and HOME programs. The Action Plans specified how the City's CDBG and HOME funds for PY 2012-2013 and PY 2013-2014 would be utilized to support eligible activities and ensures that the City will receive its annual allocation.

On August 21, 2013, Councilmember Chan directed staff to return on the September 4, 2013 meeting for the City Council to consider a request to allocate CDBG funding to MERCI in the amount of \$42,150. The City Council unanimously approved the reallocation of CDBG funds to MERCI.

On September 4, 2013, the City Council directed staff to reserve the \$42,150 of CDBG funds for use by MERCI. Since this action changes a budgeted activity (Commercial Rehabilitation Program) as approved in the PY 2012-2013 budget, such change in the allocation of funds is classified as a "substantial change" to the City's Annual Action Plans and requires a "substantial amendment" to the City's Annual Action Plans. The Commercial Rehabilitation Program budget would be reduced from \$92,500 to \$50,350. Based on direction by City Council, the City is proposing to add the \$42,150 from the 2012 Commercial Rehabilitation Program to a new activity, MERCI Construction Project, for PY 2013-2014.

The City's Citizen Participation Plan, a required component of public outreach by HUD, outlines the required steps for substantial amendments to a One-Year Action Plan. Should a substantial amendment be proposed, a public hearing will be conducted so that citizens' views and comments may be obtained. According to the Citizen Participation

Plan, an increase or decrease of \$25,000 or 25% of the original allocation, whichever is greater, of the amount for any particular activity constitutes a substantial amendment.

DISCUSSION

Substantial Amendment: The City of Monterey Park proposes to amend its Community Development Block Grant Program for PY 2012-2013 and PY 2013-2014 Annual Action Plan as follows:

PY 2012-2013

The City is proposing to decrease the budget for its ***Commercial Rehabilitation Program***. Currently, \$92,500 is budgeted for this program. The Commercial Rehabilitation Program provides financial assistance for façade improvements in the City's downtown project area. The City is proposing to decrease its funding from \$92,500 to \$50,350.

PY 2013-2014

The City is proposing to add the \$42,150 from the 2012 Commercial Rehabilitation Program to a new activity, ***MERCI Construction Project***, for PY 2013-2014. MERCI provide supportive housing to adults with severe to profound ranges of mental and physical disabilities within a 6-room group home. CDBG funds will be used to assist MERCI with construction costs at their facility.

As required by federal guidelines, the City's draft substantial amendments to PY 2012-2013 and 2013-2014 Annual Action Plans was made available for the mandatory 30-day public comment period which commenced from October 24, 2013 to December 3, 2013. On October 24, 2013, staff published a notice in the Monterey Park Progress, World Journal, and La Opinion informing residents of the December 4, 2013 public hearing.

FISCAL IMPACT

Prior years' CDBG funds from the Commercial Rehabilitation Program would be eligible for the MERCI construction project. These CDBG funds are from prior years' surplus which will be in a deficit position within 2-3 years due to a reduction in Federal funding and depletion of the remaining surplus dollars. The City will be making up the shortfall of our Section 108 loan repayment with General Fund dollars.

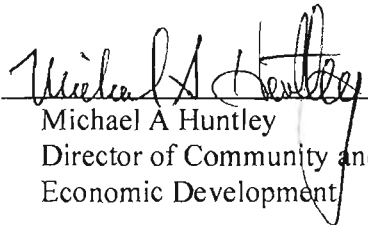
RECOMMENDATION

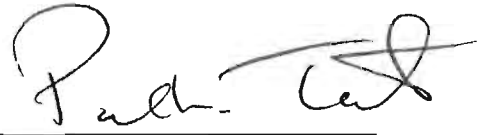
Staff recommends that the City Council:

- a) Open public hearing; receive public comment; close public hearing; and
- b) Approve the proposed substantial amendments to PY 2012-2013 and PY 2013-2014 Annual Action Plans; and

Paul Talbot
December 4, 2013
Page 3

- c) Authorize the City Manager to execute and submit the necessary documents to HUD for its review and approval and to implement the substantial amendments to PY 2012-2013 and PY 2013-2014 Annual Action Plans.
- d) Take such additional, related, action that may be desirable.

By: 
Michael A Huntley
Director of Community and
Economic Development

Approved: 
Paul Talbot
City Manager

Reviewed: 
Karl H. Berger
Assistant City Attorney

CITY OF MONTEREY PARK'S

SUBSTANTIAL AMENDMENTS TO

PY 2012- 2013 AND 2013-2014

ANNUAL ACTION PLANS



Community and Economic Development Department
320 West Newmark Ave.
Monterey Park, CA 91

SUBSTANTIAL AMENDMENTS TO PROGRAM YEAR 2012-2013 AND 2013-2014 ACTION PLANS: CDBG PROGRAM

INTRODUCTION

The City of Monterey Park's Program Year 2012-13 and 2013-2014 Annual Action Plans were submitted to the U.S. Department of Housing and Urban Development (HUD). Among other items, the Plans allocated the City's anticipated Community Development Block Grant (CDBG) and HOME Program funds in a manner consistent with CDBG and HOME regulations. The City has not spent CDBG funds for the 2012-2013 Commercial Rehabilitation Program. In order to make fuller use of these funds, the City is proposing to decrease the amount of CDBG funds committed to the Commercial Rehabilitation Program and award these CDBG funds to a new project, MERCI Construction Project. This new project will be administered in accordance with federal guidelines established for the CDBG program, and will assist the City to achieve its goals for the CDBG program.

Title 24 Section 91.505 of the Code of Federal Regulations stipulates that participating jurisdictions shall amend their approved plans whenever they make one of the following decisions:

1. To make a change in its allocation priorities or a change in the method of distribution of funds;
2. To carry out an activity, using funds from any program covered by the Consolidated Plan (including program income) not previously described in the action plan; or
3. To change the purpose, scope, location, or beneficiaries of an activity.

The Regulation further requires that jurisdictions identify in their citizen participation plans the criteria they will use for determining what constitutes a Substantial Amendment.

Consistent with these requirements, the Citizen Participation Plan adopted by the City of Monterey Park identifies three criteria that will require a Substantial Amendment:

1. Increase or decrease of the amount for any particular activity that exceeds \$25,000 or 25% of the original allocation, whichever is greater;
2. Deletion of any original activity or addition of a new activity;
3. Re-designation of any activity in terms of the number of or characteristics of its beneficiaries; or
4. Revisions of the stated purpose for the implementation of an activity.

The proposed changes all meet one of these four criteria, and so requires Substantial Amendments.

CITIZEN PARTICIPATION

In accordance with 24 CFR 91.105(c)(3) for local governments, the Substantial Amendment Public Notices for the use of CDBG funds were released for citizen review and comments on October 24, 2013. During the 30-day public comment period from October 24, 2013 through December 3, 2013 the Public Notices for the Draft Substantial Amendments were made available for public inspection at Monterey Park City Hall, 320 West Newmark Avenue, Monterey Park. The City Council of the City of Monterey Park will hold a public hearing on December 4, 2013 at 7:00 p.m., in the City Council Chambers located at Monterey Park City Hall, 320 West Newmark Avenue, Monterey Park. The City Council of Monterey Park will hear and vote on these Substantial Amendments to the 2012-13 and 2013-2014 Action Plans on December 4, 2013. A copy of the Public Hearing Notices is presented in Attachment 1, along with a summary of citizen comments received at the public hearing and the remainder of the public comment period. The City's responses to these citizen comments are also included in Attachment 1.

PROPOSED ACTIVITY AMENDMENTS

Community Development Block Grant (CDBG) Program

PY 2012-2013

The City is proposing to decrease the budget for its ***Commercial Rehabilitation Program***. Currently, \$92,500 is budgeted for this program. The Commercial Rehabilitation Program provides financial assistance for façade improvements in the City's downtown project area. The City is proposing to decrease its funding from \$92,500 to \$50,350.

PY 2013-2014

The City is proposing to add the \$42,150 from the 2012 Commercial Rehabilitation Program to a new activity, ***MERCI Construction Project***, for PY 2013-2014. MERCI provide supportive housing to adults with severe to profound ranges of mental and physical disabilities within a 6-room group home. CDBG funds will be used to assist MERCI with construction costs at their facility.

ATTACHMENT 1

PROOF OF PUBLICATION 30-DAY COMMENT PERIOD & PUBLIC HEARING & SUMMARY OF PUBLIC COMMENTS

RECEIVED

NOV 05 2013

MONTEREY PARK PROGRESS
CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

1730 W OLYMPIC BLVD STE 500, LOS ANGELES, CA 90015
Telephone (323) 556-5720 / Fax (323) 556-5705

Helena Cho
MONTEREY PARK, CITY OF, CITY CLERK
320 W NEWMARK AVE
MONTEREY PARK, CA - 91754

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

Notice to Amend 2012 & 2013 Annual Action Plan

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the MONTEREY PARK PROGRESS, a newspaper published in the English language in the city of MONTEREY PARK, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 09/10/1924, Case No. C149820. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/24/2013

Executed on: 10/24/2013
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

15-20 #20580

This space for filing stamp only
CITY CLERK OFFICE

2013 OCT 31 P 46

CITY OF MONTEREY PARK

EWA#: 2547924

CITY OF MONTEREY PARK
NOTICE OF INTENT TO AMEND
THE 2012 AND 2013 ANNUAL ACTION PLANS
NOTICE IS HEREBY GIVEN that the City of Monterey Park ("City") is proposing to amend its FY 2012 and FY 2013 Annual Action Plans. As a recipient of CDBG funding from the U.S. Department of Housing and Urban Development (HUD) the City is required to prepare and submit to HUD an Annual Action Plan. The Annual Action Plan generally describes how the City will utilize and distribute funds between eligible activities during the program year. The City is proposing the following amendment to its 2012 and 2013 Annual Action Plans:
Community Development Block Grant (CDBG) Program
FY 2012-2013

The City is proposing to decrease the budget for its Commercial Rehabilitation Program. Currently, \$92,500 is budgeted for this program. The Commercial Rehabilitation Program provides financial assistance for facade improvements in the City's downtown project area. The City is proposing to decrease its funding from \$92,500 to \$50,350.

FY 2013-2014

The City is proposing to add the \$42,150 from the 2012 Commercial Rehabilitation Program to a new activity, MERCI Construction Project, for FY 2013-2014. MERCI provide supportive housing to adults with severe to profound ranges of mental and physical disabilities within a 6-room group home. CDBG funds will be used to assist MERCI with construction costs of their facility.

The proposed amendment regarding the use of CDBG funds will be available for public review beginning October 24, 2013 and concluding December 3, 2013. The amendment and all other required documents for the project(s) are available for public inspection at Monterey Park City Hall, 320 West Newmark Avenue, Monterey Park. To request a copy of the amendment or for more information, please call (626) 307-1385.

NOTICE IS HEREBY FURTHER GIVEN that a public hearing to solicit comments will be held on Wednesday, December 4, 2013, at 7:00 p.m. in the City Council Chambers located at Monterey Park City Hall, 320 West Newmark Avenue, Monterey Park. The City's Amendment will be forward to the U.S. Department of Housing and Urban Development (HUD).

Comments may be submitted in writing to the Community Development Department, 320 West Newmark Avenue, Monterey Park, California, 91754 or feel free to telephone (626) 307-1385 with comments.

10/24/13

EWA-2547924#

MONTEREY PARK PROGRESS



* A 0 0 0 0 0 3 2 3 9 2 7 7 *

LA OPINION

PO BOX 15093, LOS ANGELES, CA 90015
Telephone (213) 896-2260 / Fax (213) 896-2236

RECEIVED

NOV 19 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

Notice to Amend the 2012 & 2013 Annual Action Plans

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LA OPINION, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 07/28/1969, Case No. 950176. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/23/2013

Executed on: 10/23/2013
At LOS ANGELES, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Rose Berumen
Signature

15-21 #97336.
This space for filing stamp only
CITY CLERK OFFICE

2013 NOV 14 P 12:43
CITY OF MONTEREY PARK

CNS#: 2547929

CIUDAD DE
MONTEREY PARK
AVISO DE LA
INTENCION DE
REFORMAR LOS
PLANES DE ACCION
ANUAL DE LOS AÑOS
2012 Y 2013

POR LA PRESENTE SE
DA AVISO que la ciudad
de Monterey Park
("Ciudad") está
proponiendo reformar los
Planes de Acción Anual
de los años fiscales 2012
y 2013.

Como una receptora de
fondos CDBG del
Departamento de
Viviendas y del
Desarrollo Urbano de los
Estados Unidos (HUD) la
Ciudad necesita preparar
y presentarle a HUD un
Plan de Acción Anual. El
Plan de Acción Anual
generalmente describe
cómo la Ciudad utilizará
y distribuirá los fondos
entre actividades
adecuadas durante el
programa anual. La
Ciudad propone la
siguiente reforma para su
Plan de Acción Anual del
2012 y del 2013:

Programa de
Subvención Para el
Desarrollo Comunitario
(CDBG)

Año Fiscal 2012-2013
La Ciudad propone
reducir el presupuesto
para el Programa de
Rehabilitación

Comercial. En la
actualidad, el
presupuesto para este
programa es de \$92,500.
El Programa de
Rehabilitación Comercial
proporciona ayuda
financiera para mejoras
de las fachadas en el
área de proyectos del
centro de la Ciudad. La
Ciudad propone reducir
los fondos de \$92,500 a
\$50,350.

Año Fiscal 2013-2014
La Ciudad propone
añadir los \$42,150 del
Programa de
Rehabilitación Comercial
del 2012 a una nueva
actividad, el Proyecto de
Construcción MERCÍ,

para el año fiscal 2013-
2014. MERCÍ
proporciona vivienda y
apoyo para adultos con
severo y profundo
alcance mental e
incapacidad física dentro

de una casa de 6
habitaciones para
grupos. Los fondos del
CDBG serán usados
para ayudar a MERCÍ
con los costos de
construcción del local.

La reforma propuesta
concerniente al uso de
los fondos del CDBG
estará disponible para
revisión pública
empezando el 24 de
Octubre del 2013 y
terminando el 3 de
Diciembre del 2013. La
reforma y todos los otros
documentos requeridos
para el proyecto están
disponibles para
inspección pública en la
Municipalidad de
Monterey Park, 320 West
Newmark Avenue,
Monterey Park. Para
pedir una copia de la
reforma o para más
información, por favor
llame al (626) 307-1385.

POR LA PRESENTE
TAMBIEN SE DA AVISO
que una audiencia
pública para solicitar
comentarios se llevará a
cabo el Miércoles, 4 de
Diciembre del 2013, a las
7:00 p.m. en la Cámara
del Concejo de la Ciudad
en la Municipalidad de
Monterey Park, 320 West
Newmark Avenue,
Monterey Park. La
Reforma de la Ciudad
será enviada al
Departamento de
Viviendas y del
Desarrollo Urbano de los
Estados Unidos (HUD).
Sus comentarios pueden
ser enviados por escrito
al Departamento del
Desarrollo de la
Comunidad, 320 West
Newmark Avenue,
Monterey Park, California
91754 o puede llamar por
teléfono al (626) 307-
1385 con sus
comentarios.

10/23/13
CNS-2547929#
LA OPINION



SUMMARY OF PUBLIC COMMENTS

None.

Staff Report City of Monterey Park

DATE: December 4, 2013

TO: Paul Talbot, City Manager

FROM: Michael Huntley, Community and Economic Development Director

SUBJECT: PUBLIC HEARING: SPECIFIC PLAN AND INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION FOR NEW PUBLIC SELF STORAGE
FACILITY—ABLE STORAGE—500 E MARKLAND DRIVE

On November 12, 2013, the Planning Commission adopted a resolution recommending that the City Council approve the mitigated negative declaration prepared for this project and adopt the Specific Plan (SP-13-02).

LEGAL NOTIFICATION:

The legal notice of this hearing was published in the Monterey Park Progress and Monterey Park Cascades on **November 21, 2013** and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **November 18, 2013**, with affidavits on file.

ENVIRONMENTAL ASSESSMENT:

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines. The project was evaluated for having the potential for causing a significant effect on the environment. Following an Initial Study and environmental assessment of possible adverse impacts, the project was determined not to have significant effects on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended as no environmental impacts are foreseen if the mitigation measures listed in the attached resolution are implemented.

DISCUSSION:

The applicant, Mighty Development, Inc. requests the City Council adopt a specific plan to develop a new 123,062 square foot public self storage facility at 500 East Markland Drive. If approved, the facility would be three stories with a basement. The property is zoned C-S (Commercial Services) and designated Commercial in the General Plan. The subject property is located at the southwest corner of Potrero Grande Drive and Markland Drive. The lot is 48,588 square feet (1.12 acres) in size, is semi-circular shaped and sits lower than the street level on the Markland Drive side of the property. To the north of the property

December 4, 2013

Page 2 of 4

is Potrero Grande Drive and single-family dwellings, to the south is the Pomona (60) Freeway, east are Markland Drive and a Shell gas station, and west is a freeway off-ramp landscape area.

A total of 816 storage units are proposed, ranging in size from a minimum of 5 foot by 5 foot units to a maximum of 10 foot by 30 foot units. The proposed building will be 40 feet tall, which is the maximum height permitted in the C-S Zone. The project also includes a 1,218 square feet customer service area, 403 square feet lobby area, and 1,470 square feet manager's unit.

The Monterey Park Municipal Code ("MPMC") calculates the number of parking spaces based on the leasable area of the proposed use. Here, the MPMC requires 23 spaces; the project provides only 22 spaces. However, the Specific Plan modifies the parking requirements; if adopted the Specific Plan would supersede the MPMC and find 22 parking spaces to be sufficient. The parking lot is accessible from Markland Drive, a collector street that is a two-lane and four-lane road and is designed to carry moderate levels of traffic. The street frontage along Markland Drive is 301 feet wide. The property is not accessible from Potrero Grande Drive because of the off-ramp lane from the Pomona (60) Freeway. Two driveways are proposed along Markland Drive, a 30-foot wide driveway for ingress/egress and a 20-foot wide driveway for egress only. The driveway is proposed 128 feet away from the corner to allow for adequate queuing space on the left turn lane onto Potrero Grande Drive.

In addition to a monument sign, two wall signs are proposed. A primary wall sign would be installed on the southeast elevation closest to the Pomona (60) Freeway and a secondary wall sign will be installed on the northeast elevation, at the customer service area, closest to Potrero Grande Drive. The primary wall sign would be 41 square feet and the secondary wall sign would be 28 square feet. Both wall signs would be comprised of individual internally illuminated channel letters. According to MPMC § 21.24.660, a high-rise building identification sign may be attached to the exterior wall of buildings of three or more stories in height. The building architecture, monument sign, and two wall signs received Design Review Board approval on September 17, 2013.

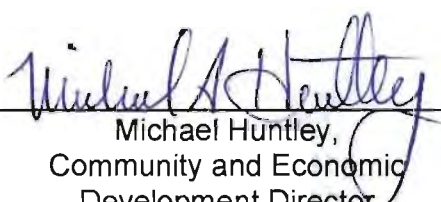
Specific Plan

The applicant is requesting approval of a specific plan to allow for a 3.0 floor area ratio instead of 1.0, which is the maximum floor area ratio allowed in the C-S Zone and 22 parking spaces instead of the required 23 spaces. The proposed Specific Plan is appropriate for this property because of the unique topographic characteristic of the lot. The proposed building will be 40 feet tall, but the topography of the lot allows for one basement level of storage and three above grade levels. Portions of the building will appear to be two-story on the Markland Drive elevation because the lot is below grade. The topography will help to screen the massing of the building and reduce the visual impacts of proposed floor area ratio. Additionally, the proposed use is not anticipated to generate a significant amount of traffic or vehicle trips. The proposed parking stalls will be 10 feet wide instead of the minimum required 9 feet to accommodate for larger vehicles. The parking spaces can be

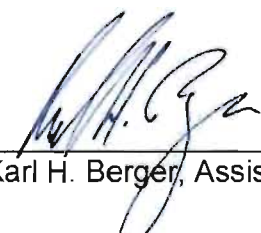
reduced to 9 feet to provide the required 23 parking spaces. However, the business anticipates that larger vehicles will frequent the property and therefore, is requesting one parking space less than the required number.

RECOMMENDATION:

It is recommended that the City Council consider: (1) opening the public hearing; (2) receive documentary and testimonial evidence; (3) close the public hearing; (4) introduce and waive first reading of an ordinance approving the proposed Specific Plan; and (5) take such additional, related, action that may be desirable.

By: 
Michael Huntley,
Community and Economic
Development Director

Approved: 
Paul Talbot
City Manager

Reviewed by: 
Karl H. Berger, Assistant City Attorney

Attachments:

- Exhibit A: Site, floor, and elevation plans
- Exhibit B: Draft Specific Plan and Initial Study Mitigated Negative Declaration
- Exhibit C: City Council Ordinance
- Exhibit D: Planning Commission Resolution No. 11-13

EXHIBIT A

Site, floor, and elevation plans

EXHIBIT B

Draft Specific Plan and Initial Study Mitigated Negative Declaration

EXHIBIT C

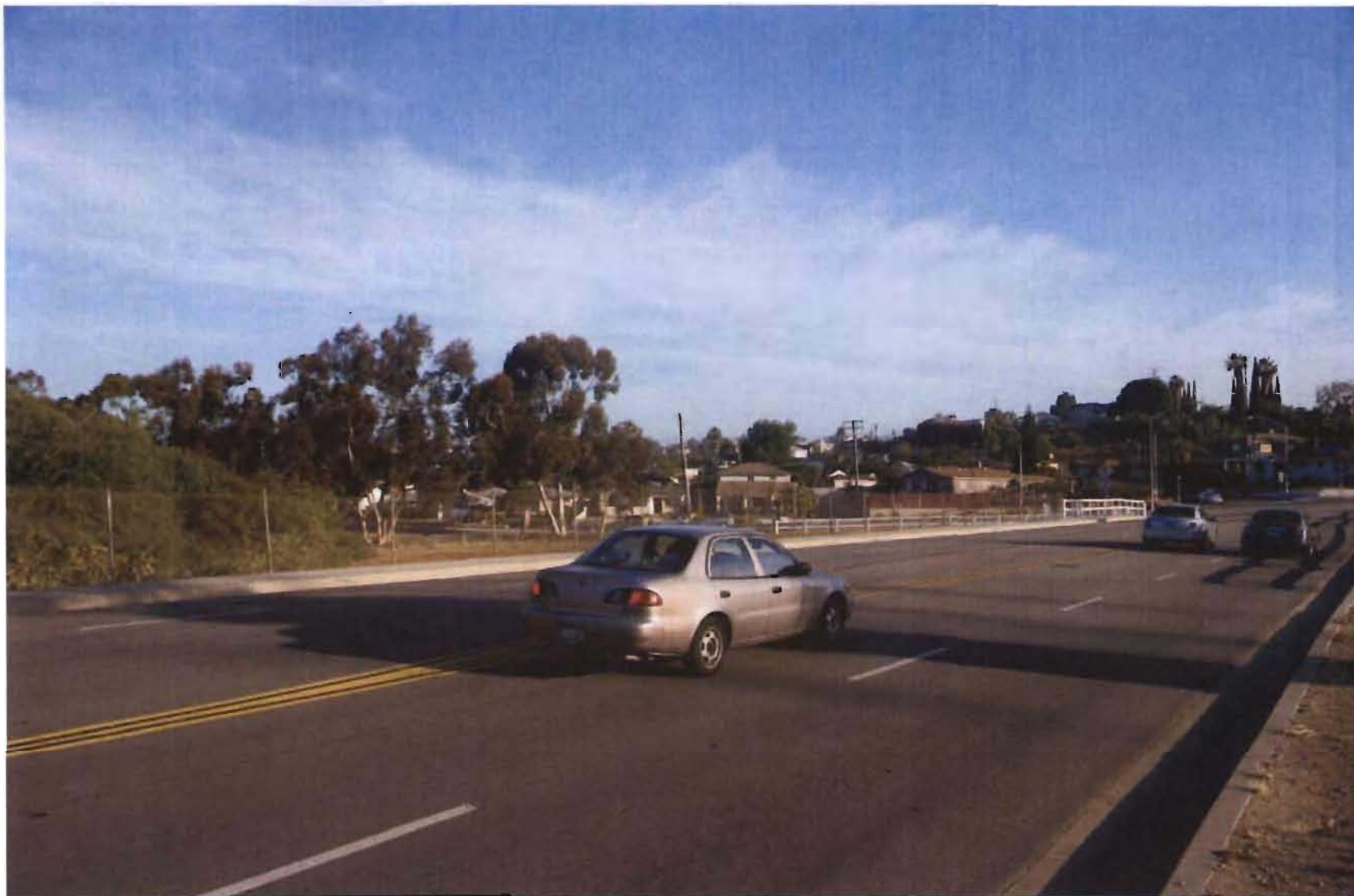
City Council Ordinance

EXHIBIT D

Planning Commission Resolution No. 11-13

EXHIBIT A

Site, floor, and elevation plans



From East Markland Drive looking North
Existing

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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September 14, 2013

Mighty Development, Inc. • Owner
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From East Markland Drive looking North
Proposed

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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September 14, 2013



From East Markland Drive looking South
Existing

A New Self-Storage Facility for:

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Monterey Park, California

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September 14, 2013



From East Markland Drive looking South
Proposed

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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September 14, 2013



From Freeway Off-ramp looking Southeast
Existing

September 14, 2013

A New Self-Storage Facility for:

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500 East Markland Drive
Monterey Park, California

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From Freeway Off-ramp looking East
Existing

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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September 14, 2011



From Freeway Off-ramp looking East
Proposed

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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From Freeway Off-ramp looking Northeast
Existing

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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From Freeway Off-ramp looking East
Existing

September 14, 2013

A New Self-Storage Facility for:

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500 East Markland Drive
Monterey Park, California



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From Freeway Off-ramp looking East
Proposed

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California



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Landmark Design - Landscape Architecture

September 14, 2013



From Freeway Off-ramp looking East
Existing

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California



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Landmark Design * Landscape Architecture

September 14, 2013



From Freeway Off-ramp looking East
Proposed

A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California

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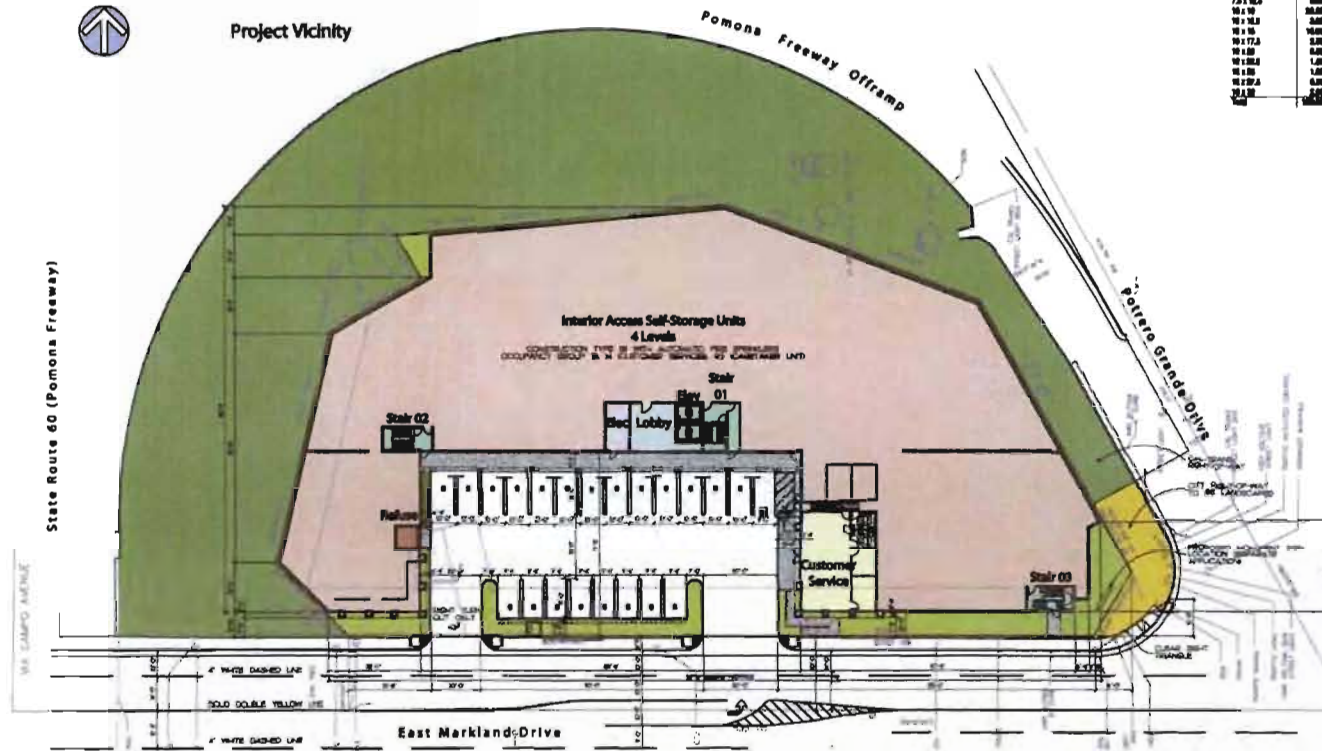
September 14, 2013



Project Location



Project Vicinity



Site Plan



Statistics

Building Area	Concrete	Concrete	Utility	Public	Roof & Structure	Roof & Structure	Other	Other	Other	Other
Concrete	1,700	1,700	400	0	0	0	0	0	0	0
Roof & Structure	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total	1,700	1,700	400	0	0	0	0	0	0	0

Site Statistics	Provided
Total Site Area	40,000 sq. ft.
Planned Area	10,000 sq. ft.
Building Coverage	10,000 sq. ft.
Parking Coverage	10,000 sq. ft.
Landscaping Coverage	10,000 sq. ft.

Parking Provided	Full Size	Compact	Disabled	Other
Full Size	0	0	0	0
Compact	0	0	0	0
Disabled	0	0	0	0
Other	0	0	0	0
Total	0	0	0	0

Storage Units	Size	Count	Area	Volume	Weight	Value	Per Unit
10' x 10'	100	100	10,000	100,000	100,000	100,000	
10' x 12'	100	100	12,000	120,000	120,000	120,000	
10' x 14'	100	100	14,000	140,000	140,000	140,000	
10' x 16'	100	100	16,000	160,000	160,000	160,000	
10' x 18'	100	100	18,000	180,000	180,000	180,000	
10' x 20'	100	100	20,000	200,000	200,000	200,000	
10' x 22'	100	100	22,000	220,000	220,000	220,000	
10' x 24'	100	100	24,000	240,000	240,000	240,000	
10' x 26'	100	100	26,000	260,000	260,000	260,000	
10' x 28'	100	100	28,000	280,000	280,000	280,000	
10' x 30'	100	100	30,000	300,000	300,000	300,000	
10' x 32'	100	100	32,000	320,000	320,000	320,000	
10' x 34'	100	100	34,000	340,000	340,000	340,000	
10' x 36'	100	100	36,000	360,000	360,000	360,000	
10' x 38'	100	100	38,000	380,000	380,000	380,000	
10' x 40'	100	100	40,000	400,000	400,000	400,000	
10' x 42'	100	100	42,000	420,000	420,000	420,000	
10' x 44'	100	100	44,000	440,000	440,000	440,000	
10' x 46'	100	100	46,000	460,000	460,000	460,000	
10' x 48'	100	100	48,000	480,000	480,000	480,000	
10' x 50'	100	100	50,000	500,000	500,000	500,000	
10' x 52'	100	100	52,000	520,000	520,000	520,000	
10' x 54'	100	100	54,000	540,000	540,000	540,000	
10' x 56'	100	100	56,000	560,000	560,000	560,000	
10' x 58'	100	100	58,000	580,000	580,000	580,000	
10' x 60'	100	100	60,000	600,000	600,000	600,000	
10' x 62'	100	100	62,000	620,000	620,000	620,000	
10' x 64'	100	100	64,000	640,000	640,000	640,000	
10' x 66'	100	100	66,000	660,000	660,000	660,000	
10' x 68'	100	100	68,000	680,000	680,000	680,000	
10' x 70'	100	100	70,000	700,000	700,000	700,000	
10' x 72'	100	100	72,000	720,000	720,000	720,000	
10' x 74'	100	100	74,000	740,000	740,000	740,000	
10' x 76'	100	100	76,000	760,000	760,000	760,000	
10' x 78'	100	100	78,000	780,000	780,000	780,000	
10' x 80'	100	100	80,000	800,000	800,000	800,000	
10' x 82'	100	100	82,000	820,000	820,000	820,000	
10' x 84'	100	100	84,000	840,000	840,000	840,000	
10' x 86'	100	100	86,000	860,000	860,000	860,000	
10' x 88'	100	100	88,000	880,000	880,000	880,000	
10' x 90'	100	100	90,000	900,000	900,000	900,000	
10' x 92'	100	100	92,000	920,000	920,000	920,000	
10' x 94'	100	100	94,000	940,000	940,000	940,000	
10' x 96'	100	100	96,000	960,000	960,000	960,000	
10' x 98'	100	100	98,000	980,000	980,000	980,000	
10' x 100'	100	100	100,000	1,000,000	1,000,000	1,000,000	
Total	100	100	100,000	1,000,000	1,000,000	1,000,000	100%

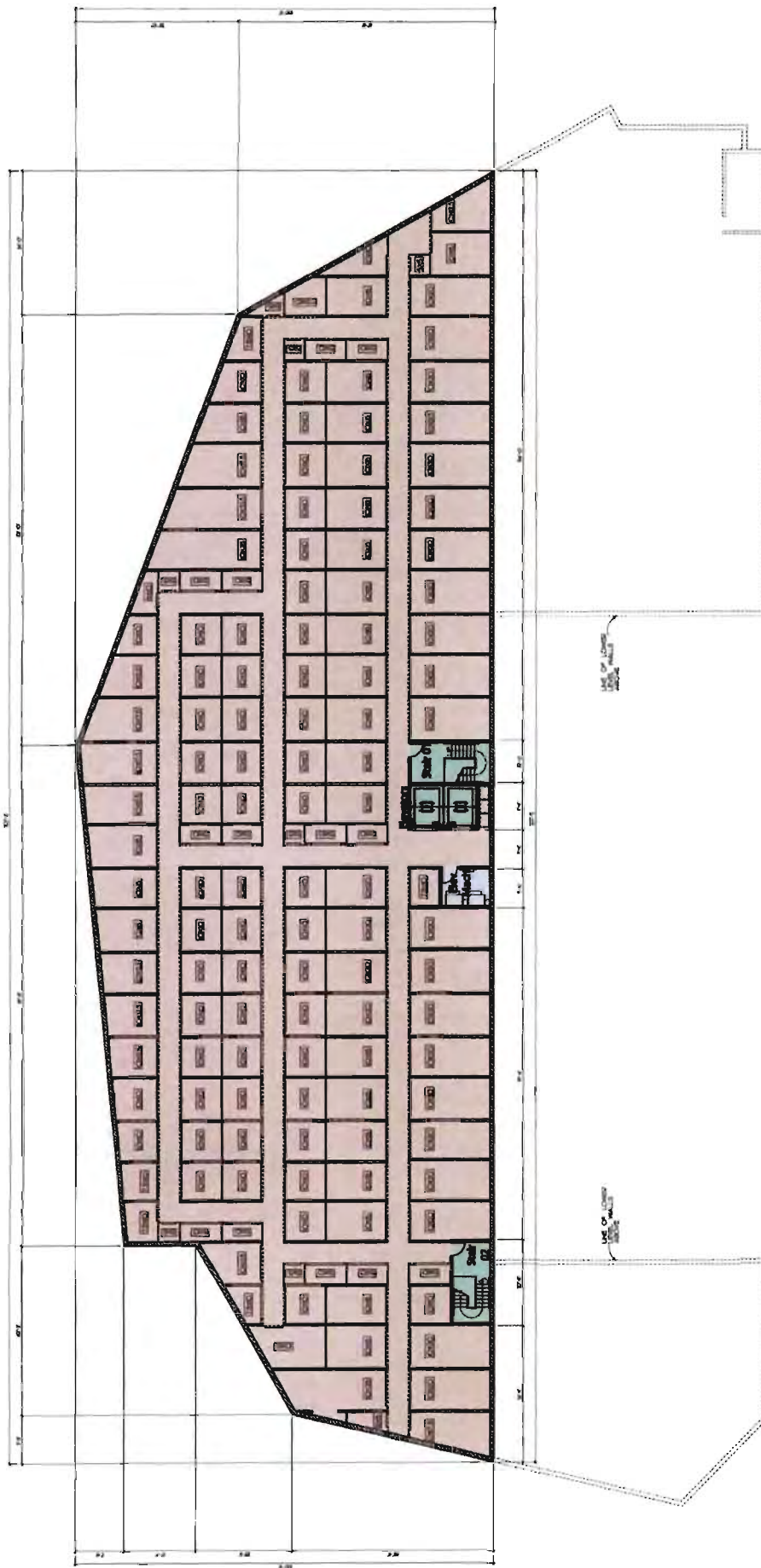
A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California



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A New Self-Storage Facility for:

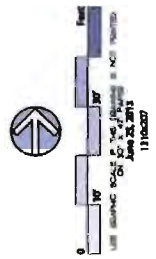
500 East Mainland Drive
Monte Vista, California

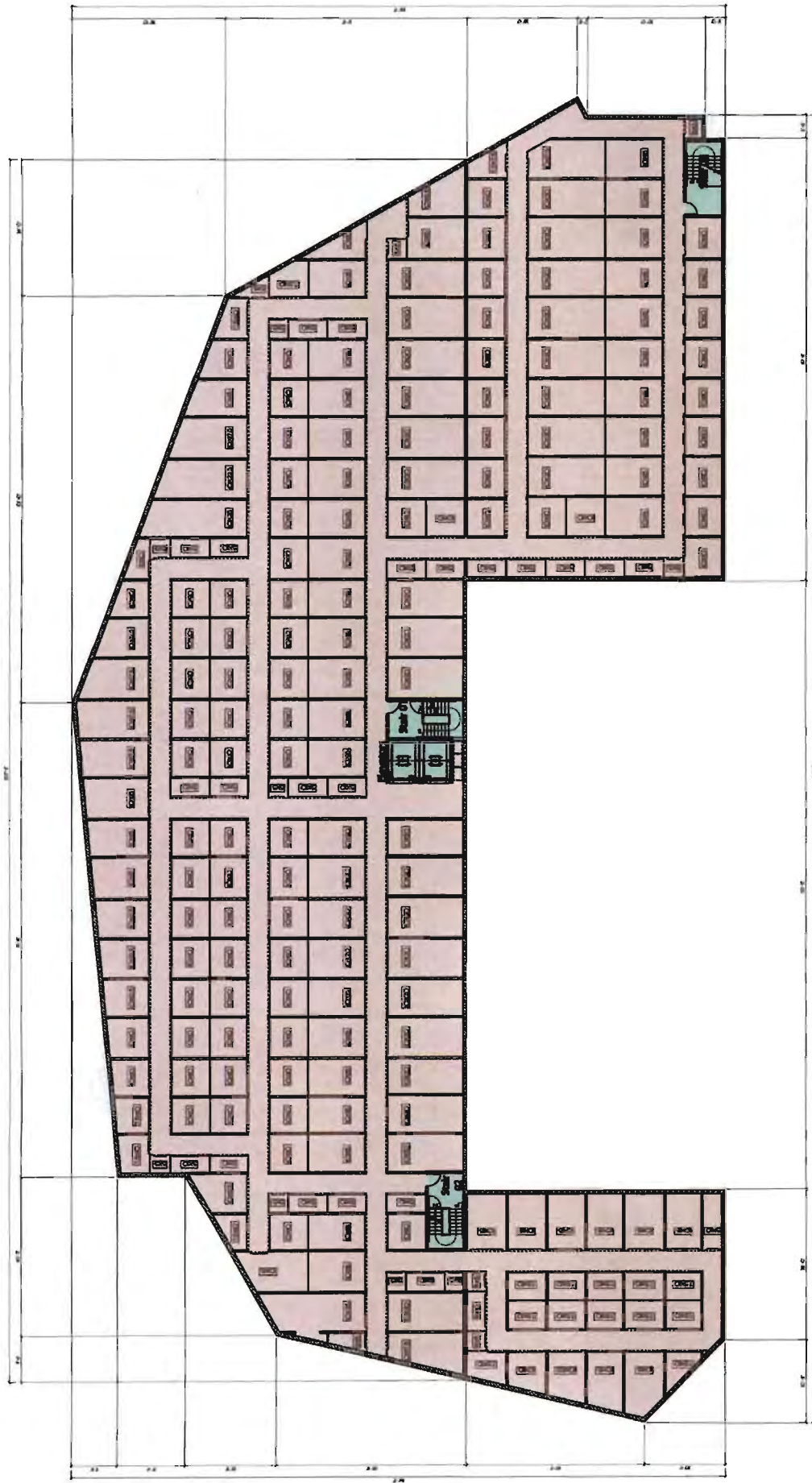
ABLE STORAGE



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Basement Floor Plan





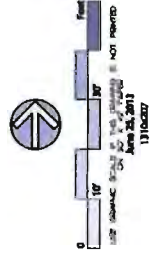
A New Self-Storage Facility for:

ABLE STORAGE

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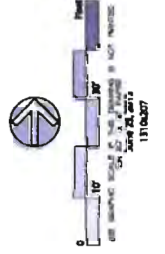
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Lower Level Floor Plan



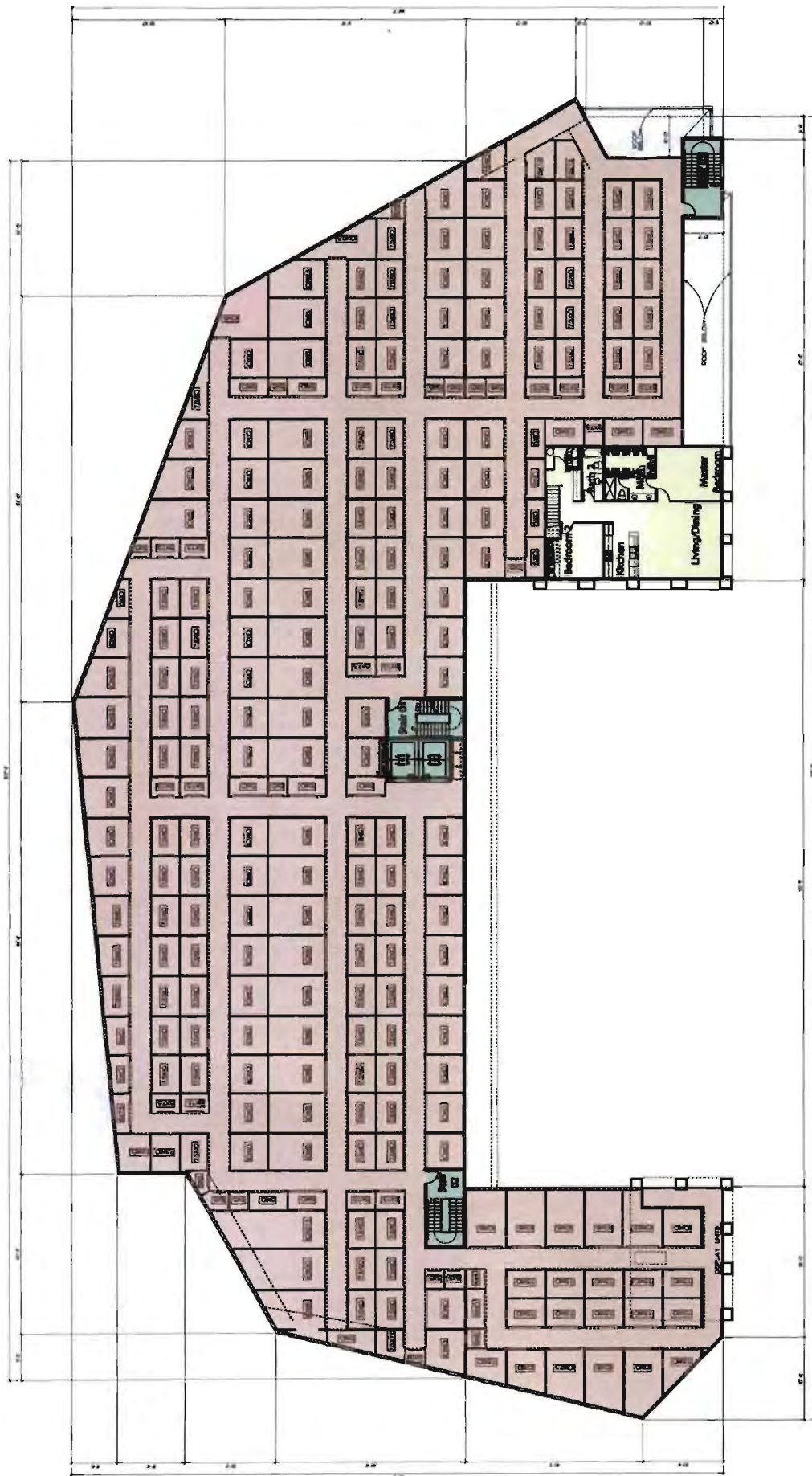


Ground Floor Plan



A New Self-Storage Facility for:
ABLE STORAGE
 500 East Markland Drive
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Second Floor Plan

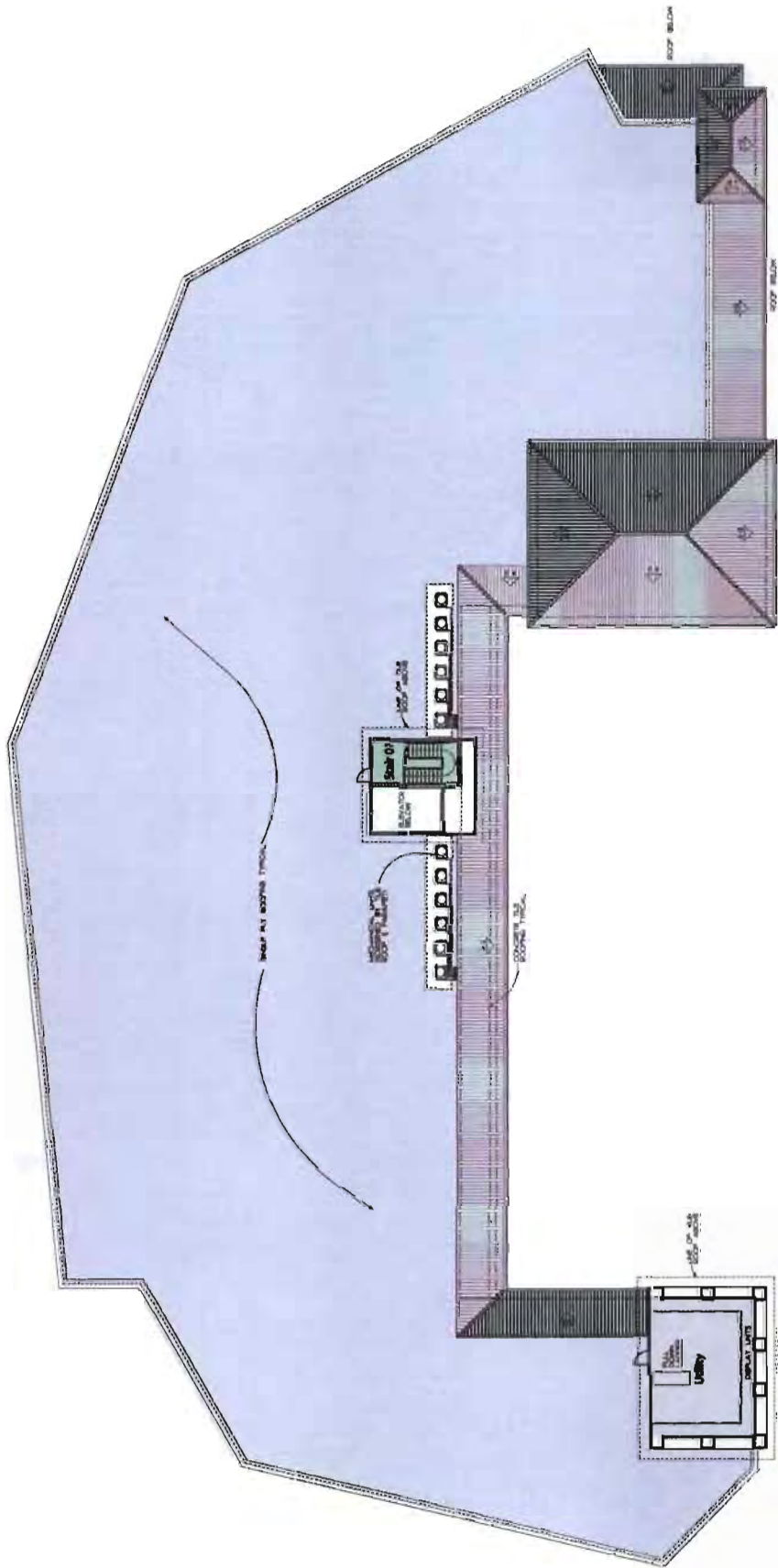


A New Self-Storage Facility for:

500 East Marland Drive
Monteary Park, California

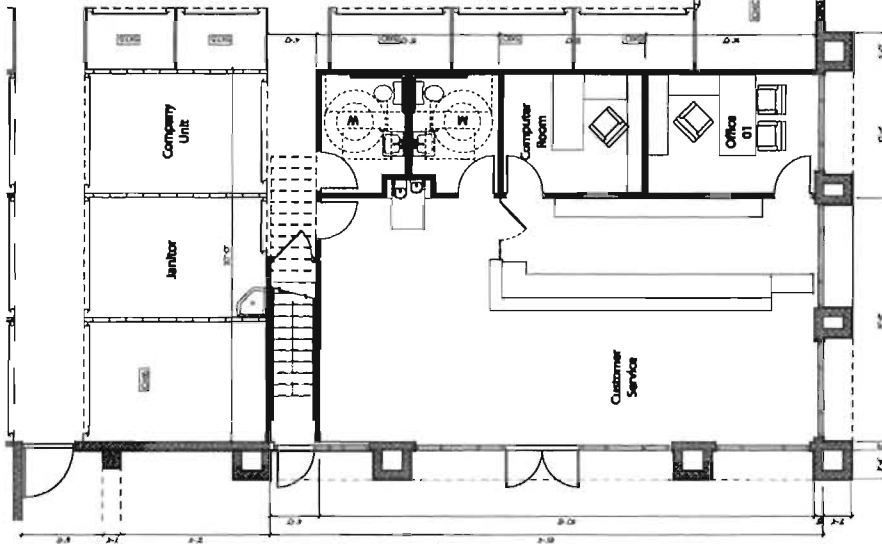
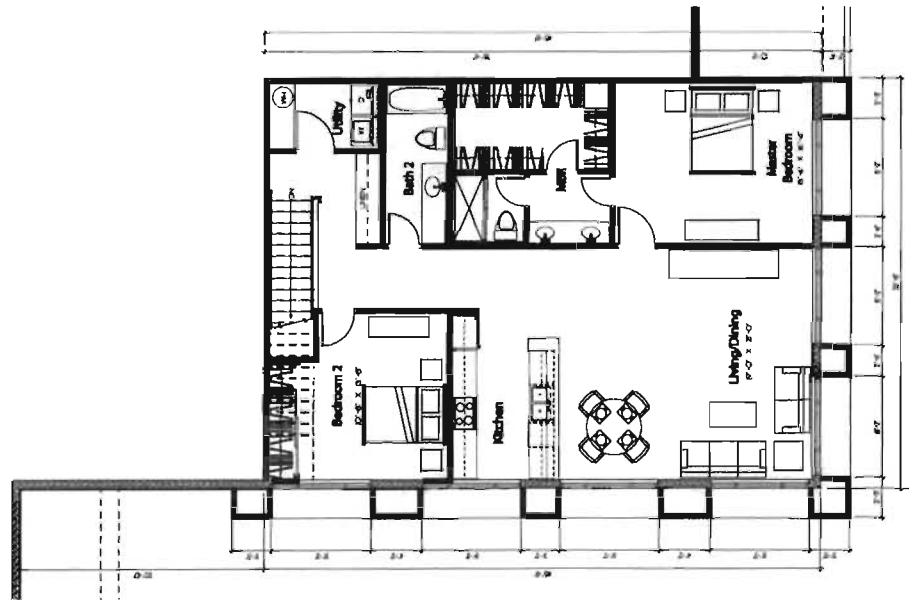
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Roof Plan





Detail Floor Plans



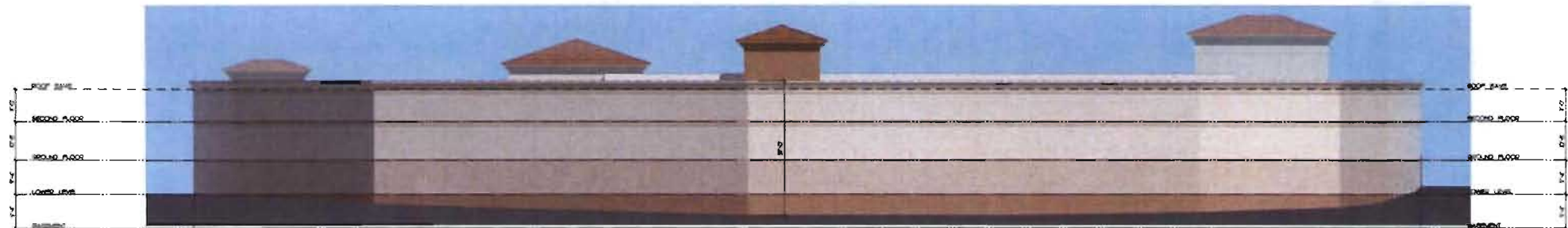
A New Self-Storage Facility for:
ABLE STORAGE

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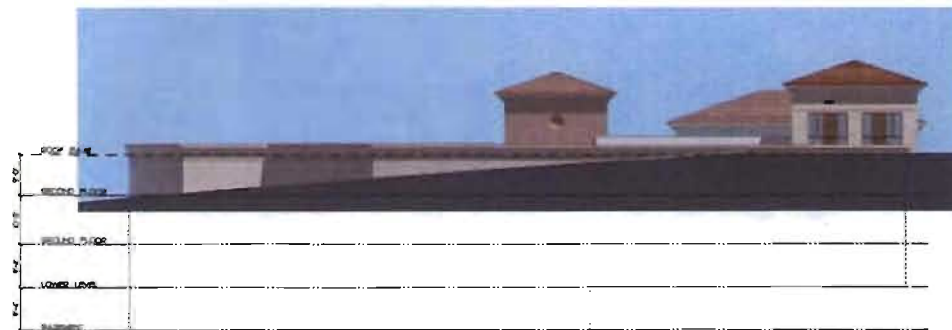
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West Elevation (Freeway Offramp)



West Elevation (Finish Grade @ Property Line)



South Elevation (Pomona Freeway)



South Elevation (Finish Grade @ Property Line)

Exterior Elevations



A New Self-Storage Facility for:

ABLE STORAGE

500 East Markland Drive
Monterey Park, California



Mighty Development, Inc. • Owner
Landmark Design • Landscape Architecture
• Civil Engineering

LANDMARK DESIGN

Landscape Architecture

275 E. HILLCREST DR., SUITE 170
THOUSAND OAKS, CA 91360
PH 805.494.8155 FX 805.494.9061
LICENSE NUMBER 2962
WWW.LANDMARKDESIGN.COM

STAMP



CLIENT

MAIGHTY DEVELOPMENT INC.
MAILE STORAGE
33116 E. GUASTI RD. #120
ONTARIO, CA 91761

PROJECT

MAILE STORAGE
500 E. MARLAND DR.
MONTESIEY PARK, CA

PROJECT NUMBER

03501

DATE

09/13/13

REVISIONS

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DRAWN AP CHECKED OR

SHEET TITLE

IRRIGATION
PLAN

SCALE

1"=20'-0"

NORTH

SHEET NUMBER

1

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
☉ ☉ ☉ ☉	RAIN BIRD 1812-4 U8 SERIES SHRUB SPRAY, 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	44	30	EA-3
☉ ☉ ☉ ☉	RAIN BIRD 1813-4 U10 SERIES SHRUB SPRAY, 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	4	30	EA-3
☉ ☉ ☉ ☉	RAIN BIRD 1812-4 U12 SERIES SHRUB SPRAY, 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	14	30	EA-3
☉ ☉ ☉ ☉	RAIN BIRD 1812-4 U15 SERIES SHRUB SPRAY, 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	13	30	EA-3
☉ ☉ ☉ ☉	RAIN BIRD 1812 SQ SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	9	30	EA-3
☉ ☉ ☉ ☉	RAIN BIRD 1806-1450 FLOOD FLOOD BUBBLER 6.0" POPUP	18	30	FA-3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
☉	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5		CA-3
☉	RAIN BIRD 44-LAC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	7		GA-3
☉	HAZCO-HORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4", TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	2		OA-3
☉	FEDCO B25Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1		BA-3
☉	RAIN BIRD ESPRIMO-LOOM 8 STATION CAPABLE COMMERCIAL CONTROLLER, MOUNTED ON A POWDER-COATED METAL CABINET.	1		AA-3
☉	RAIN BIRD ETC-XX UPGRADES ANY ESP-LX SERIES CONTROLLER TO AN ET/WEATHER-BASED IRRIGATION CONTROLLER.	1		
☉	WATER METER 1"	1		
---	IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,094 L.F.		HA-3
---	IRRIGATION MAINLINE, PVC SCHEDULE 40 AND CLASS 315	394.2 L.F.		HA-3
---	PPE SLEEVE, PVC SCHEDULE 40	117.1 L.F.		



IRRIGATION NOTES

- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON DRAWINGS WHEN IT IS OBSERVED IN THE FIELD THAT UNUSUAL OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH INSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT RESPONDED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE SPRINKLER SYSTEM IS DESIGNED BASED ON A DESIGN PRESSURE AS NOTED AT WRITER AND A MAXIMUM FLOW OF LARGEST VALVE. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATES FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CONSTRUCTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL MAIN LINE, LATERAL PIPING AND CONTROL VALVES UNDER PAVING SHALL BE IN SEPARATE SLEEVES, MAINLINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPES LARGER THAN 4", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WHERE SLEEVES SHALL BE 2" OR LARGER TO ACCOMMODATE CONTROL AND CUPPING WHEELS.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGEST SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
- INSTALL BACK FLOW PREVENTION DEVICES AND PIPING ACCORDING TO THE UPC AND LOCAL ORDINANCES. ANY CHANGES TO THE FINAL LOCATION OF THE BACKFLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- UPON MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING MAIN LINE TRENCH, A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF THE DESIGN PLUS 50 PSI FOR A PERIOD OF NO LESS THAN 12 HOURS. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE IMBERTSIST. CORRECTIONS, IN WRITING, SHALL BE SUBMITTED TO THE OWNER AND/OR THE TEST HAS BEEN CONDUCTED BACKFLOW PREVENTER.
- 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
- UNLESS OTHERWISE SPECIFIED, ALL SPRINKLER HEADS SHALL BE INSTALLED PERMANENTLY TO THE FINISH GRADE. EXCEPT WHERE SLEEVES EXCEED 4", HEADS SHALL BE INSTALLED USING BRASS JOINTS.
- PRIOR TO INSTALLATION OF HEADS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES, VALVES AND POP-UP HEADS AND NOZZLES SHALL BE ADJUSTED FOR HIGH-TO-LOW COVERAGE WITH A MINIMUM OF 40% WETTING UNTO THE MAIN, STREET AND OTHER ADJACENT AREAS.
- THE DESIGN IS QUANTITATIVE. IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST SCHEDULED AND SHOWN AREAS. MAINS AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPT TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PLANTED AREAS AND SLEEVES ARE PRESENT.
- ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN SUBSIDIARY OF PROVIDING SUFFICIENT VALVES FOR TURF AND SHRUB AREAS, SUN AND SHADE AREAS AND PLANT AND SLOPED AREAS.
- ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATION AND RECOMMENDATIONS.
- UPON COMPLETION OF IRRIGATION, A COVERAGE TEST SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.

IRRIGATION WATER USE CALCULATIONS

ET_{WU} - ESTIMATED TOTAL WATER USE
ET_{WU}=(ET)_x(A)_x(PF)_x(HA)_x(E)

HZ	LANDSCAPE TYPE	PROJECT ET RATE	CONV. FACTOR	PLANT FACTOR	AREA SQ. FT.	IRRG. EFFIC.	TOTAL WATER
		ET	0.62	PF	HA	E	ET _{WU}
1	Medium Winter plants	55.10	0.6233	0.80	1,995	0.860	67,597
1	Low Water plants	55.10	0.6233	0.30	1,797	3.860	30,858
	TOTAL				1,995		67,597

MAWA - MAXIMUM APPLIED WATER ALLOWANCE

MAWA=(ET)_x(A)_x(E)_x(HA)

LANDSCAPE TYPE	PROJECT ET RATE	TOTAL AREA	CONV. FACTOR	TOTAL WATER
	ET	LA	D.F.	MAWA
Total Project Area	55.10	3,792	0.700	91,182

Plant factor - 3, low water; 4-6, moderate water; 7-9, high water; Irrigation efficiency - spray 6, drip 8

L-1

LANDMARK DESIGN

Landscape Architecture
275 E. HILLCREST DR. SUITE 170
THOUSAND OAKS, CA 91320
PH 805.494.8155 FX 805.494.9061
LICENSE NUMBER 2162
WWW.LANDMARKDESIGN.COM

STAMP



CLIENT

MIGHTY DEVELOPMENT INC.
ABLE STORAGE
3296 E. GUASTI RD. #120
ONTARIO, CA 91761

PROJECT

ABLE STORAGE
500 E. MARLAND DR.
MONTEREY PARK, CA

PROJECT NUMBER

03501

DATE

09/13/13

REVISIONS

DRAWN AP CHECKED OR

SHEET TITLE

LANDSCAPE
CONCEPT
PLAN

SCALE

1"=20'-0"

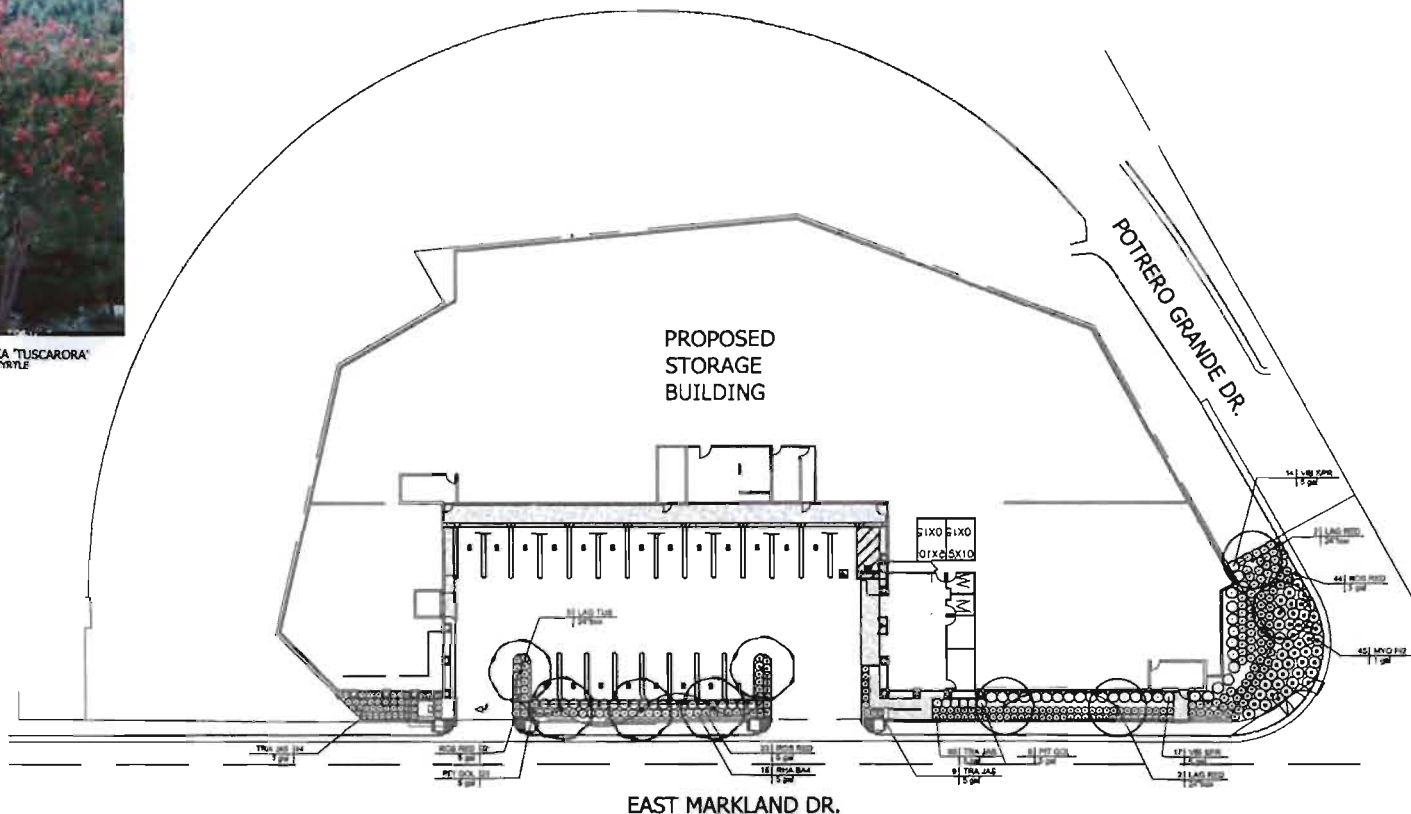
SHEET NUMBER



L-2



LAGERSTROEMIA 'TUSCARORA'
PINK GRAPE MYRTLE



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



VIBURNUM TINUS 'SPRING BOUQUET'
SPRING BOUQUET LAURESTINUS



PITTOSPORUM TENUIFOLIUM 'GOLFBALL'
TAWITAWI



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



ROSA FLOWER CARPET RED
RE FLOWER CARPET ROSE



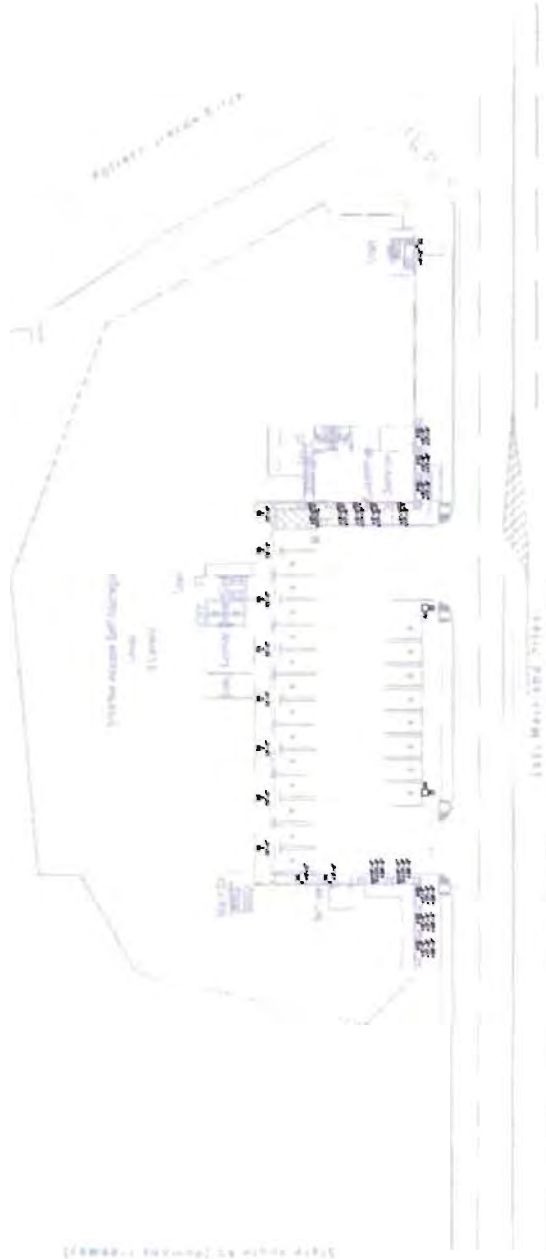
MYOPORUM PARVIFOLIUM 'PINK'

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPECS	QTY
LAG RED	LAG RED	LAGERSTROEMIA X 'TUSCARORA' / RED GRAPE MYRTLE MULTI-TRUNK	24"BOX	9-11' X 3-4'	4
LAG TUS	LAG TUS	LAGERSTROEMIA X 'TUSCARORA' / GRAPE MYRTLE CORAL PINK	24"BOX	9-11' X 4-5'	5
MYO PEZ	MYO PEZ	MYOPORUM PARVIFOLIUM 'PINK' / TRAILING MYOPORUM	1 GAL		45
PIT GOL	PIT GOL	PITTOSPORUM TENUIFOLIUM 'GOLF BALL' / TAWITAWI	5 GAL		29
RHA BAH	RHA BAH	RHAMNUS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL		59
ROS RED	ROS RED	ROSA ACICULARIS 'FLOWER CARPET RED' / GROUNDCOVER ROSE	5 GAL		89
TRA JAS	TRA JAS	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL		122
VIB SPR	VIB SPR	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	5 GAL		31

LIGHTING FIXTURE SCHEDULE									
SYMBOL	DESCRIPTION	TYPE	WATTAGE	FLUSH MOUNT	RECESSED MOUNT	WATTAGE	FLUSH MOUNT	RECESSED MOUNT	WATTAGE
1	1' x 4' LED T8	1	150	1	1	150	1	1	150
2	2' x 4' LED T8	2	300	2	2	300	2	2	300
3	4' x 8' LED T8	3	600	3	3	600	3	3	600
4	6' x 8' LED T8	4	900	4	4	900	4	4	900
5	8' x 8' LED T8	5	1200	5	5	1200	5	5	1200
6	12' x 8' LED T8	6	1800	6	6	1800	6	6	1800
7	16' x 8' LED T8	7	2400	7	7	2400	7	7	2400
8	20' x 8' LED T8	8	3000	8	8	3000	8	8	3000
9	24' x 8' LED T8	9	3600	9	9	3600	9	9	3600
10	28' x 8' LED T8	10	4200	10	10	4200	10	10	4200
11	32' x 8' LED T8	11	4800	11	11	4800	11	11	4800
12	36' x 8' LED T8	12	5400	12	12	5400	12	12	5400
13	40' x 8' LED T8	13	6000	13	13	6000	13	13	6000
14	44' x 8' LED T8	14	6600	14	14	6600	14	14	6600
15	48' x 8' LED T8	15	7200	15	15	7200	15	15	7200
16	52' x 8' LED T8	16	7800	16	16	7800	16	16	7800
17	56' x 8' LED T8	17	8400	17	17	8400	17	17	8400
18	60' x 8' LED T8	18	9000	18	18	9000	18	18	9000
19	64' x 8' LED T8	19	9600	19	19	9600	19	19	9600
20	68' x 8' LED T8	20	10200	20	20	10200	20	20	10200
21	72' x 8' LED T8	21	10800	21	21	10800	21	21	10800
22	76' x 8' LED T8	22	11400	22	22	11400	22	22	11400
23	80' x 8' LED T8	23	12000	23	23	12000	23	23	12000
24	84' x 8' LED T8	24	12600	24	24	12600	24	24	12600
25	88' x 8' LED T8	25	13200	25	25	13200	25	25	13200
26	92' x 8' LED T8	26	13800	26	26	13800	26	26	13800
27	96' x 8' LED T8	27	14400	27	27	14400	27	27	14400
28	100' x 8' LED T8	28	15000	28	28	15000	28	28	15000
29	104' x 8' LED T8	29	15600	29	29	15600	29	29	15600
30	108' x 8' LED T8	30	16200	30	30	16200	30	30	16200
31	112' x 8' LED T8	31	16800	31	31	16800	31	31	16800
32	116' x 8' LED T8	32	17400	32	32	17400	32	32	17400
33	120' x 8' LED T8	33	18000	33	33	18000	33	33	18000
34	124' x 8' LED T8	34	18600	34	34	18600	34	34	18600
35	128' x 8' LED T8	35	19200	35	35	19200	35	35	19200
36	132' x 8' LED T8	36	19800	36	36	19800	36	36	19800
37	136' x 8' LED T8	37	20400	37	37	20400	37	37	20400
38	140' x 8' LED T8	38	21000	38	38	21000	38	38	21000
39	144' x 8' LED T8	39	21600	39	39	21600	39	39	21600
40	148' x 8' LED T8	40	22200	40	40	22200	40	40	22200
41	152' x 8' LED T8	41	22800	41	41	22800	41	41	22800
42	156' x 8' LED T8	42	23400	42	42	23400	42	42	23400
43	160' x 8' LED T8	43	24000	43	43	24000	43	43	24000
44	164' x 8' LED T8	44	24600	44	44	24600	44	44	24600
45	168' x 8' LED T8	45	25200	45	45	25200	45	45	25200
46	172' x 8' LED T8	46	25800	46	46	25800	46	46	25800
47	176' x 8' LED T8	47	26400	47	47	26400	47	47	26400
48	180' x 8' LED T8	48	27000	48	48	27000	48	48	27000
49	184' x 8' LED T8	49	27600	49	49	27600	49	49	27600
50	188' x 8' LED T8	50	28200	50	50	28200	50	50	28200
51	192' x 8' LED T8	51	28800	51	51	28800	51	51	28800
52	196' x 8' LED T8	52	29400	52	52	29400	52	52	29400
53	200' x 8' LED T8	53	30000	53	53	30000	53	53	30000
54	204' x 8' LED T8	54	30600	54	54	30600	54	54	30600
55	208' x 8' LED T8	55	31200	55	55	31200	55	55	31200
56	212' x 8' LED T8	56	31800	56	56	31800	56	56	31800
57	216' x 8' LED T8	57	32400	57	57	32400	57	57	32400
58	220' x 8' LED T8	58	33000	58	58	33000	58	58	33000
59	224' x 8' LED T8	59	33600	59	59	33600	59	59	33600
60	228' x 8' LED T8	60	34200	60	60	34200	60	60	34200
61	232' x 8' LED T8	61	34800	61	61	34800	61	61	34800
62	236' x 8' LED T8	62	35400	62	62	35400	62	62	35400
63	240' x 8' LED T8	63	36000	63	63	36000	63	63	36000
64	244' x 8' LED T8	64	36600	64	64	36600	64	64	36600
65	248' x 8' LED T8	65	37200	65	65	37200	65	65	37200
66	252' x 8' LED T8	66	37800	66	66	37800	66	66	37800
67	256' x 8' LED T8	67	38400	67	67	38400	67	67	38400
68	260' x 8' LED T8	68	39000	68	68	39000	68	68	39000
69	264' x 8' LED T8	69	39600	69	69	39600	69	69	39600
70	268' x 8' LED T8	70	40200	70	70	40200	70	70	40200
71	272' x 8' LED T8	71	40800	71	71	40800	71	71	40800
72	276' x 8' LED T8	72	41400	72	72	41400	72	72	41400
73	280' x 8' LED T8	73	42000	73	73	42000	73	73	42000
74	284' x 8' LED T8	74	42600	74	74	42600	74	74	42600
75	288' x 8' LED T8	75	43200	75	75	43200	75	75	43200
76	292' x 8' LED T8	76	43800	76	76	43800	76	76	43800
77	296' x 8' LED T8	77	44400	77	77	44400	77	77	44400
78	300' x 8' LED T8	78	45000	78	78	45000	78	78	45000
79	304' x 8' LED T8	79	45600	79	79	45600	79	79	45600
80	308' x 8' LED T8	80	46200	80	80	46200	80	80	46200
81	312' x 8' LED T8	81	46800	81	81	46800	81	81	46800
82	316' x 8' LED T8	82	47400	82	82	47400	82	82	47400
83	320' x 8' LED T8	83	48000	83	83	48000	83	83	48000
84	324' x 8' LED T8	84	48600	84	84	48600	84	84	48600
85	328' x 8' LED T8	85	49200	85	85	49200	85	85	49200
86	332' x 8' LED T8	86	49800	86	86	49800	86	86	49800
87	336' x 8' LED T8	87	50400	87	87	50400	87	87	50400
88	340' x 8' LED T8	88	51000	88	88	51000	88	88	51000
89	344' x 8' LED T8	89	51600	89	89	51600	89	89	51600
90	348' x 8' LED T8	90	52200	90	90	52200	90	90	52200
91	352' x 8' LED T8	91	52800	91	91	52800	91	91	52800
92	356' x 8' LED T8	92	53400	92	92	53400	92	92	53400
93	360' x 8' LED T8	93	54000	93	93	54000	93	93	54000
94	364' x 8' LED T8	94	54600	94	94	54600	94	94	54600
95	368' x 8' LED T8	95	55200	95	95	55200	95	95	55200
96	372' x 8' LED T8	96	55800	96	96	55800	96	96	55800
97	376' x 8' LED T8	97	56400	97	97	56400	97	97	56400
98	380' x 8' LED T8	98	57000	98	98	57000	98	98	57000
99	384' x 8' LED T8	99	57600	99	99	57600	99	99	57600
100	388' x 8' LED T8	100	58200	100	100	58200	100	100	58200

7000' x 1000' x 1000'



Site plan showing building layout and parking areas.

A New Self-Storage Facility for:

500 East Markland Drive
Menlo Park, California

ABLE STORAGE



Mighty Development, Inc. • Owner
Landmark Design • Landscape Architecture
Moser & Associates • Site Lighting

Site Lighting Plan



September 8, 2011

MOSES & ASSOCIATES
Site Lighting Design
1000 1st Street, Suite 100
San Francisco, CA 94103
415.774.1111
www.mosesandassociates.com

E-1

Item	Quantity	Unit	Notes
1. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
2. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
3. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
4. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
5. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
6. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
7. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
8. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
9. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
10. 10' x 10' x 8' Storage Units	100	Sq. Ft.	

Item	Quantity	Unit	Notes
1. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
2. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
3. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
4. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
5. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
6. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
7. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
8. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
9. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
10. 10' x 10' x 8' Storage Units	100	Sq. Ft.	

Item	Quantity	Unit	Notes
1. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
2. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
3. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
4. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
5. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
6. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
7. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
8. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
9. 10' x 10' x 8' Storage Units	100	Sq. Ft.	
10. 10' x 10' x 8' Storage Units	100	Sq. Ft.	

Robert Street Drive



Site Lighting Photometric Plan



September 8, 2013

A New Self-Storage Facility for:
ABLE STORAGE
500 East Markland Drive
Monterey Park, California

Mighty Development, Inc. • Owner
Landscape Design • Landscape Architecture
Moses & Associates • Site Lighting

TYPE 'AA'

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

Lighting facts

- High-efficiency LED chips
- Energy-saving design
- Long life span
- Easy installation
- Wide beam angle
- Durable construction
- Available in various sizes and finishes

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

TYPE 'BB'

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

Lighting facts

- High-efficiency LED chips
- Energy-saving design
- Long life span
- Easy installation
- Wide beam angle
- Durable construction
- Available in various sizes and finishes

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

TYPE 'CC'

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

Lighting facts

- High-efficiency LED chips
- Energy-saving design
- Long life span
- Easy installation
- Wide beam angle
- Durable construction
- Available in various sizes and finishes

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

TYPE 'DD'

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

Lighting facts

- High-efficiency LED chips
- Energy-saving design
- Long life span
- Easy installation
- Wide beam angle
- Durable construction
- Available in various sizes and finishes

LED AREA LIGHTING - STYLING - (2000)

LED AREA LIGHTING - STYLING - (2000) is a high-performance, energy-efficient lighting fixture designed for commercial and industrial applications. It features a sleek, modern design with a wide beam angle, providing uniform illumination over a large area. The fixture is constructed from durable materials and is available in various sizes and finishes to suit different environments.

Site Lighting Fixture Cut Sheets



August 1, 2013

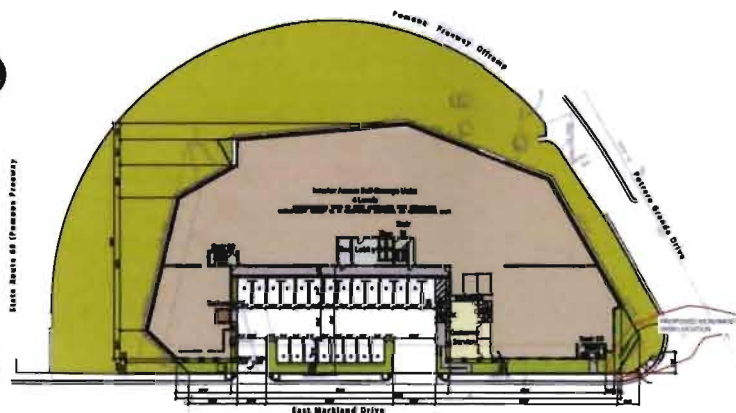
A New Self-Storage Facility for:
ABLE STORAGE

500 East Kendall Drive
Monterey Park, California

Moore & Associates, Inc. • Owner:
Landmark Design • Landscape Architecture
Moore & Associates • Site Lighting

E-3

Neighborhood Map

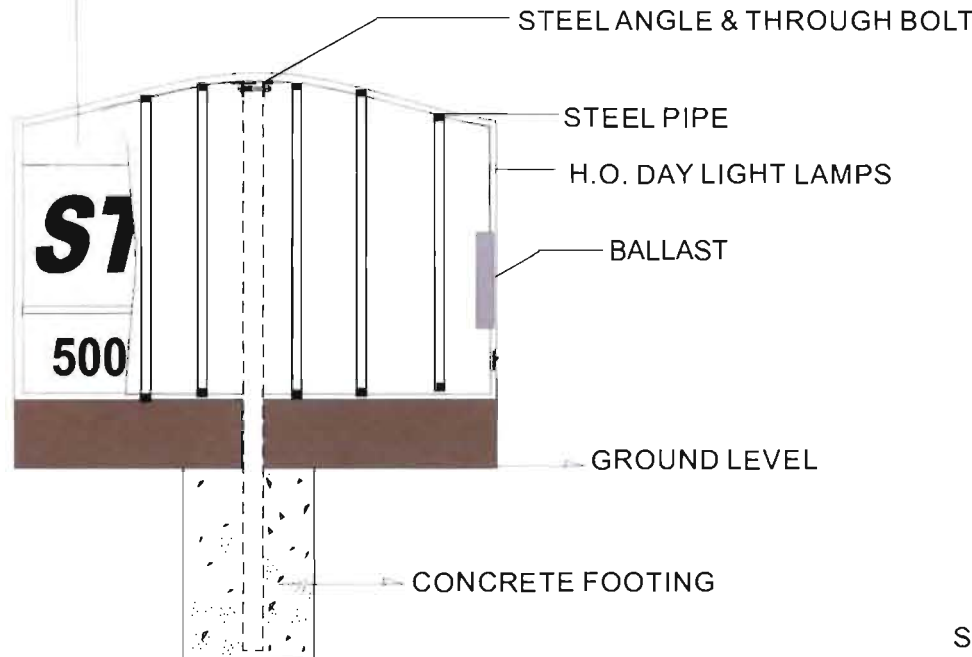


MONUMENT SIGN :
7' h X 8' w X 18" d SINGLE SIDED MONUMENT SIGN INTERNALLY
ILLUMINATED BY FLUORESCENT LIGHTING. WHITE ACRYLIC
FACE WITH COMPUTER CUT VINYL LETTERING.
LIGHT BOX & POLE COVER WILL BE STUCCO FINISH.
COLOR TO MATCH BUILDING COLOR.

3/16" THICK WHITE ACRYLIC PANEL WITH COMPUTER CUT
VINYL LETTERING.



STUCCO FINISH
COLOR TO MATCH BUILDING COLOR.
56 square feet



STUCCO FINISH
COLOR TO MATCH
BUILDING COLOR.



藝達招牌公司

ITAL CUSTOM SIGNS INC.

9868 KALE STREET, SOUTH EL MONTE CA.91733
E-MAIL ADDRESS: italsigns@yahoo.com

A New Self-Storage Facility for:

ABLE STORAGE

ADDRESS: 500 East Markland Drive
Monterey Park, California

SCALE:

DATE: 8-28-2013

SIGN 01

FRONT LIT INDIVIDUAL CHANNEL LETTERS INTERNALLY ILLUMINATED BY LED LIGHTING. LOGO WILL BE 24" IN HEIGHT, 4.5" DEEP, 1/8" THICK WHITE ACRYLIC FACE, COMPUTER CUT RED VINYL GRAPHICS OVERLAY. CUTOUT LETTERING, (SHOW WHITE BORDER LINE & WHITE TEXT). 3/4" BLACK TRIM CAP AND BLACK RETURNS. LETTERS WILL BE 24" IN HEIGHT, 4.5" DEEP, 1/8" THICK TRANSLUCENT BLACK ACRYLIC FACE, 3/4" BLACK TRIM CAP AND BLACK RETURNS.



41 square feet

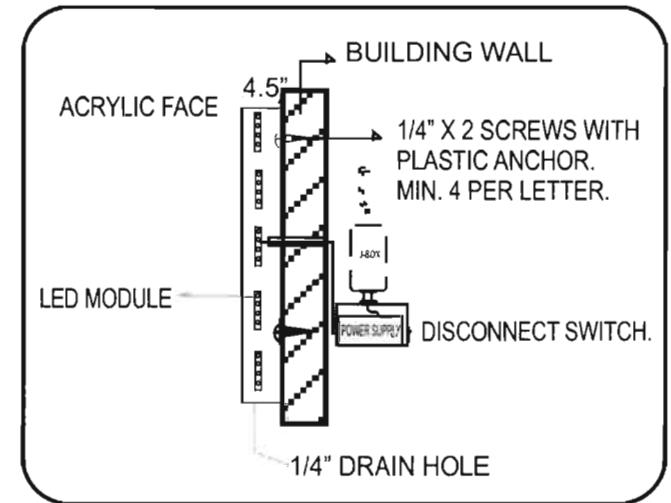
SIGN 02

FRONT LIT INDIVIDUAL CHANNEL LETTERS INTERNALLY ILLUMINATED BY LED LIGHTING. LOGO WILL BE 24" IN HEIGHT, 4.5" DEEP, 1/8" THICK WHITE ACRYLIC FACE, COMPUTER CUT RED VINYL GRAPHICS OVERLAY. CUTOUT LETTERING, (SHOW WHITE BORDER LINE & WHITE TEXT). 3/4" BLACK TRIM CAP AND BLACK RETURNS. LETTERS WILL BE 18" IN HEIGHT, 4.5" DEEP, 1/8" THICK TRANSLUCENT BLACK ACRYLIC FACE, 3/4" BLACK TRIM CAP AND BLACK RETURNS.



28 square feet

Street frontage: 869 feet, including East Markland Drive, Potrero Grande Drive, State Route 60 and offramp.



SECTION SIGN



藝達招牌公司

ITAL CUSTOM SIGNS INC.
9868 KALE STREET, SOUTH EL MONTE CA.91733
E-MAIL ADDRESS: italsigns@yahoo.com

A New Self-Storage Facility for:

ABLE STORAGE

ADDRESS: 500 East Markland Drive
Monterey Park, California

SCALE:

DATE: 8-28-2013

EXHIBIT B

Draft Specific Plan and Initial Study Mitigated Negative Declaration

500 East Markland Drive Specific Plan

City of Monterey Park, California
September 2013

500 East Markland Drive

SPECIFIC PLAN

Prepared For:
City of Monterey Park
Community Development Department
Planning Division

Prepared and Submitted By:

Applicant:
Mighty Development, Inc.
Able Storage
Mr. John Wang

Architect:
James Goodman, AIA
James Goodman, Architecture

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Section 1

Introduction

1.1 Purpose and Intent

The 500 East Markland Avenue Specific Plan regulates development of a ± 1.12 -acre site in the City of Monterey Park in accordance with the provisions of the City's General Plan and the Monterey Park Municipal Code ("MPMC"). This document contains design guidelines and development standards that apply to the development site currently addressed as 500 East Markland Drive, and which help in further implementing the goals and policies of the City's General Plan. The land use plan for the development has been designed with the following goals in mind:

- Provide a planning framework that responds to the physical and market driven aspects of future development opportunities;
- Embrace aspects of good urban design, including considerations for functionality, social needs, economic viability, respect for the environment and aesthetic qualities;
- In recognition of the unique context of the property, reclaim the site and transform it into a productive land use; and
- Encourage compatible land use and interface with adjacent properties.

Implementation of the 500 East Markland Avenue Specific Plan provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with goals and policies of the Monterey Park General Plan.

1.2 Site Location

The development site is located within the City of Monterey Park, as shown in Exhibit 1.1, Regional Location. The City of Monterey Park is 7.73 square miles in size and located in the San Gabriel Valley, just east of Los Angeles. Incorporated on May 29, 1916, it is a City that combines almost a century of history and tradition with a modern approach to business, neighborhoods, people, and community. The site is located on the southwestern side of the City, bordered by East Markland Drive to the east, the Pomona Freeway (State Route 60) to the south and west, and Potrero Grande Drive to the north. Regional access to the site is readily available from the Pomona Freeway (State Route 60) and nearby Interstate 710. Exhibit 1.2, Local Vicinity, shows the development site within its local context.

Exhibit I.1: Regional Location



1.3 Project Overview

The Specific Plan area covers approximately ± 1.12 acres, which has been undeveloped since the construction of the Pomona Freeway. The development of this Specific Plan site will allow for a high-quality project that complements and enhances the existing neighborhood. The new development will bring forth new life to a fallow property that will allow the site to be used productively for the future, while also allowing for consistent land uses in this area of Monterey Park.

Exhibit I.2: Local Vicinity



The Specific Plan land use concept will transform the site into a self-storage development consisting of up to 140,000 square feet of self-storage with a customer leasing-office and an on-site residence for the management team. The self-storage component consists of 4 levels of interior accessed self-storage units some of which will feature climate control.

Upon approval, the 500 East Markland Avenue Specific Plan site will be subject to the development standards and design guidelines contained in this document as adopted or amended.

Section II

Planning Context

2.1 Jurisdictional Considerations

A. Authority for Specific Plan

This Specific Plan was prepared in conformity with Government Code §§ 65451, *et seq.* Together with the zoning regulations adopted by the MPMC, and other Applicable Law, this Specific Plan sets forth the regulations for the 500 East Markland Avenue Specific Plan.

Pursuant to Government Code § 65450, a specific plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the Specific Plan to the General Plan.

This Specific Plan is compatible and consistent with the goals and policies outlined in the General Plan. This Specific Plan will further the goals and policies of the General Plan as more fully described below.

This Specific Plan was prepared to provide the essential relationship between the policies of the Monterey Park General Plan and actual development in the Project area. By functioning as a regulatory document, the Specific Plan provides a means of implementing the General Plan. All future development within the Specific Plan boundaries must be consistent with the standards set forth in this document.

B. General Plan

The City of Monterey Park General Plan is the primary policy planning document that provides the framework for management and utilization of the City's physical, economic, and human resources. The General Plan consists of seven elements: Land Use, Housing, Implementation, Circulation, Environmental Management, Economic Development, and Noise. Each element contains a combination of goals and policies to guide development within the City.

The City of Monterey Park General Plan designates this site as Commercial. The Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. Commercial development largely is located along major thoroughfares and the freeway corridors. A Conditional Use Permit is required for most development within any commercial land use designation in the City. The City has taken this regulatory approach to address land use problems resulting from extensive strip commercial development along major arterials and to meet General Plan policies calling for an expansion of commercial activity when such expansion benefits the community.

C. Zoning Regulations

The City of Monterey Park's zoning regulations serve as the primary tool for implementation of land use policy. Under California law, zoning regulations must be consistent with the General Plan, meaning that each land use category must have one or more corresponding zone district, and that the development standards and land use regulations contained in the zoning regulations must reflect the policy statements contained in the Land Use Element. While the General Plan may be somewhat general in its discussion of permitted land uses and development intensities, the zoning regulations must provide the specificity property owners and developers seek in identifying how particular properties can be used and developed. The site is zoned C-S - Commercial Services Zone. The proposed self-storage project allowed as a conditional use in the C-S zone.

D. CEQA

A Negative Declaration of Environmental Impact, in accordance with the provisions of the California Environmental Quality Act (CEQA) was prepared for this project. This Negative Declaration assessed the potential environmental impacts resulting from development implementation such as traffic/circulation, noise, air quality and aesthetics and noted mitigation measures for those impacts.

2.2 Existing and Surrounding Uses

A. Land Uses on Site

The project site is located at the southwest corner of East Markland Avenue and Potrero Grande Drive. The site currently is currently vacant.

B. Surrounding Land Uses

The site is bounded by streets and a freeway on all sides. The adjacent uses are as follows:

East: Vacant property zoned C-S with a Planned Development Overlay (P-D), high voltage power lines and towers
North: Single family residences.
West: Self-storage facility
South: Pomona Freeway (State Route 60)

Section III

Specific Plan Elements

3.1 Land Use Plan

The Illustrative Land Use Concept, shown in Exhibits 3.1a-e, provides an overall vision and guide for the ultimate development of the site. The design approach incorporates a neighborhood office appearance which acts as a transition element between the freeway and commercial uses to the east, south, and west and the existing single family residences on the north. The plan will provide for a regional commercial office presence along the Pomona Freeway. Key elements of the plan include:

- Ground level access to interior storage spaces
- All units will be accessed from the interior of the building
- Open ground level parking
- No outdoor storage
- An on-site residence within building footprint for management team

Limitations include a maximum size of 140,000 square feet of storage space. A total of 22 parking spaces will be provided.

The maximum building height is 40 feet with a maximum of 3 levels above grade and one basement level.

Table III-1: Proposed Land Use Summary

Self-Storage:	127,492 sq. ft.
Maximum Floor Area Ratio	3.0

Exhibit III.1 A

Illustrative Land Use Concept – Site Plan and Ground Level

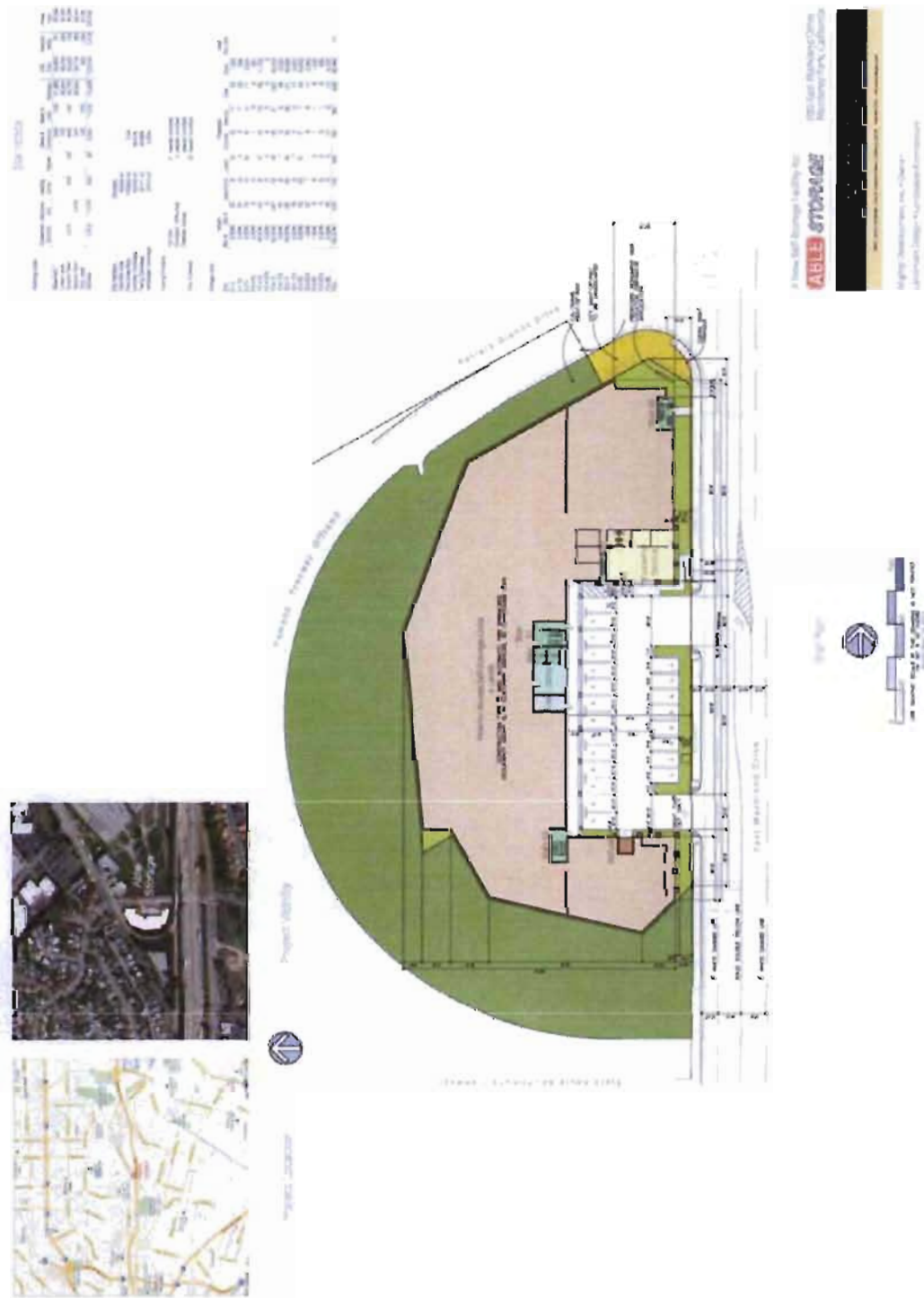


Exhibit III.1B

Illustrative Land Use Concept – Ground Level



Exhibit III.1C

Illustrative Land Use Concept – Basement Level



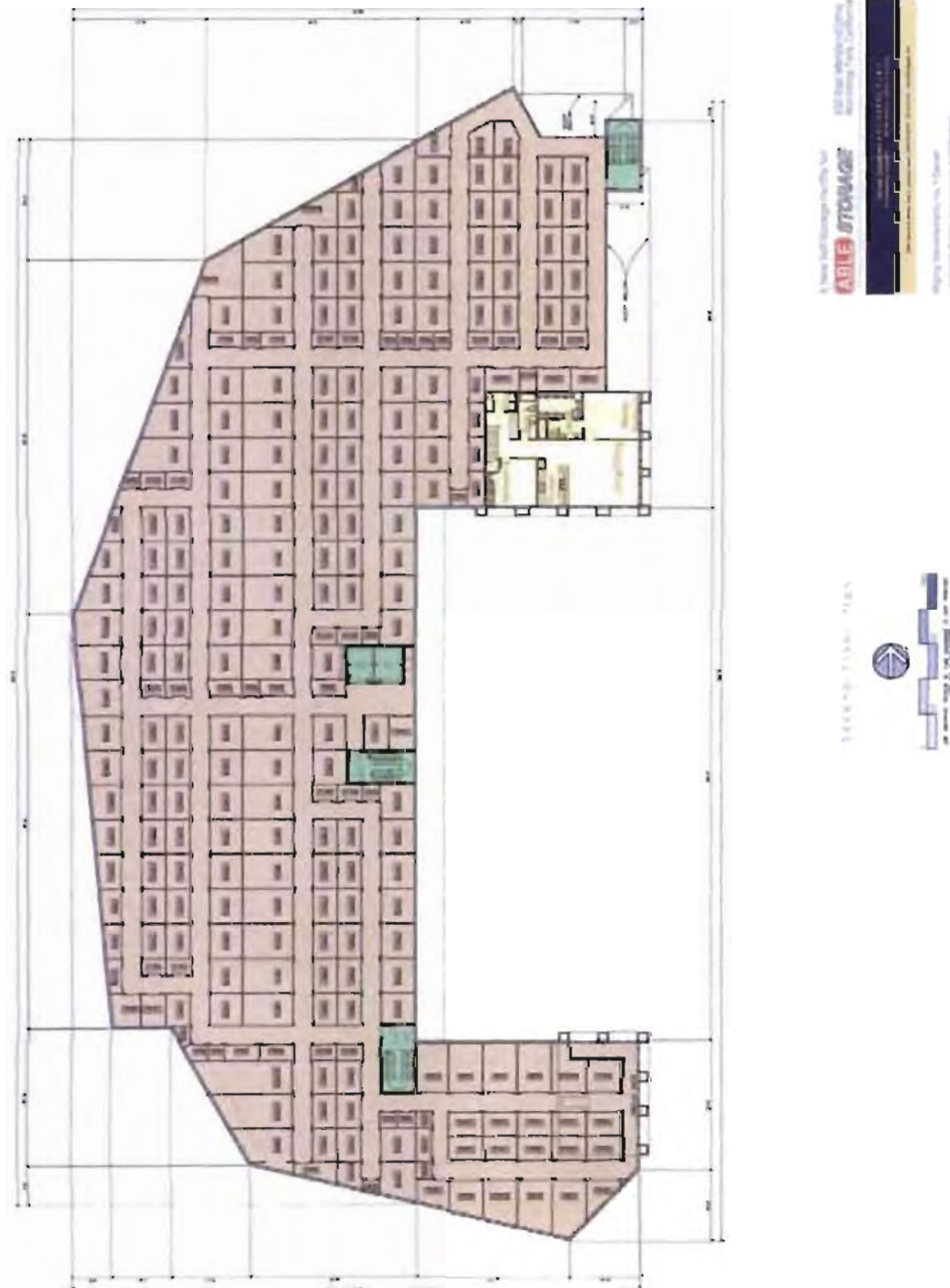
Exhibit III.1D

Illustrative Land Use Concept –Lower Level



Exhibit III.1E

Illustrative Land Use Concept – Second Level



3.2 Circulation

A. Circulation/Access

The site will be directly accessible by vehicles from East Markland Drive. The circulation system provides for efficient movement of vehicles and pedestrians with a single entry/exit driveway arrangement. Vehicular access will be through a new entrance at the northern end of the parking area on East Markland Drive. The new vehicle entrance will provide for a Left-In, Right-In and Right-Out only. A new "Emergency Only" Right-Out will be included at the western section of the parking area. The Owner/Developer will be responsible for re-striping the section of East Markland Drive to allow for the Left-In vehicular access. Regional access is provided directly by the Pomona Freeway via East Markland Drive

B. Parking

A total of 22 parking spaces are provided: 21 standard stalls and 1 disabled for the entire development. The parking is at grade level.

C. Pedestrian Orientation

Pedestrian access will be available from the customer parking area and direct access from the public sidewalk on East Markland Drive

3.3 Grading

The site contains a relatively level pad that is approximately 8 feet below East Markland Avenue. The design of the project contemplates excavation for the basement levels and compacted fill for the parking area. The goal is to provide a balance of cut and fill to minimize import or export of material.

All grading activities will comply with standard city grading regulations.

3.4 Infrastructure

The following upgraded and/or additional infrastructure improvements are established as conditions of approval of the project.

A. Water

A water main lies within the Potrero Grande Drive right-of-way. New lateral service lines for domestic service and fire service to the development will be provided per the Utilities Department Conditions of Approval.

B. Sewer

The Owner/developer will be responsible for installation of 4-inch sewer laterals connected to City's sewer main in the public right-of-way per the Utilities Department Conditions of Approval.

C. Utilities

Utility meters will be provided for the project per City and utility provider requirements. Electric power service is provided by Southern California Edison. Natural gas service is provided by Southern California Gas Company. Telephone service is provided by AT&T. Electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities. All new utility service will be underground as required by the Monterey Park Municipal Code.

D. Solid Waste Disposal

The City of Monterey Park contracts with Athens Services for all of its waste removal services. The main collection containers will be stored on the ground level of the structure.

E. Storm Drainage

All on-site storm water will be treated as required by an approved Water Quality Management Plan and discharged into the existing channel and 24" storm drainage pipe located in the CalTrans right-of-way at the southwest corner of the site.

Section IV

Development Standards

4.1 Purpose and Intent

The 500 East Markland Avenue Specific Plan will promote use of the site with a new productive and compatible land use. The intent of these regulations is to guide new development to create a high-quality product and environment.

The development standards contained in this Specific Plan apply only to the property within the Specific Plan area boundaries. These development standards supersede all provisions, standards, and requirements of the MPMC zoning regulations, except in those instances where the 500 East Markland Avenue Specific Plan development standards remain silent. In instances where these development standards do not address specific issues or other relevant considerations, then the regulations set forth in the MPMC apply. If a conflict arises between the regulations contained in this Specific Plan and the MPMC, then the standards contained in this Specific Plan take precedence.

4.2 Permitted Uses

A. Uses Permitted Subject to Conditional Use Permit

The following allowed uses require a Conditional Use Permit pursuant to MPMC § 21.10.030 and Table 21.10 (A):

1. Self-storage units accessible from the interior of the building, management office, and on-site residence for the management team as part of the development; and
2. All conditionally permitted uses in the Commercial Planned Development zone, as listed in Table 21.10(A) of the MPMC.

4.3 Development Standards

Unless otherwise provided in this Specific Plan, the development standards for projects in the Commercial Services Zone apply.

A. Floor Area Ratio

For indoor self-storage projects only, the maximum allowable floor area ratio cannot exceed 3.0, as defined in MPMC § 21.04.399.

4.4 Parking Standards

The parking standards set forth in MPMC Chapter 23.52 apply. The total number of spaces required will be as indicated in Section 3.1 of this Specific Plan.

4.5 Accessory Structures and Uses; Appurtenances

- A. All ground-mounted mechanical equipment must be screened from public view or enclosed within a building.
- B. Exposed gutters, downspouts, vents, louvers, and other similar elements must be painted to match the surface to which the area attached, unless they are used as part of the design theme.
- C. Utility connections must be designed to coordinate with the architectural elements of the building(s) so as not to be exposed.

4.6 Signage

This Specific Plan uses the building and site signage standards in accordance with MPMC Chapter 21.24.

4.7 Time Limit

A condition precedent to a Conditional Use Permit becoming effective is that an applicant must exercise the land uses granted pursuant to a Conditional Use Permit by obtaining a valid building permit within two years from the date a Conditional Use Permit is approved. The Planning Commission may grant extensions to this time period not to exceed a total of one year. Any request for extension must be submitted in writing to the Community Development Director a minimum of 90 days before the expiration date. If a building permit is not obtained within this time period, the Conditional Use Permit will not become effective.

4.8 Outdoor Storage Prohibited

Outdoor storage of boats, trailers, camper shells, vehicles or other similar items is unlawful.

Exhibit IV.1A

Monument Sign

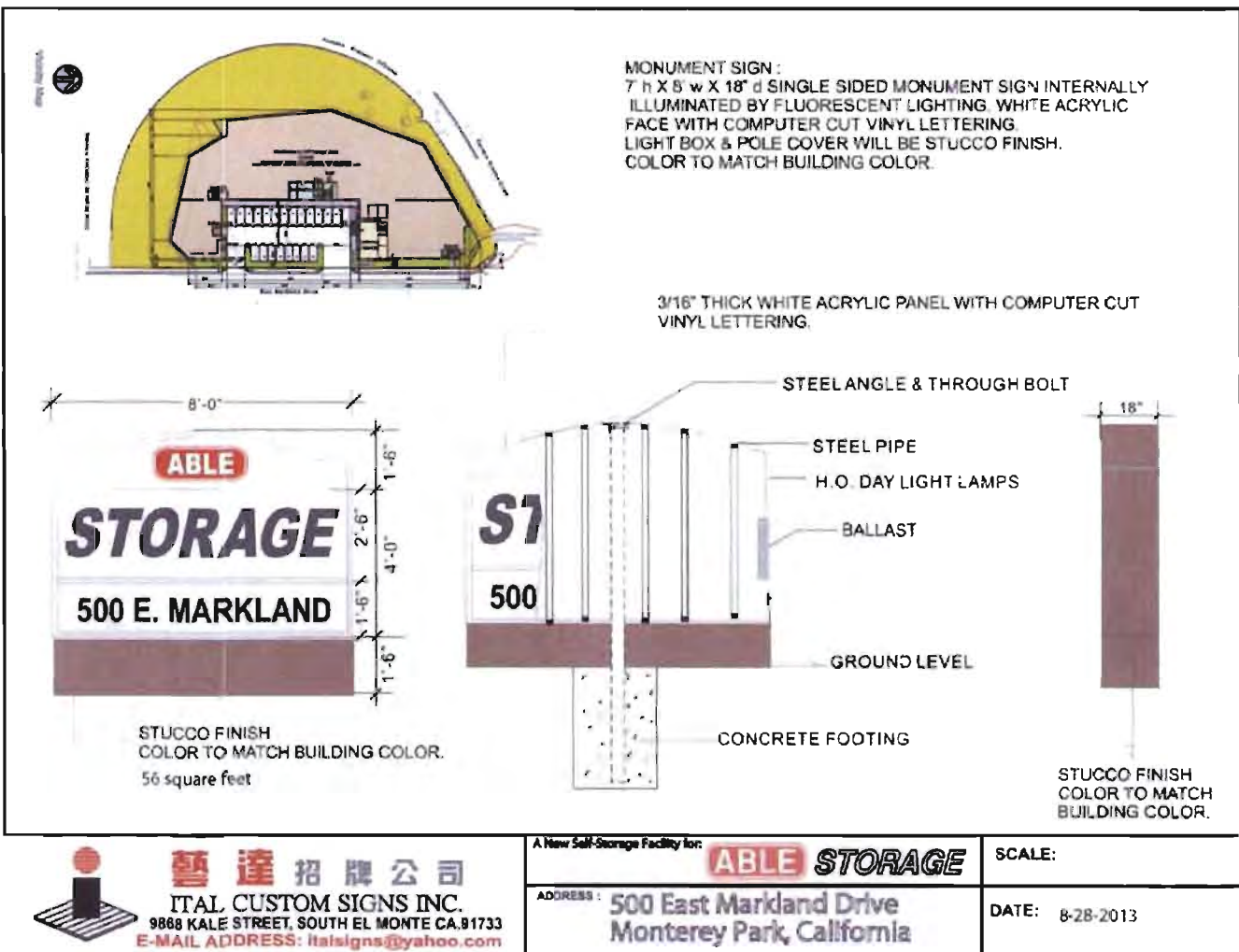
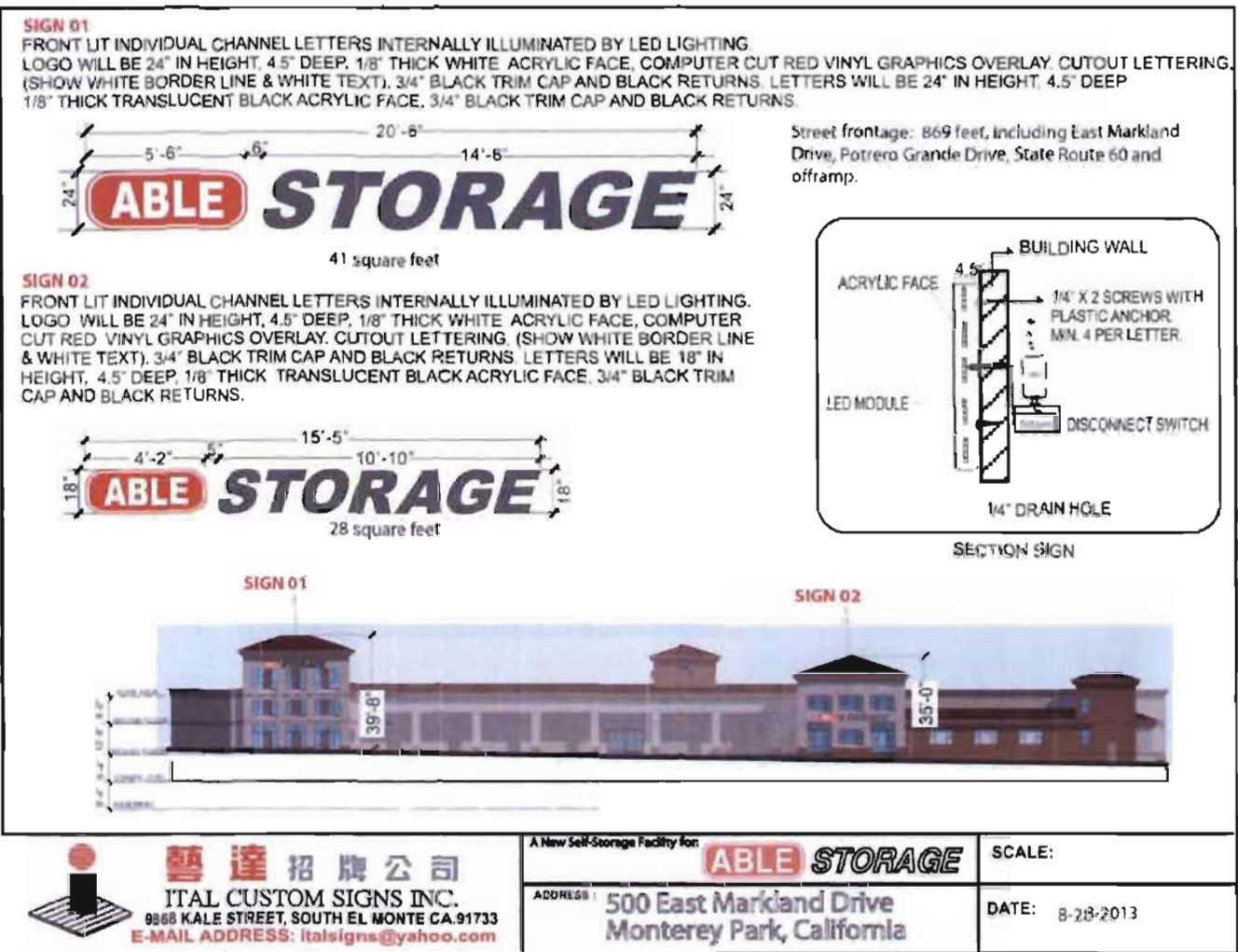


Exhibit IV.1B

Building Signs



Section V

Design Guidelines

This Specific Plan envisions a new self-storage development. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines will ensure that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 Site Planning Guidelines

The successful integration of effective site planning techniques, incorporated with basic design elements of individual development, will enhance the visual experience of the development area.

A. Building Orientation

- The general building placement is conceptual in terms of layout, location, and specific product orientation so long as the overall development density and land use mix are maintained within the Specific Plan area. (Exhibit 3.1a, Illustrative Land Use Concept shows the Site and Ground Level Plan.)
- Buildings should be oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.

B. Entries and Driveways

- Clear, identifiable, and street-oriented entryways must be provided at the project and parking entrances.
- Parking entrances must be designed to ensure safe pedestrian traffic.

5.2 Architectural Character

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that which considers both users and adjoining uses. The architectural character will enhance the City's diverse architectural heritage and complement the existing characteristics of surrounding non-residential buildings.

Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structure will be characterized by differentiated massing, materials and colors. The resulting development will be a pedestrian friendly building that raises the level of design quality for the neighborhood. The typical storage business appearance with multiple exterior-accessible storage spaces with roll-up doors shall be prohibited. All storage spaces shall be accessible from the interior of a building only.

5.3 Landscape Architecture

The landscape design concept for this development reinforces the contemporary styling of the architecture. The overall design provides landscaping at the front of the building and adjacent to the driveways and open parking spaces. The freeway right-of-way to the west is covered with dense vegetation and trees which will screen the rear of the building.

5.4 Auxiliary Structures, Equipment, and Utilities

A. Additional Building Components

- Stairs should remain within the building envelope, as defined by an outermost wall.
- Exterior lighting fixtures should be compatible with the architectural style of the building.
- Exterior roll-up doors serving self-storage units are prohibited.

B. Mechanical Equipment/Storage

- All air conditioning/heating equipment, gas and electric meters must be screened from public view with landscaping or fencing or placed outside of public view.
- Rooftop-mounted air conditioning units visible from neighboring properties must be screened.
- All exterior mechanical equipment must be screened.
- Screening materials must blend with the building materials and design and any landscaping within the vicinity.

Section V: Design Guidelines 500 East Markland Drive Specific Plan

- Screening must be erected in a manner consistent with the building facade.
- Exterior storage of equipment, supplies, refuse, or their receptacles is prohibited.
- All exterior storage, trash receptacles, and dumpsters must be screened by landscaping, fencing or walls, in accordance with standards described above.

C. Utilities

- All utilities, aside from street lights, within the Specific Plan area must be placed underground, excluding any existing above-ground utilities.
- The location of above-ground appurtenant utility boxes and similar equipment, if required, must be consolidated whenever possible.
- To the extent possible, utility meters must be screened from view from public rights-of-way.
- Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.

Exhibit V.1A

View from East Markland Drive @ Potrero Grande Drive



Exhibit V.1B

View from East Markland Drive @ Pomona Freeway



Section VI

Implementation

6.1 Methods and Procedures for Implementation

The Specific Plan development regulations, standards, and specifications supersede the relevant provisions of the MPMC. Any development regulation and building requirement not addressed in the Specific Plan is subject to the MPMC.

The City of Monterey Park requires three levels of review for the 500 East Markland Avenue Specific Plan. The first level is site plan and design review by the Design Review Board. The second level is review of the Zone Change for the Specific Plan and Conditional Use Permit by the Planning Commission. The third and final level is review by the City Council for adoption of the Zone Change to adopt the Specific Plan.

Site Plan and Design Review:

Before the City issues building permits, conceptual architectural and landscape architecture plans must be approved by the City's Design Review Board and subsequently reviewed and approved by the Planning Commission. The Planning Commission must also approve the site plan.

6.2 Enforcement of the Specific Plan

Enforcement of the provisions of this Specific Plan will occur as follows:

- The Community Development Director is responsible for interpreting and enforcing the site development standards and design guidelines.
- Any decision by the Community Development Director may be appealed to the Planning Commission;
- Any decision by the Planning Commission is subject to appeal to the City Council.
- The appropriate City departments will aid the Planning Commission and the Community Development Director in fulfilling their enforcement roles as needed or directed.

Section VI: Implementation 500 East Markland Drive Specific Plan

6.3 Amendments to the Specific Plan

Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document requires an amendment to the 500 East Markland Avenue Specific Plan. All amendments must be processed pursuant to provisions contained in Government Code § 65453, and in the same manner as a zoning text amendment. The Director of Community Development will make the final determination as to whether or not an amendment is required.

Section VII

General Plan Consistency

The purpose of this chapter is to ensure that the 500 East Markland Avenue Specific Plan is consistent with the goals and policies of the City of Monterey Park General Plan, as required per Government Code § 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is provided herein. Only those goals and policies that apply to or have relevance to the proposed development are discussed.

7.1 Lands Use Element

- Encourage land use patterns that minimize incompatibility between uses.

The site is within primarily commercial and mixed-use districts; thus, the proposed commercial development is compatible with surrounding uses.

7.2 Environmental Management Element

- To develop a unified overall community appearance.

The 500 East Markland Avenue Specific Plan development contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the architectural style and be consistent with the principles, policies, and standards of the MPMC.

7.3 Economic Development Element

- Encourage and enhance the development of the City's commercial areas to capture a larger share of the regional market while serving the needs of the local community.

The proposed development will provide new leasable storage space that attracts both local and regional customers with increased business activity.

- Encourage new development that provides benefits to the community in balance with costs of the provision of urban services.

The property has been vacant for many years. The new development will provide up to 140,000 square feet of leasable storage space and provide for an on-site residence for the management team. The proposed development will allow the site to be used productively. Implementation of the 500 East Markland Avenue Specific Plan will allow for a high-quality development that complements and enhances the existing neighborhood. The new development will bring forth new life to a fallow property

that will ultimately encourage and enhance local economic activity.

7.4 Noise Element

- Encourage acoustical design in new construction.

The 500 East Markland Avenue development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood, such as residential uses. The site orientation, construction materials, and building placement and nature of the use will serve to minimize noise impacts in the neighborhood and will act as a freeway noise buffer for residential neighborhoods to the north.



CITY OF MONTEREY PARK ENVIRONMENTAL CHECKLIST AND RESPONSES

1. **Project Title:** Able Storage
2. **Lead Agency Name and Address:** City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754
3. **Contact Person and Phone Number:** Acting Senior Planner Samantha Tewasart
626-307-1324
4. **Project Location:** 500 E Markland Drive
Monterey Park, CA 91755
5. **Project Sponsor's Name & Address:** John Wang
Mighty Development Inc.
3296 E Guasti Road #120
Ontario, CA 91761
6. **General Plan Designation:** Commercial
7. **Zoning:** C-S (Commercial Services)
8. **Project Description:** The subject property is located at the southwest corner of Potrero Grande Drive and Markland Drive (see Exhibit 1, Regional and Vicinity Map). The project is the construction of a new 127,492 square-foot, four-story public self storage facility (see Exhibit 2, Site Plan). The lot is 48,588 square feet (1.12 acres) in size, is semi-circle shaped and sits lower than the street level (below grade). The project site is vacant and located in an urbanized area. Regionally, the City is part of the San Gabriel Valley in the Greater Los Angeles metropolitan area. The project site is accessible by the Pomona Freeway (State Route 60) located directly to the south. To the north of the property are single-family dwellings, east is a Shell gas station and Southern California Edison (SCE) utility corridor, and west is a freeway off-ramp landscaped area. The project is bound by the SR-60 westbound off-ramp to the south and west, Markland Drive to the east, and Potrero Grande Drive to the north. Potrero Grande Drive is a divided, four-lane arterial east of the project site and an undivided, two-lane collector west of the project site. Markland Drive is a divided, four-lane arterial adjacent to the project site. The site will be accessible from Markland Drive via a 30-foot and 20-foot driveway. The maximum permitted floor area ratio is 100 percent of the lot area with a conditional use permit. The applicant is requesting approval of a Specific Plan to permit a maximum floor area ratio of 300 percent of the lot area. The proposed public storage facility is a walk-in facility, not a standard drive-through facility. A total of 816 storage units are proposed ranging in size from a minimum of 5 feet by 5 feet units to a maximum of 10 feet by 30 feet units. The proposed building will be 40 feet tall, but the topography of the lot allows for one basement level of storage and three above grade levels. Portions of the building will appear to be a two-story on the Markland Avenue elevation because the lot is below grade. Approximately, 12,000 cubic yards of soil will be exported to accommodate the proposed basement level. The project also includes a 1,218 square-foot customer service area, a 403 square-foot lobby area, and a 1,470 square-foot manager's unit. The facility will support a maximum of four employees including the on-site manager.

The primary facades of the building will be Portland cement plaster (see Exhibit 3, Elevations). The elevation fronting Markland Drive will be articulated with corner towers capped with a concrete tile roof. The entry way is accented with a fixed glass aluminum storefront.

Water will be provided by the City's Utilities Division via lateral connection to a 6-inch main under Potrero Grande Drive. Sewer service will be provided by the City's Utilities Division via 4-inch lateral connection to an 8-inch main under Potrero Grande Drive. The project will not discharge storm water into the 96-inch reinforced concrete pipe (RCP) storm drain under Markland Drive but will instead drain southwest to an existing California Department of Transportation (Caltrans) culvert, draining towards SR-60. The project will be served by the Monterey Park Fire Department, the Monterey Park Police Department, and the Alhambra Unified School District.

- | | | |
|-----|--|--|
| 9. | Surrounding Land uses and Setting: | Northwest: SCE transmission lines and single-family residential beyond
Northeast: single family residential
Southeast: senior citizen housing and commercial uses
Southwest: Commercial uses, plant nursery |
| 10. | Other public agencies whose approval is required: | None |

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

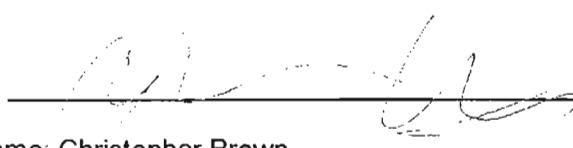
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land use and Planning		Biological Resources		Aesthetics
	Population and Housing		Energy and Mineral Resources		Cultural Resources
	Geological Problems		Hazards		Recreation
	Water		Noise		Mandatory Findings of Significance
	Air Quality		Public Services		
	Transportation and Circulation		Utilities and Service Systems		

C. DETERMINATION:

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	X
I find that the project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project.	

Signature: 

Printed Name: Christopher Brown

Date: October 15, 2013

For: Samantha Tewasart,
Acting Senior Planner

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY —Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
IV. BIOLOGICAL RESOURCES —Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES —Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS —Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Aquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area of based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including Liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS —Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS —Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
IX. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of re-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING —Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Results in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			X	
b) Police protection? :			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur to be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Would the project:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

E. DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

- a-d) Would the project have a substantial adverse effect on a scenic vista? Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway? Substantially degrade the existing visual character or quality of the site and its surroundings? Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
Monterey Park Municipal Code
Officially Designated State Scenic Highways, California Scenic Highway Program,
California Department of Transportation, website:
http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, October 1, 2013

Comments: No impact. The Project is a Specific Plan to permit the construction of a new 127,492 square-foot, four-story public self storage facility. There are no scenic highways, as designated by the California Department of Transportation, within view of the project site or within 10 miles of the site. The project site is not located within a scenic vista. The project will not block views of any scenic vistas because no scenic viewsheds occur in the vicinity of the project site. No scenic resources such as significant trees or rock outcroppings are located on the project site or would need to be removed to accommodate the project. No significant impacts related to scenic vistas or scenic resources will occur.

The subject property is 48,588 square feet (1.12 acres) in size, is semi-circle shaped and sits lower than the street level on Markland Drive and flush with the street level on Potrero Grande Drive. The lot is currently vacant. The proposed building will be 40 feet tall. The topography of the lot allows for one basement level of storage and three above grade levels. Portions of the building will appear to be a two-story on the Markland Avenue elevation since the lot is lower than the street level and three-story on the Potrero Grande elevation. The Commercial Services (C-S) zone permits three-story, 40-foot tall buildings. The proposed architectural style of the building will be contemporary and consistent with the storage facility located near the western boundary of the project site. The project will improve the visual character of the project site with contemporary architecture as opposed to a vacant lot and complementary landscaping. Freeway right-of-way landscaping to the east will remain in place. The project is consistent with commercial character of the area and will improve the visual character of the project site. Impacts will be less than significant.

Photometric details have been provided to show that all the outdoor lighting will be shielded to prevent the direct spillage of light or glare onto adjacent lots and streets, pursuant to the Municipal Code. Light spillover and glare will be avoided by requiring lights to be designed to prevent the light from shining directly onto surrounding property per the requirements of the Monterey Park Municipal Code Section 21.16.090. Outdoor architectural building lighting would also be subject to Monterey Park Municipal Code Section 21.16.090 that requires all gate entry points for vehicles and pedestrians and building entrances be illuminated to provide an average lighting level of no less than five foot-candles and a minimum level of no less than two foot-candles per light fixture. The project includes no materials that cause glare, such as polished metals. Impacts will be less than significant.

Mitigation: None required

Monitoring: None required

II. AGRICULTURAL RESOURCES

- a-e) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Conflict with existing zoning for agricultural use, or a Williamson Act contract? Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
Monterey Park Municipal Code
Monterey Park Zoning Map
Williamson Act Program, The California Land Conservation Act of 1965, Open Space Subvention Act 1971, California Division of Land Resource Protection, website: <http://www.consrv.ca.gov/DLRP/>
American Farmland Trust, website: <http://www.farmland.org/default.asp>

Comments: No impact. The Project will not convert farmland, conflict with existing zoning for agricultural use or a Williamson Act contract, or involve other changes in the existing farm environment. Monterey Park is a built-out urban community with minimal natural resources such as forests or wildlife habitat or agricultural land. According to the City's Zoning Map and General Plan Land Use Map, there are no farmlands or agriculturally zoned properties in Monterey Park. The project site nor surrounding uses are used or are suitable for timber or forestry uses.

Mitigation: None required

Monitoring: None required

III. AIR QUALITY

- a-e) Would the project conflict with or obstruct implementation of the applicable air quality plan? Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Expose sensitive receptors to substantial pollutant concentrations? Create objectionable odors affecting a substantial number of people?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
Monterey Park Municipal Code
South Coast Air Quality Management Plan (AQMD), Handbook, website: <http://www.aqmd.gov/aqmp/AQMPIntro.htm>
CEQA Air Quality Handbook, 1993

Comments: Less than significant impact. A significant impact could occur if the project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology

provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Sections 4.3 *et seq.* of this report. Accordingly, the project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. Because this project includes approval of a Specific Plan, a growth assumption consistency analysis must be completed.

The 2012 AQMP long-term emissions inventory was modeled from the growth projections utilized in the 2012 Regional Transportation Plan (RTP) prepared by the Southern California Association of Governments (SCAG). RTP growth projections are developed utilizing a comprehensive analysis of fertility, mortality, migration, labor force, housing units, and local policies such as land use plans. Regional growth forecasts for the RTP were updated in 2012. Growth projections for the 2012 RTP predicted a citywide employment growth between 2008 and 2035 of approximately 3,300. The project's estimated four jobs represents less than one percent of the citywide projection and is within the growth assumptions utilized in preparation of the AQMP.

Based on the consistency analysis presented above, the project will not conflict with the AQMP. Impacts will be less than significant.

Although there is no formal City monitoring program, the City promotes and encourages practices that can help reduce the generation of air pollutants identified in the Basin. The City continues the operation of the City-owned Spirit Bus Line, supports mixed-use projects that create pedestrian environments, and encourage the use of alternative fuels. The Project is a Specific Plan to permit the construction of a new 127,492 square-foot, four-story public self storage facility. Air quality will be impacted at time of construction and by additional vehicle trips due to the increased floor area of the Project.

The construction of the project will involve disturbing the surface area and creating destabilized uncovered soil conditions. The project may conflict with or obstruct the implementation of the applicable air quality plan. The project impacts while generally beneath emission threshold may be cumulatively significant when in combination with other land uses which is less than significant in impact. Since the entire Southern California Region is located in a non-attainment basin the project will be conditioned to ensure that combustible fuels comply with the gaseous fuel sulfur content limits of SCAQMD and active Operations shall comply with emission limits, control measures and permitting requirements for SCAQMD Fugitive Dust control.

SCAQMD's requirement to monitor equipment and fuel formulation requirements is part of the regulatory and permit process of the SCAQMD. Monitoring the implementation of control measures found in Table 1 of Rule 403 will minimize fugitive dust emissions from each fugitive dust source type within the active operation. Monitoring of general air quality and assessment of air quality compliance are conducted on an ongoing basis by the SCAQMD. Transportation measures which have the potential to reduce air quality impacts are incorporated in Trip Reduction Plans for which commercial employers can receive credit from the SCAQMD. Inspection of construction methods and dust control measures is part of the City permitting process.

Mitigation: None required

Monitoring: None required

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Potentially Significant Unless Mitigation Incorporated.

Sources: CEQA Air Quality Handbook, 1993
MIG | Hogle-Ireland, CalEEMod Air Quality Data, October 1, 2013 (on file)

Comments: The project site is located in the South Coast Air Basin which is in the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The California Emissions Estimator Model (CalEEMod) version 2013.2.1 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths were utilized. Due to the close proximity of soil disposal sites, such as the Azusa Land Reclamation Landfill, facilities in Irwindale, and others in Los Angeles County, haul trips were set to a length of 10 miles. Table 1 (Construction Emissions) summarizes daily construction-related emissions in comparison to SCAQMD thresholds. Table 1 assumes use of low-VOC paints during application of architectural coatings. Additional mitigation as required by SCAQMD has also been included to further reduce construction-related emissions. Impacts will be less than significant with mitigation incorporated.

Table 1 Construction Emissions						
Year	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Summer 2014	53.92	93.52	83.58	0.16	11.13	5.81
Winter 2014	53.98	95.87	94.04	0.16	11.14	5.82
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: MIG Hogle-Ireland 2013						
Note: Volatile organic compounds are measured as reactive organic compounds						

Long-term criteria air pollutant emissions will result from the operation of the project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile and other vehicle sources associated with daily trips to and from the project. CalEEMod was utilized to estimate mobile source emissions. Trip generation is based on the Institute of Transportation Engineers *Trip generation* manual for mini-storage facilities. It should be noted that this is a conservative analysis because this is

not a typical drive-in storage facility. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed structure. Energy demand emissions result from use of electricity and natural gas. Emissions from area sources were estimated using CalEEMod program default values for area and energy demand emissions. Operational emissions are summarized in Table 2 (Operational Emissions). Long-term emissions will not exceed the daily thresholds established by SCAQMD; impacts will be less than significant.

Table 2						
Operational Emissions						
Source	ROG	NO_x	CO	SO₂	PM¹⁰	PM^{2.5}
<i>Summer</i>						
Area Sources	3.87	0.00	0.02	0.00	0.00	0.00
Energy Demand	0.07	0.64	0.54	0.00	0.05	0.05
Mobile Sources	3.41	3.24	13.55	0.03	1.95	0.55
Summer Total	7.35	3.88	14.11	0.03	1.20	0.60
<i>Winter</i>						
Area Sources	3.87	0.00	0.02	0.00	0.00	0.00
Energy Demand	0.07	0.64	0.54	0.00	0.05	0.05
Mobile Sources	3.91	4.41	13.41	0.03	1.95	0.55
Winter Total	7.85	5.05	13.97	0.03	1.20	0.60
Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: MIG Hogle Ireland 2013						
Note: Volatile organic compounds are measured as reactive organic compounds						

- Mitigation: The project must comply with SCAQMD's Fugitive Dust Rule 403. Rule 403 requires implementation of extensive fugitive dust control measures such as watering on-site to stabilize and prevent dust plumes.
- Mitigation: The applicant must maintain the public right-of-way and on-site property in a wet down condition to the degree necessary to prevent dust emission and remove any roadway dust spillage from the public right-of-way by sweeping or sprinkling.
- Mitigation: During the pre-construction phase, the permittee must maintain stability of soil through pre-watering of the site before clearing and grubbing. The permittee must consistently water down the site to stabilize the soil.
- Mitigation: If crushing equipment is used on-site, then the permittee must comply with SCAQMD's permit conditions. The permittee must stabilize surface soils before operation of equipment and stabilize materials after crushing to prevent dust plume.
- Mitigation: The permittee must stabilize all importing and exporting bulk materials to reduce fugitive dust emissions; use tarps or other suitable enclosures on haul trucks.
- Mitigation: The permittee must comply with track-out prevention requirements to include stabilized construction entrances and exits, stabilized construction roadways, and entrance and exit tire washouts.

- Mitigation: All trucks and construction equipment must be kept in proper operating condition and allow trucks and construction equipment to be stored overnight on-site in a secured area in order to minimize truck trips.
- Mitigation: All open storage piles above the height of three feet and which occupy an area of 150 or more square feet must be covered.
- Mitigation: Before there is any disruption of on-site surface area, the permittee must install a chain link fence with screen/wind prevention mesh along the perimeter construction limit line.
- Mitigation: All grading shall be suspended when wind speed (including instantaneous gusts) exceeds 25 miles per hour.
- Mitigation: Before the City issues building permits, the permittee must submit, to the satisfaction of the Director of Community and Economic Development, or designee, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures must be implemented to the satisfaction of the Director of Community and Economic Development, or designee. These may include the following:
- The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed 25 g/l for interior applications.
 - The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed 100 g/l for exterior applications.
- This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District.
- Monitoring: The applicant must monitor construction practices and equipment emission opacity. Transportation measures are required and inspected by the City of Monterey Park Public Works Department. Coating applications must be inspected by the City of Monterey Park Building and Safety Division.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Sources: CEQA Air Quality Handbook, 1993
MIG | Hogle-Ireland, CalEEMod Air Quality Data, October 1, 2013

Comments: Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements. Impacts will be less than significant with mitigation incorporated.

d. Expose sensitive receptors to substantial pollutant concentrations?

Sources: City of Monterey Park, General Plan EIR,
CEQA Air Quality Handbook, 1993
Caltrans Carbon Monoxide Hotspot Protocol, 1997

Comments: Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, and the sick. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The proposed storage facility is not a sensitive receptor and does not emit toxic air contaminants that could impact nearby residential uses. No impacts related to toxic air contaminant emissions will occur.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential for violation of State and Federal CO standards at study area intersections, even if the broader Basin is in attainment for Federal and State levels. According to the General Plan EIR, the average daily traffic volumes on Potrero Grande Drive near the intersection with Markland Drive are approximately 16,689 (assuming a growth rate of two percent in traffic volumes since the year 2000). Because the project does not involve an intersection that experiences traffic volumes of 31,600 vehicles per hour or more, a CO hotspot analysis is not required for the project. Impacts will be less than significant.

e. Create objectionable odors affecting a substantial number of people? No Impact.

Sources: CEQA Air Quality Handbook, 1993

Comments: According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. There are no such uses within the project vicinity that produce substantial odors; furthermore, the project is not an identified odorous use. No impact will occur.

Mitigation: None required.

Monitoring: None required.

IV. BIOLOGICAL RESOURCES

- a-b) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Sources: California Environmental Quality Act (CEQA) and Guidelines
Clean Water Act Section 404 1972, U.S. Fish and Wildlife Service, website:

<http://www.fws.gov/habitatconservation/cwa.htm>

Classification of Wetlands and Deepwater Habitats of the United States, National Wetlands Inventory Center, website:

http://www.fws.gov/nwi/Pubs_Reports/Class_Manual/class_titlepg.htm

Department of Fish and Game, website:

http://www.dfg.ca.gov/habitats/WDP/sources_dfg.html

Comments: No impact. The Project will not have a substantial adverse effect on any endangered or threatened rare species or their habitats. The City has been previously disturbed through the development of a wide variety of retail, residential, and commercial uses. The City is an urbanized and built-out area. The Project is Specific Plan to permit the construction of a new 127,492 square-foot, four-story public self storage facility. No disturbance of land outside of that already graded and paved is involved.

While the project will not result in any substantial impacts to sensitive species or their habitat, it should be noted that generally all birds (as listed) are protected under the Federal Migratory Bird Treaty of 1918 and/or Fish and Game Code §§ 3503, 3503.5, and 3513. Furthermore, bats are afforded protection under California Fish and Game Code § 4150. It should be further noted that because the project will not substantially impact sensitive species or wildlife, a No Effect Determination request will be filed with CDFW to waive collection of CEQA filing fees for the project. If the request is denied, then CEQA filing fees will be required upon filing of the Notice of Determination (NOD). The filing fee helps defray the costs of managing and projecting California's fish and wildlife resources, thus, payment of fees would help offset any incremental effects on wildlife, including nesting birds, roosting bats, and other resources. Based on the lack of habitat on the property, the highly urbanized and developed character of the area, and activities that are incompatible with wildlife, no impacts to candidate, sensitive, or special status species or their habitat will occur.

Mitigation: None required

Monitoring: None required

- c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, without limitation, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Sources: U.S. Fish and Wildlife Service, Clean Water Act Section 404 1972, website:
<http://www.fws.gov/habitatconservation/cwa.htm>

Comments: No impact. The Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The City is located in and surrounded by areas of dense urbanization and, as such, no watercourse or other wetland areas have been identified. The Project will not require the issuance of permits under Section 404 of the Federal Clean Water Act.

Mitigation: None required

Monitoring: None required

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Sources: Department of Fish and Game Information Resources, California Wildlife Action Plan, website: http://www.dfg.ca.gov/habitats/WDP/sources_dfg.html
Biogeographic Data Branch, Biological Information, website: <http://www.dfg.ca.gov/bdb/html/animals.html>
Special Animals, website: <http://www.dfg.ca.gov/bdb/pdfs/SPAnimals.pdf>

Comments: No impact. The Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The City is located in and surrounded by areas of dense urbanization and does not contain habitat capable of supporting sensitive wildlife species. Plant and animal life present in the City consists of generalist species that have adapted to an urban environment. The project site include no trees or water bodies that could support migratory species. No impact will occur.

Mitigation: None required

Monitoring: None required

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
Monterey Park Municipal Code

Comments: No impacts. Monterey Park is almost completely developed, resulting in minimal open space capable of providing habitat for important biological resources. There are no local regulations protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: None required

Monitoring: None required

- f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Sources: U.S. Fish and Wildlife Service, USFWS Threatened and Endangered Species System (TESS), Listed Species with Critical Habitat, website: http://ecos.fws.gov/tess_public/CriticalHabitat.do?listings=0&nmfs=1
Natural Community Conservation Planning, Department of Fish and Game, website: <http://www.dfg.ca.gov/nccp/>

Comments: No impact. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans are applicable to the City.

Mitigation: None required

Monitoring: None required

V. CULTURAL RESOURCES

- a-d) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature? Disturb any human remains, including those interred outside of formal cemeteries?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
California Environmental Quality Act (CEQA) and Guidelines
California Office of State Parks Website: http://ohp.parks.ca.gov/?page_id=21427

Comments: No impact. There are no structures or other features on the project site that could be considered historical resources, thus, the project will not cause a substantial adverse change in the significance of a historical resource. The City continues to support the efforts of the Historical Society, Historical Heritage Commission, and the Arts and Cultural Commission and raise public awareness about Monterey Park's history and cultural resources. The Project is Specific Plan to permit the construction of a new 127,492 square-foot, four-story public self storage facility. According to the California Historical Landmarks list, there are no historical landmarks in the City of Monterey Park. No historical resources will be impacted.

The project site is located in an urbanized area that has been previously disturbed by past activities in conjunction with the nearby freeway off-ramp. Given that the project site has been substantially disturbed by previous ground disturbing activities, any cultural resources that may have existed at one time likely have been previously unearthed or disturbed; however, due to the depths necessary to construct the basement level of the building, previously undisturbed, buried resources may be impacted. In the unlikely event that archaeological or paleontological materials are uncovered, mitigation measures are incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified anthropologist or paleontologist. Impacts to buried cultural resources will be less than significant with mitigation incorporated.

Because the project site is already disturbed, no human remains or cemeteries are anticipated to be disturbed by the project. Any buried human remains would have been uncovered, collected, and/or destroyed at that time of initial development of the site. In the unlikely event that human remains are uncovered the contractor must be required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code Section 7050.5. If the Coroner, with the aid of an archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. With compliance with these regulations, impacts would be less than significant.

Mitigation: If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor must be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code Section 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find. However, no further work must occur in the immediate location of the find until all information recovery has

been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.

Mitigation: If paleontological materials are uncovered during grading or other earth moving activities, the contractor must be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, resource must be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information must be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Planning Director. The applicant must bear the cost of implementing this mitigation.

Monitoring: Contractor compliance and reporting to the Planning Division if resources are discovered

VI. GEOLOGY AND SOILS

a-e) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area of based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including Liquefaction?
- iv) Landslides?

Result in substantial soil erosion or the loss of topsoil? Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Sources: City of Monterey Park General Plan, Adopted July 18, 2001
California Special Studies Zones, El Monte Quadrangle, 1991
California Seismic Hazard Zones, El Monte Quadrangle, 1999
California Building Code, 2010
Soil Pacific Inc., Soil and Foundation Evaluation Report, 2005

Comments: Less than significant impact. The project is not within or near a Alquist-Priolo Earthquake Fault Zone. The project is not located in an area subject to landslides or liquefaction. The project site is subject to low expansion of soils. The project site is subject to strong seismic ground shaking, as are virtually all properties in Southern California. The project is subject to the provisions of the California Building Code (CBC) that identifies seismic design criteria and requires soils reporting to determine if any site conditions exist requiring special soils treatment or building design solutions. The provisions of the CBC will ensure that structural failure of the building will not occur during a seismic activity or other geological event. Based on the requirements of the CBC and the results of the project soils report, impacts will be less than significant. The project will be served by a sewer system and does not require a septic tank.

Mitigation: None required

Monitoring: None required

VII. GREENHOUSE GAS EMISSIONS

- a-b) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Sources: City of Monterey Park General Plan
MIG | Hogle-Ireland, CalEEMod Air Quality Data, October 1, 2013 (on file)

Comments: Greenhouse gas (GHG) emissions for the project were quantified utilizing the California Emissions Estimator Model (CalEEMod) version 2013.2.1 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions and summarized in Table 3 (Greenhouse Gas Emissions Inventory). The emissions inventory accounts for GHG emissions from construction activities and operational activities.

Table 3	
Greenhouse Gas Emissions Inventory	
Source	GHG Emissions (MTCO₂E/R)
Construction	
2014	349.36
30-Year Amortization	11.65
Operational	
Energy	575.93
Mobile	407.28
Solid Waste	71.92
Water and Wastewater	146.85
Total	1,201.98
Total Construction + Operational	1,213.63
Proposed SCAQMD Screening Threshold	3,000
Exceeds Threshold?	No

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA CEQA and Climate Change white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects. Greenhouse gas emissions associated with the project would not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant.

The City of Monterey Park in January 2012 adopted a Climate Action Plan to guide the City of Monterey Park toward attainable conservation goals that may also significantly reduce the impact of greenhouse gas emissions within the community. The City has

adopted the 2010 edition of the California Building Code (Title 24), including the California Green Building Standards Code (pursuant to Monterey Park Municipal Code Chapter 16.17). The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these state and City codes and plans.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a-f) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Sources: City of Monterey Park General Plan
Department of Toxic Substances Control (DTSC) Under Government Code § 65962.5(a), California Environmental Protection Agency, website:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>
Environmental Managers and Auditors, Phase I Environmental Site Assessment Report, 500 E Markland Ave, July 2013 (On file with Monterey Park Planning Division)

Comments: No impact. The proposed storage facility does not use significant hazardous materials and therefore will not result in the transport or generation of hazardous waste. The project Phase I Environmental Site Assessment (ESA) did not identify any on-site industrial uses, wastewater discharge or treatment facilities, or hazardous materials or waste contamination. The project site is not listed in any government database for hazardous materials and/or wastes and there are no regulated facilities in the immediate vicinity of the project site. No impact will occur.

Mitigation: None required

Monitoring: None required

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because it does not require any road closures and does not induce substantial population or employment growth that could impact effective movement of people during an emergency.

Mitigation: None required

Monitoring: None required

- h) Would the project expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Sources: California Department of Forestry and Fire Protection, Fire Hazard Severity Zones in SRA, Los Angeles County, 2007

Comments: No impact. The project is not located in a wildland fire hazard zone as mapped by the California Department of Forestry and Fire Protection (CALFIRE). No impact will occur.

Mitigation: None required

Monitoring: None required

VIII. HYDROLOGY AND WATER QUALITY

- a, c-f) Would the project violate any water quality standards or waste discharge requirements? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion, siltation, or flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than Significant Impact. Surface runoff in urban areas contains pollutants and sediments that accumulate in yards and on paved areas. Pollutants in urban runoff include landscape pesticides and fertilizers, engine oil, detergents, and household chemicals. Urban pollutants degrade water quality and impact downstream wildlife and plants dependent on aquatic habitat. The City is a co-permittee with the County of Los Angeles in the National Pollutant System Discharge Elimination (NPDES) program. Per the NPDES permit, all new development projects and substantial rehabilitation projects are required to incorporate Best Management Practices (BMPs). Proposed development projects, public and private, within Monterey Park must incorporate BMPs to preclude significant water quality impacts from non-point source pollutants, per Chapter 6.30 of the Monterey Park Municipal Code. This will include BMPs that prevent erosion. The project drainage will be directed towards an existing, engineered storm water conveyance structure southeast of the project, thus precluded the potential for on- or off-site flooding. Impacts related to water quality and on- or off-site flooding/erosion will be less than significant with implementation of existing regulations.

Mitigation: None required

Monitoring: None required

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the

local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The project site is not utilized for the management of groundwater levels. Furthermore, the project will not induce substantial population or employment growth that could result in substantial depletion of groundwater. Therefore, the project could not result in lower of groundwater levels to such an extent that nearby wells would not be able to operate.

Mitigation: None required

Monitoring: None required

g-j) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Inundation by seiche, tsunami, or mudflow?

Sources: City of Monterey Park, General Plan EIR
Federal Emergency Management Service, Flood Insurance Rate Map 06037C1665F
Los Angeles County, Draft General Plan, Dam and Reservoir Inundation Routes

Comments: Less than significant impact. The project will not place housing or structures within a 100-year flood hazard area. The project will not expose people or structures to flooding or inundation by seiche because there are no open water bodies in proximity to the project site. The project site is located approximately 20 miles from the Pacific Ocean and thus is not subject to tsunami hazards. The project is located in a flat, urbanized area and is thus not subject to mudflow.

The project site is within the inundation area of the Garvey Reservoir located approximately one mile north of the project site. The Garvey Reservoir is located within the City and is owned and operated by Metropolitan Water District (MWD). The reservoir stores water for municipal water supplies. This facility is bound by a northern and southern dam. This facility was upgraded in 1999 and is continually maintained by MWD. According to the General Plan, the risk of dam failure is low due to upgrades to the Garvey Reservoir and State-mandated inspection and maintenance programs. Impacts will be less than significant.

Mitigation: None required

Monitoring: None required

IX. LAND USE AND PLANNING

a) Would the project physically divide an established community?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The Project will not disrupt or divide the physical arrangement of an established community because the project involves adding additional structures to private property in an area already developed with similar structures and not generally accessible to the public.

Mitigation: None required

Monitoring: None required

- b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, without limitation to the general plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Sources: City of Monterey Park General Plan
City of Monterey Park Municipal Code

Comments: No impact. The Project will not conflict with the General Plan or zoning regulations in the MPMC. The subject property is zoned Commercial Services (C-S) and designated Commercial in the General Plan. The Commercial land use category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional demand. Commercial development is located primarily along major thoroughfares and the freeway corridors. The subject property is located along the Pomona (60) Freeway corridor. The Project is a Specific Plan to permit the construction of a new 127,492 square-foot, four-story public self storage facility. According to the MPMC, a public storage facility is a conditionally permitted use. The Project is compatible with existing land uses, including an existing public storage facility west of the subject property, a gas service station to the east, and the Pomona (60) Freeway to the west and south.

Mitigation: None required

Monitoring: None required

- c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The City is not located within an area governed by a habitat conservation plan or natural community conservation plan. The City is already developed with a variety of retail, residential and commercial uses. Furthermore, the City is located within and surrounded by urbanized areas, minimizing the availability of natural animal or plant habitat.

Mitigation: None required

Monitoring: None required

X. MINERAL RESOURCES

- a-b) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Results in the loss of availability of a locally-important

mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code
United States Environmental Protection Agency, Superfund Record of Decision: Operating Industries, CA, website:
[http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/11963468b5385c5a882574260073d788/ef7185540638df61882576b90063744f/\\$FILE/OII%20-%20ROD%207-31-87.pdf](http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/11963468b5385c5a882574260073d788/ef7185540638df61882576b90063744f/$FILE/OII%20-%20ROD%207-31-87.pdf)

Comments: No impact. The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. According to the General Plan, the City is a built-out urban community, which offers few natural resources. The only area within Monterey Park, which has experienced mineral extraction is the Operating Industries, Inc. (OII) landfill, located at the southeastern portion of the City. Before 1948, this site and surrounding areas were quarried for sands and gravel; however, in 1952, the site became a privately owned landfill under the ownership of OII to dispose of municipal garbage. The landfill operated until October 1984. Since 1952, no other mineral resource extraction activities have historically occurred or are presently conducted within the City.

Mitigation: None required

Monitoring: None required

XI. NOISE

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant. The Noise Element of the General Plan references implementation measures where all buildings within the 65 CNEL must be attenuated to an interior level of 45 CNEL. The General Plan indicates that long-term noise generated from Potrero Grande will be 74.9 CNEL at 75 feet from centerline, thus the project will be exposed to noise levels in excess of those established in the General Plan. As per General Plan policy and standard building practice, the project will be required to implement measures to reduce exterior and interior noise levels. Typical measures include construction of a sound wall, improved building insulation, and upgraded windows. With implementation of General Plan policy and standard building practices, noise impacts to the project will be less than significant.

Mitigation: None required.

Monitoring: None required.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Sources: City of Monterey Park General Plan
City of Monterey Park Municipal Code

Comments: Less than significant impact. Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described in units of velocity (inches per second) or discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads. Operation of the proposed development does not include uses that cause vibration.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used. Construction of the development does not require rock blasting or pile driving, however, jack hammering will be necessary to remove the asphalt parking lot. Site clearing and grading activities will require heavy construction equipment. Although the project will require grading and use of heavy trucks for soil movement, vibration impacts will not be significant because no receptors or structures are within proximity to be disturbed or damaged, respectively, by construction-related vibration. Receptors typically have to be adjacent to the source of the vibration for it to be perceptible. Impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impact. Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3

dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

The project is anticipated to generate well under 320 trips per day (the typical trip generation anticipated for a drive-in storage facility), considering it is designed as a walk-in facility. According to the General Plan, current traffic volumes on Potrero Grande Drive are estimated at 16,689 average daily trips, thus the project would not result in a doubling of traffic volumes on local roadways that would result in a perceptible 3 dBA increase in noise levels. Impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impacts with mitigation incorporated. Impacts associated with construction may exceed noise criteria. The project is located adjacent to sensitive receptor such as residential to the northeast and south. The City of Monterey Park has adopted regulations that limit the hours of construction activities to normal weekday working hours. However, construction activities associated with the project may result in a short-termed noise impact. Construction related noise has the potential to impact sensitive receptors in the vicinity and require short termed mitigation. Noise generated by construction equipment, including material handlers, and potable generators are expected to peak at high levels.

The General Plan requires that installation of noise barriers to reduce significant impacts and revise as necessary City ordinances regulating hours for construction activity. To be effective as sound attenuation measures, barriers must be adequate to prevent significant noise transmission and high enough to shield the receiver from the noise source. The noise barrier must interrupt the line-of-sight between the noise source and the noise receiver.

Mitigation: All construction hours are restricted to 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturdays. No outdoor construction activity associated with the project can occur on Sundays or Federal holidays.

Mitigation: The applicant must construct the rear walls of Buildings "F" and "H" first along the southerly and northeasterly sides of the property which will also serve as noise barrier during the remainder of the construction phase. Construction activity cannot commence until the wall is constructed. The wall will effectively screen the noise source and protect the sensitive receptors from potentially significant noise impacts.

Mitigation: Before any construction activity, the applicant must place all stationary construction equipment so that emitted noise is directed away from sensitive receptors along the northeasterly and southerly property lines.

Mitigation: Before to any construction activity, the applicant must post temporary signs on-site to advise construction workers of quiet zones near the northeasterly and southerly

property lines. Within the quiet zones, there must be no loud music, excessive noise or vehicle parking.

Mitigation: Before any construction activity the applicant must post signs at the entrance areas identifying construction hours.

Monitoring: City of Monterey Park Development Services and Public Works Department

- e-f) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Sources: City of Monterey Park General Plan

Monterey Park Municipal Code

Comments: No impact. The project is not located within the two miles of a private airstrip or public runway or within an airport land use planning area.

Mitigation: None required.

Monitoring: None required.

XII. POPULATION

- a-c) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure? Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Sources: City of Monterey Park General Plan

Comments: No impact. The Project will not induce substantial population growth in an area because it will generate a maximum of four jobs.

Mitigation: None required

Monitoring: None required

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impact. Fire and Police protection—To provide residents and the business community with a high level of fire protection, the City maintains its own police and fire departments. There are three fire stations in the City: City Hall, Monterey Pass Road, and South Garfield Avenue. The Monterey Park Police Department is based at City Hall. The Project will not necessitate the construction of a new or physically altered fire or police station because the project is located within the existing service area of these departments and will not induce substantial population growth. The impact is less than significant.

Schools—The Project will not involve substantial employment or population growth, which could generate a demand for school facilities that could exceed the capacity of the Alhambra Unified School District (AUSD). Pursuant to the Leroy F. Green School Facilities Act (AB 2926), the project proponent will be required to pay developer fees to the Garvey School District, before the City issues building permits, at the then current rate charged to residential development projects. This fee will help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts to the school facilities will be less than significant.

Parks—The Project will not introduce substantial population growth that could generate increased demands for public park facilities in excess of existing park capacities.

Other public facilities—The Project will not lead to the substantial employment or population growth that could generate increased demand for other public facilities such as libraries.

Mitigation: None required

Monitoring: None required

XIV. RECREATION

- a-b) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur to be accelerated? Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The Project will not introduce substantial population growth that could generate increased demands for public park facilities in excess of existing park capacities, which could cause deterioration of the park facilities.

Mitigation: None required

Monitoring: None required

XV. TRANSPORTATION/TRAFFIC

- a) Would the project cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code
Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008

Comments: Less than significant impact. The Project will not generate additional traffic that would exceed significant thresholds for traffic impacts. The industry standard for requiring traffic impact analysis is 50 peak hour trips. Based on the Institute of Transportation Engineers (ITE) *Trip Generation* manual, a typical mini-warehouse facility will generate 0.02 peak hour trips per storage unit. The proposed facility includes 816 storage units, generating 16.32 peak hour trips. This amount of trips does not exceed the 50 peak hour trip standard for traffic impact analysis and thus impacts to local intersections will be less than significant.

Mitigation: None required

Monitoring: None required

- b) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impact. The Project will not exceed adopted County of Los Angeles Metropolitan Transit Authority (MTA) thresholds for designated roads or highways. The Congestion Management Program (CMP) was created statewide because of Proposition 111, and is implemented locally by MTA. The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. The nearest CMP arterial monitoring intersection is the intersection of Fremont Avenue and Valley Boulevard. The CMP requires traffic impact analysis for CMP facilities at 50 peak hour trips for arterial intersections and 150 peak hour trips for freeway on- and/or off-ramps. The project does not meet either criteria for traffic impact analysis, thus impacts will be less than significant.

Mitigation: None required

Monitoring: None required

- c-f) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Result in inadequate emergency access? Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Sources: Monterey Park Municipal Code

Comments: No impact. The Project does not include any aviation related uses, new roadway designs or the introduction of a new land use into an area with specific transportation requirements and characteristics, or new emergency access ways. The Project will not conflict with adopted policies, plans involving alternative transportation facilities.

Mitigation: None required

Monitoring: None required

XVI. UTILITIES AND SERVICE SYSTEMS

a, b, e-g) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impact. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board because it does not include processes that would discharge pollutants requiring new or expanded treatment facilities. According to the General Plan, the 1996 Sewer Master Plan identifies and recommends means to address City sewer system deficiencies through the year 2016. The plan accounts for anticipated population growth and demand increases on the collection system. Per the plan, the City continues to maintain and upgrade the system as demand warrants. The project will not increase wastewater generation to such a degree that the capacities of facilities currently serving the City would be exceeded beyond those contemplated in the Sewer Master Plan. Furthermore, the project requires no new construction of any sewer mains. It should be noted that while the project requires a Specific Plan to increase the permitted size of the building, the additional building area is for storage units and does not include uses that generate wastewater.

Regional landfill capacity fluctuates daily and is regularly monitored by the County Sanitation Districts of Los Angeles County to ensure there is sufficient landfill space available to dispose of municipal solid wastes throughout the San Gabriel Valley. This project's additional solid waste stream would have a less than significant impact on regional landfill capacity. Compliance with City and County waste reduction programs and policies would reduce the volume of solid waste by up to 50 percent. The City contracts with Athens Disposal for waste collection and disposal services. Athens transports citywide wastes to a Materials Recovery Facility in Industry, where recyclable materials are sorted and removed from the wastes delivered to landfills, for sale to companies that use these recovered materials to manufacture a variety of products. In 2011, the per resident disposal rate was 3.4 pounds per day, below the target of no more than 5.0 pounds per day and less than waste in 2007 (4.7 pounds per day). City disposes of waste at several area landfills, including:

- Azusa Land Reclamation Co. Landfill
- Bakersfield Metropolitan (Bena) SLF

- Chiquita Canyon Sanitary Landfill
- Colton Sanitary Landfill
- Commerce Refuse-To-Energy Facility
- El Sobrante Landfill
- Mid-Valley Sanitary Landfill
- Olinda Alpha Sanitary Landfill
- Peck Road Gravel Pit
- Puente Hills Landfill
- Simi Valley Landfill & Recycling Center
- Southeast Resource Recovery Facility
- Sunshine Canyon City/County Landfill

The majority of waste in 2011 (total solid waste disposal in Monterey Park in 2010 totaled 37,106 tons) went to the Puente Hills Landfill and the Chiquita Canyon Sanitary Landfill. The Puente Hills Landfill has a permitted daily capacity of 13,200 tons (4,821,300 tons per year), with a permitted total capacity of 74,000,000 cubic yards and a remaining capacity of 35,200,000 cubic yards. This landfill is projected to close in 2013. The Chiquita Canyon Sanitary Landfill, located in Castaic, has a permitted daily capacity of 6,000 tons per day and a total capacity of 63,900,000 cubic yards, with a remaining capacity of 29,300,000 cubic yards. The Chiquita Canyon Landfill is estimated to close in 2019. Although these existing landfills currently used by Monterey Park are anticipated to close in 2013 and 2019, other regional landfills have remaining capacity. Also, regional plans are underway to transport waste by rail to landfill sites in the desert areas to the east.

Different uses have varying levels of estimated solid waste production. Using the default calculations in the CalEEMod model, the project will generate 158.09 tons of solid waste per year. Although the Puente Hills landfill is anticipated to close in 2013, other regional landfills have remaining capacity. There is adequate landfill capacity in the region to accommodate project-generated waste. Considering the availability of landfill capacity and the relatively nominal amount of solid waste generation from the project, project solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest and optional, more distant, landfills. Therefore, it is not expected that the project would impact the City's compliance with state-mandated (AB 939) waste diversion requirements. The project is required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Impacts would be less than significant.

Mitigation: None required

Monitoring: None required

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: No impact. The project does not include or require expansion of any storm drain. Project storm water flows will be conveyed to an existing on-site drainage facility. No impact will occur.

Mitigation: None required

Monitoring: None required

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Comply with federal, state, and local statutes and regulations related to solid waste?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Less than significant impact. According to the General Plan, the 1996 Water Master Plan identifies several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells, where concentrations of volatile organic compounds (VOCs) have risen over the years. The Water Master Plan outlines a phased program to address water line maintenance and replacement needs, to accommodate a gradual population increase, and to avoid VOC problems into the future. The project is consistent with the General Plan and thus the long-term water demands contemplated in the Water Master Plan. It should be noted that while the project requires a Specific Plan to increase the permitted size of the building, the additional building area is for storage units and does not include uses that demand water.

Mitigation: None required

Monitoring: None required

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Sources: City of Monterey Park General Plan
City of Monterey Park Municipal Code

Comments: Less than significant impact. The City is a dense urbanized area developed with a mixture of retail, residential, and commercial uses. The Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endanger plant or animal, eliminate

important examples of the major periods of California history or prehistory. The environment will be impacted; however, the impact will be less than significant, based on the analysis provided in this Initial Study.

- b-c) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Sources: City of Monterey Park General Plan
Monterey Park Municipal Code

Comments: Based on the analysis provided in this Initial Study, the project will have less than significant cumulative impacts on traffic, air quality, public services, utilities, and other areas of environmental concern. The project will have less than significant environmental effects on human beings, directly or indirectly.

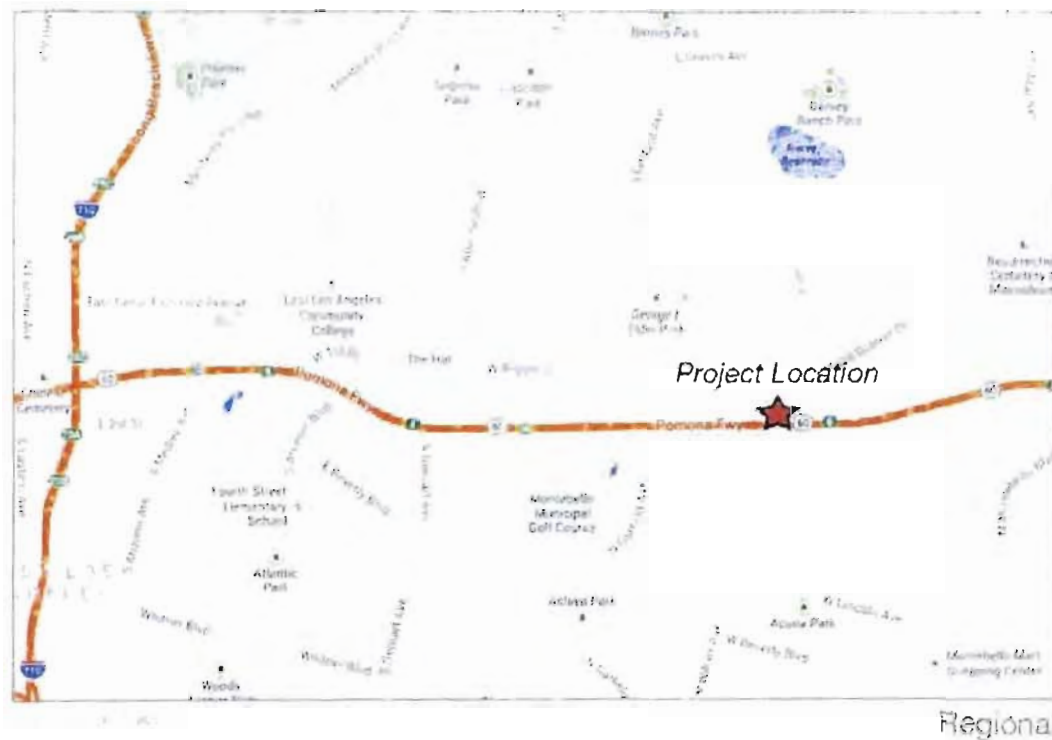


Exhibit 1 Regional and Vicinity Map

Statistics

Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Site Plan

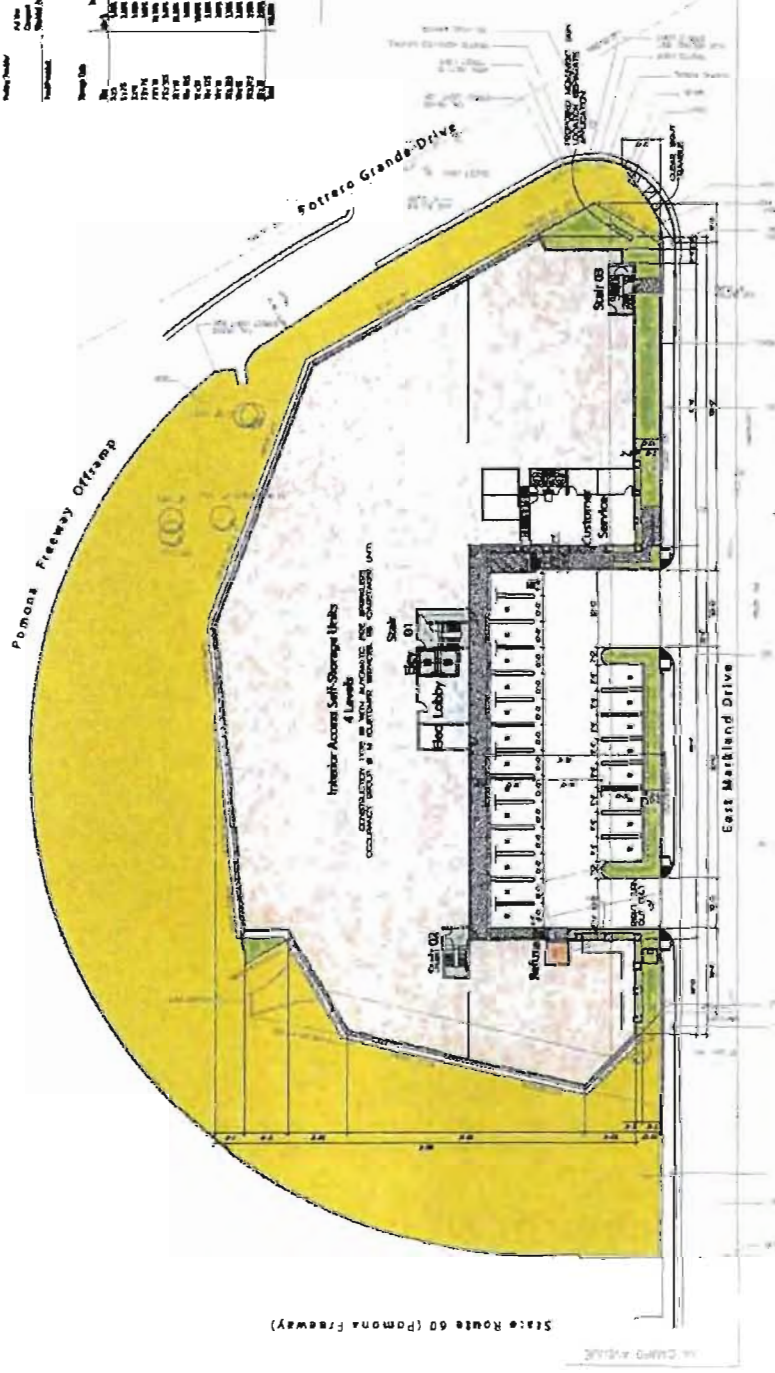
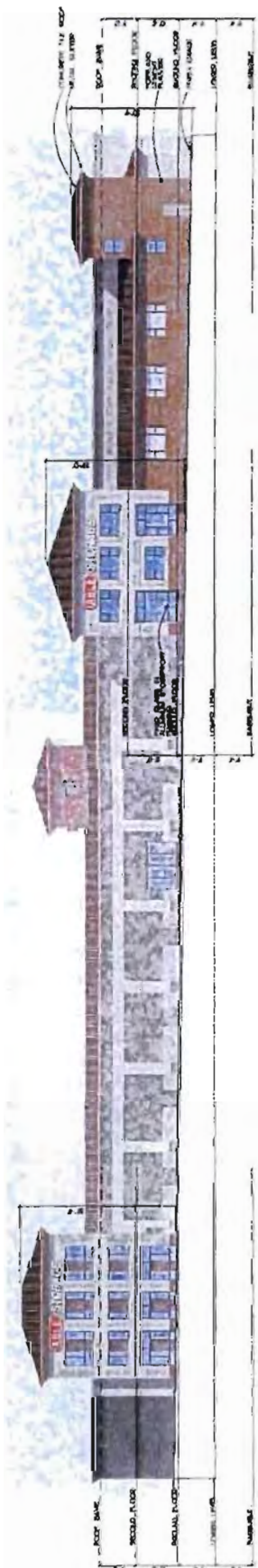
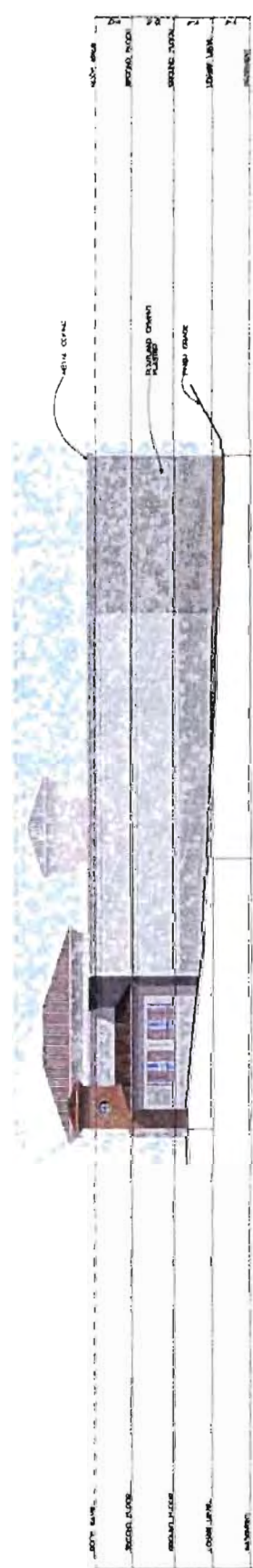


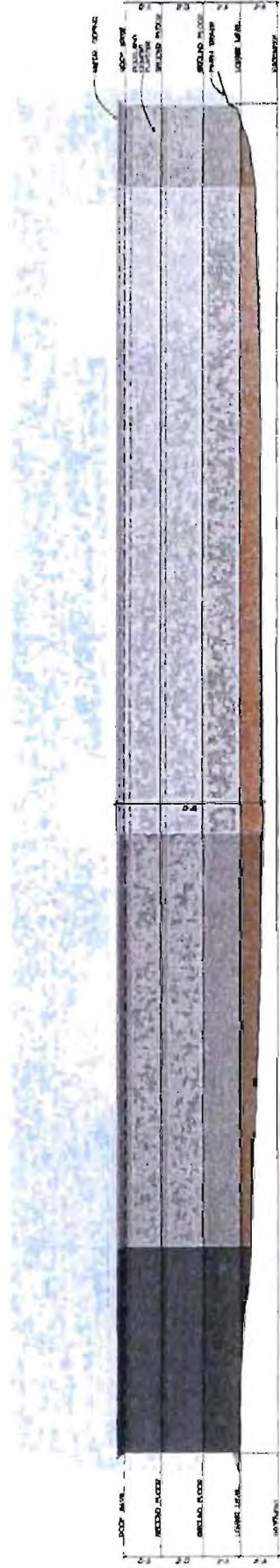
Exhibit 2 Site Plan Able Storage Initial Study Monterey Park, California



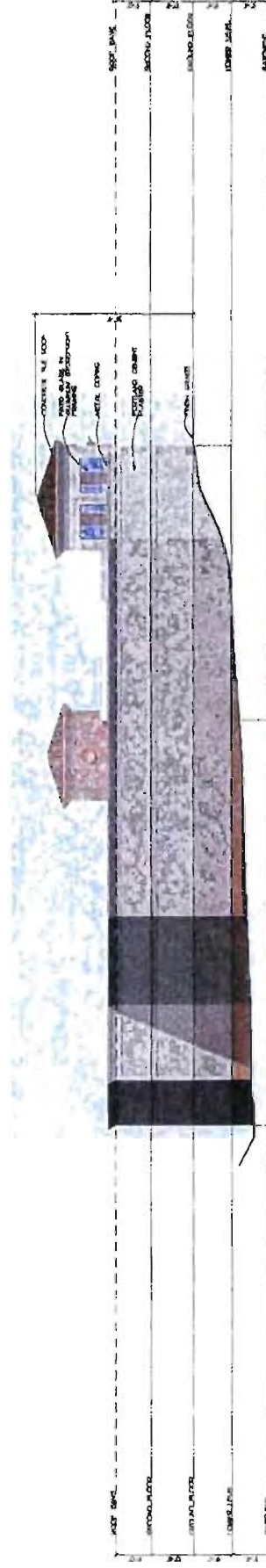
East Elevation (East Maryland Drive)



North Elevation (Potrero Grande Drive)



West Elevation (Freeway Offramp)



South Elevation (Pomona Freeway)

Exhibit 3b Elevations

Able Storage Initial Study
Monterey Park, California

EXHIBIT C

City Council Ordinance

ORDINANCE NO.

AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND ADOPTING THE 500 E MARKLAND SPECIFIC PLAN (SP-13-01).

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

- A. On June 25, 2013, Mighty Development Inc. filed an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of a Specific Plan (SP-13-01) to construct a self storage facility at 500 East Markland Drive (the "Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for November 12, 2013. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On November 12, 2013, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and applicant representatives. The Planning Commission adopted Resolution No. 11-13 which recommended that the City Council certify the Mitigated Negative Declaration and adopt the Specific Plan;
- F. The City Council reviewed the draft Specific Plan and related environmental aspects of the proposal as required by the MPMC at the December 4, 2013 hearing; and
- G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of December 4, 2013.

ORDINANCE NO.
PAGE 2 of 4

SECTION 2: The City Council finds and determines that the Specific Plan attached as Exhibit "A," and incorporated by this reference, was processed in accordance with California law and the MPMC (the "Specific Plan"). Adopting the Specific Plan is in the public interest and consistent with the Monterey Park General Plan pursuant to Government Code § 65588. The findings and analysis set forth in Planning Commission Resolution No. 11-13, as adopted November 12, 2013, is incorporated into this Ordinance as if fully set forth.

SECTION 3: *Environmental Findings.*

- A. The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from October 21, 2013 to November 9, 2013.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Consequently, the City Council certifies the MND attached as Exhibit "B," and incorporated by reference.

SECTION 4: *Approvals.*

- A. Subject to the conditions listed on attached Exhibit "C," which are incorporated into this Ordinance by reference, the City Council approves the Specific Plan.
- B. The Monterey Park Zoning Map is amended to add the zoning designation of "SP-13-01" as set forth in Exhibit "D," and incorporated by reference.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

ORDINANCE NO.
PAGE 4 of 4

PASSED, APPROVED, AND ADOPTED this December 4, 2013.

Teresa Real Sebastian, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park, California

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on XX of _____, 2013, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

EXHIBIT D

Planning Commission Resolution No. 11-13

RESOLUTION NO. 11-13

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND ADOPT SPECIFIC PLAN (SP-13-01) FOR THE CONSTRUCTION A NEW PUBLIC SELF STORAGE FACILITY AT 500 E MARKLAND DRIVE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On June 25, 2013, Mighty Development Inc. submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC"), requesting approval of a Specific Plan (SP-13-01) to construct a new public self storage facility at 500 East Markland Drive ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for November 12, 2013. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On November 12, 2013, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and the applicant's representatives; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its November 12, 2013 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to construct a new 123,062 square foot public self storage facility. The facility will be three-stories high and include a basement level;
- B. 500 East Markland Drive is zoned C-S (Commercial Services) and designated Commercial in the General Plan;

**PLANNING COMMISSION
RESOLUTION NO. 11-13
PAGE 2 OF 4**

- C. The Project property is located at the southwest corner of Potrero Grande Drive and Markland Drive. To the north of the property is Potrero Grande Drive and single-family dwellings, to the south is the Pomona (60) Freeway, east are Markland Drive and a Shell gas station, and west is a freeway off-ramp landscape area;
- D. The Project property is 48,588 square feet (1.12 acres) in size and is currently a vacant lot.

SECTION 3: Environmental Assessment.

- A. The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines § 15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070 (the "MND"). The MND is attached as Exhibit "A," and incorporated by this reference. A Notice of Intent to Adopt a Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from October 21, 2013 to November 9, 2013.
- B. In accordance with CEQA Guidelines § 15074, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as set forth in the MND as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council certify the MND.

SECTION 4: Specific Plan Findings. The Commission finds as follows pursuant to Government Code § 65451 and MPMC Title 21:

- 1. The Specific Plan includes text and diagrams which specifies all the required details. The Plan outlines the distribution, location, and extent of the uses of land, including

**PLANNING COMMISSION
RESOLUTION NO. 11-13
PAGE 3 OF 4**

open space, within the area covered by the plan. The Plan addresses the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan and needed to support the land uses described in the Plan. The Plan includes the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. The Plan provides a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the details of the Plan.

2. The Specific Plan includes a statement of the relationship of the Specific Plan to the General Plan. The Plan is consistent with the General Plan because no changes are proposed to the General Plan. The Project property is designated Commercial in the General Plan and the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of the Monterey Park residents and businesses as well as regional shopping demand.

SECTION 5: *Recommendations.* The Planning Commission recommends that the City Council:

- A. Certify the MND and direct the Director of Community and Economic Development to file any appropriate notifications in accordance with applicable law;
- B. Adopt the Ordinance set forth in Exhibit "B," and incorporated by reference, that would approve Specific Plan (SP-13-01) in its entirety including, without limitation, the conditions of approval set forth within the draft Ordinance; and
- C. Authorize the City Manager, or designee, to make non-substantive changes to the Specific Plan, as determined by the City Attorney.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what

**PLANNING COMMISSION
RESOLUTION NO. 11-13
PAGE 4 OF 4**

are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

ADOPTED AND APPROVED this 12th day of November 2013.

Chairperson Michael Hamner

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 12th day of November 2013, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney

ORDINANCE NO. 11-13

Exhibit A

CONDITIONS OF APPROVAL

500 E MARKLAND DRIVE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Mighty Development Inc. agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Specific Plan (SP-13-01) ("Project Conditions").

PLANNING:

1. Mighty Development Inc. (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of SP-13-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out the City approval of SP-13-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the City Council and on file. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community and Economic Development Department. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for City Council review and approval of the proposed modification.
3. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
4. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
5. The real property subject to SP-13-01 must remain well-maintained and free of graffiti.
6. Landscaping/irrigation must be maintained in good condition at all times. ~~Additional landscaping, including a mixture of shrubs and groundcover, will be~~

~~required at the northern portion of the lot adjacent to the building wall, subject to the review and approval of the Planner. The northern portion of the building must be setback 36 inches from the north property line to provide a landscape strip to be planted with a green screen, shrubs, and groundcover, subject to the review and approval of the Planner.~~

BUILDING:

7. The second sheet of the building plans must include all City of Monterey Park conditions of approval.
8. Specify the type of construction and occupancy on the plan. Provide analysis per the California Building Code (CBC) § 504 and § 506 for allowable floor area and maximum height of building.
9. All works must conform to the requirements of the 2010 CBC, as amended by the MPMC. If building permits are sought after January 1, 2014, the applicant must comply with the 2013 CBC as amended by the MPMC.

PARKS:

10. Provide landscaping and irrigation plans for landscape improvements along City right-of-way on Potrero Grande Drive to Markland intersection. *Lagerstroemia Indica* Crape Myrtle trees pink or white in color must be planted along with grass, ground cover or mulch.

FIRE:

11. Provide a minimum unobstructed driveway width of 20 feet, exclusive of shoulders and except for approved security gates in accordance with California Fire Code (CFC) § 503.6 and an unobstructed vertical clearance for Fire Department vehicular access to within 150 feet of all portions of the exterior building walls per CFC § 503.2.1, as amended by the MPMC.
12. A new fire flow test is required for all new building construction. Plan submittal must include fire flow test data obtained within one year of the submittal date. The fire flow test can be requested at the Fire Prevention office.
13. Provide approved signs or other approved notices or markings that include the words No Parking – Fire Lane. Signs must be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof, as required by the California Fire Code (CFC) Appendix D103.6.
14. Dead-end fire apparatus access roads in excess of 150 feet in length must be provided with an approved Fire Department turnaround per CFC § 503.2.5.

15. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the time of construction per CFC § 501.4.
16. Temporary signs must be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs must be of an approved size weather resistant and be maintained until replaced by permanent signs per CFC § 505.2.
17. Fire hydrant location and distribution must be provided per CFC Appendix C and Table C105.1.
18. The required fire flow for public fire hydrants must be per CFC § 507.3, Table B 105.1.
19. All fire hydrants must measure 6 inches by 4 inches by 2 ½ inches, brass or bronze, conforming to American Water Works Association Standard C503, or approved equal, and must be installed in compliance with CFC § 507.
20. All required public fire hydrants must be installed, tested and accepted before beginning construction per CFC § 501.4.
21. Provide an approved automatic fire sprinkler system as set forth by CBC § 903 and CFC § 903. Plans must be submitted for review and approval before installation.
22. Provide an approved manual, automatic, or manual automatic fire alarm installed in accordance with the provisions of this CFC. NFPA 72 must be provided in new buildings and structures in accordance with CFC § 907.2.1 through § 902.2.23 and provide occupant notification in accordance with CFC § 907.10.
23. Elevators must comply with the requirements set forth in CBC Chapter 30. Building and structures with one or more passenger service elevators must be provided with not less than one medical emergency service elevator all meeting the requirements of CBC § 3002.4 1a through § 3002.4.7a.
24. Provide occupant load calculation and exit width analysis for all portion of the building in accordance with CBC § 1004, Table 1004.1.1 and 1005.

POLICE:

25. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness. At all times, all hallways, stairwells, and any garage/carport, guest parking areas and parking entrances must be well lit to deter any criminal activity. There must also be adequate lighting in all common

areas of the facility. During non-business hours motion sensor activated lights may be used in the interior areas of the facility in order to reduce electricity usage.

26. Access to the roof of the building must be locked and secured. Access to the roof must be restricted to maintenance personnel, building management, or other authorized personnel.
27. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex must be planted and maintained where the height of the greenery would not easily conceal persons.
28. An alarm system must be installed at the main entrances and exists to the facility/lobby. In addition to the security alarm system, access control points/panels must be installed on the entrances/gages/doors to the storage units in order to prevent unauthorized access to the common areas of the facility. Contact the Monterey Park Police Department Community Relations Bureau at (626) 307-1215 for additional information and alarm permits.
29. A camera surveillance/security system must be installed covering the interior and exterior areas of the property such as the driveway, entrances and exits to the property, common hallways, and exterior storage units, or other areas where property may be kept. The video surveillance/security must operate 24 hours a day, seven days a week. All cameras must record onto a recording medium and all recordings must be maintained in a secure and locked enclosure. The recordings must be maintained for a minimum of 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.

By signing this document, Mighty Development Inc., certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

By: _____
Mighty Development Inc., Applicant

Staff Report City of Monterey Park

Date: December 4, 2013

TO: The Honorable Mayor and City Council
FROM: Paul L. Talbot, City Manager
SUBJECT: MODERN LATIN ALPHABET SIGNAGE (SECOND READING)

SUMMARY:

On July 17, 2013, the City Council introduced an Ordinance that adds a new § 21.24.675 to the Chapter 21.24 of the Monterey Park Municipal Code requiring identification signs for non-residential properties and waived first reading the draft Ordinance and scheduled second reading for August 7, 2013. During the August 7th meeting, the Council asked the City Manager to conduct outreach with a variety of entities and to report back at the October 2nd meeting with his findings. At the October 2nd meeting, additional information and outreach was requested and this item was scheduled to return at the December 4, 2013 Council Meeting for its second reading.

DISCUSSION:

Staff reports from the City Council meetings are attached for reference as is the ordinance that was unanimously introduced on July 17, 2013.

Since August 7th, the City Manager, at the City Council's direction, contacted the Asian Pacific Legal Center (aka, Asian Americans Advancing Justice - AAAJ), OCA-Greater Los Angeles and the Monterey Park Chamber of Commerce. Each group indicated that it would conduct outreach amongst their memberships and AAAJ would reach out to its legal community. As of November 25, 2013 AAAJ representatives wrote in an email that:

Advancing Justice - LA retained the services of the law firm of Duane Morris to analyze the proposed "modern Latin alphabet" business sign ordinance. Duane Morris conducted an extensive and comprehensive legal analysis of the proposed ordinance. Based on this analysis, it is the view of Advancing Justice - LA that the proposed ordinance is unconstitutional under free speech, equal protection, and due process grounds under the First and Fourteenth Amendments of the United States Constitution. We are concerned that the proposed ordinance targets certain ethnic immigrant business owners who have signs in languages not containing the modern Latin alphabet, such as Chinese, Korean, or Japanese.

Advancing Justice - LA has additional concerns with the proposed ordinance and whether such an ordinance is even necessary. With respect to public safety, Monterey Park businesses already are required by law to have numerical addresses and technology such as GPS is readily available for first responders to find business locations. Moreover, all businesses in Monterey Park already have modern Latin alphabet in their signs.

Its representatives indicated that they will have their full report before the December 4th meeting date.

There was also a request to outreach with the ACLU, LULAC and MALDEF. We only heard back from Peter Eliasberg, Legal Director for ACLU. His response was that it was "not clearly unconstitutional." Additionally, City staff did research on the surrounding communities and found that while most of the cities do not strictly enforce their specific regulations, most still make reference to requiring English on their signs.

City Council also requested Planning Department staff to keep track of applications and composition of those sign applications. An estimate of 150-200 sign applications have been submitted over the past several months (since adoption of the current ordinance) and all applications have included Modern Latin lettering on their signs, even though the current ordinance does not require this.

RECOMMENDATION:

It is recommended that the City Council consider the following:

- (1) Waive second reading of the ordinance and adopt the Ordinance by title only; or
- (2) Not waive second reading of the ordinance and allow the ordinance to die; or
- (3) Continue second reading to a date certain; or
- (4) Take such additional, related, action that may be desirable.

Attachments:

- A. Previous staff reports and introduced ordinance
- B. Sign samples using Modern Latin lettering
- C. Memorandum from the Chief of Police, dated June 24, 2013
- D. Memorandum from the Fire Chief, dated June 28, 2013

Staff Report City of Monterey Park

**Public Hearing
Agenda Item 9**

Date: July 17, 2013

TO: Paul Talbot, City Manager

**FROM: James Funk, Lead Planner/Economic and Development
Special Projects Manager**

**SUBJECT: PUBLIC HEARING: ADDING A NEW § 21.24.675 TO CHAPTER 21.24
OF THE MONTEREY PARK MUNICIPAL CODE REQUIRING
IDENTIFICATION SIGNS FOR NON-RESIDENTIAL PROPERTIES
(COUNCIL ACTION)**

SUMMARY:

On May 1, 2013, the City Council adopted the comprehensive Title 21 Zoning Code Amendment (CA-13-01). One item that the City Council requested to be reconsidered was regulations relating to the use of English in signage.

DISCUSSION:

As the Council is aware, the City's previous signage policies regarding English were removed from the zoning regulations. The City Attorney's office advised that the City's previous regulations did not meet constitutional requirements for sign regulation.¹

As requested by the City Council, this matter was reviewed by the City Attorney's office. If adopted, the draft ordinance would require all businesses to have at least one sign utilizing the Modern Latin Alphabet. As set forth in the draft ordinance, the express purpose of such signage is to promote economic development; help public safety; and facilitate public communication. Such government interests are recognized by the courts as justifying, in narrow circumstances, regulations requiring use of a particular language or style in a sign.

According to the Federal Highway Administration's Manual on Uniform Traffic Control Devices, drivers use many roadside features other than street signage as navigational

¹ See, e.g., *Meyer v. Nebraska* (1923) 262 U.S. 390; *Yniguez v. Arizonans for Official English* (1994) 42 F.3d 1217; *Asian American Business Group v. City of Pomona* (1989) 716 F.Supp. 1328.

aids. One of these features is commercial on-premise signs. Commercial on-premise signs are just as important to wayfinding as street names, addresses, and directional signs. The effectiveness of signage can impact the behavior of drivers. Some factors to consider when determining the effectiveness of signage is whether or not a sign is conspicuous, visible, legible, and readable.

Clear messages reduce the time required to make decisions. Since reading a sign message requires a driver to remove his or her eyes from the road, the message should be as simple as possible. Signs not easily distinguishable increase the amount of time the driver must turn his or her eyes away from the road. Signs that clearly and quickly identify the type of business allow drivers to ignore secondary extraneous information. Signs that are not distinguishable force a driver to make repeated glances and to scan all the signage on a business frontage to determine what a business is. Signs that are not distinguishable create unsafe road situations and can result in the loss of businesses because some drivers will give up trying to read a sign and place their attention elsewhere.

Clear and simple signs are significant to the response times of both the Police and Fire Departments as indicated in Attachments B and C. According to the Police and Fire Departments, officers and firefighters frequently respond to business areas for emergent or service calls. Proper protocol is to approach the location from a safe distance. A distinguishable sign allows officers and firefighters to locate a business from a distance. Additionally, callers may not always know a business address, but use signage to identify a location. Signs that are distinguishable help the Police and Fire Departments to provide fast and efficient public safety services to the community.

The information included in a sign is significant to attracting a driver to a business. The more useful the information on the sign, the more likely it will be noticed. Hungry drivers are more likely to notice restaurant signs. If a driver is looking for a business name, then the name is important. If the driver is looking for a business by the type of product or service, then product and service name is most important. According to the Downtown Monterey Park Mixed-Use and Linkages Plan, signage should be distinctive and clear, and uniformly and consistently applied. Signage operates on three scales: identification of individual stores, restaurants, entertainment centers, and offices; identification of a "project," or group of such businesses and identification of residential units.

Words are often recognized without total legibility because of familiarity with the length of the word or the pattern of the letters. Not all letters are equally legible, especially when a sign uses both lower and upper case fonts. Therefore, recognition of words is significant to the effectiveness of a sign. The effectiveness of signage is also important for older drivers who may not see as well as younger drivers and when driving conditions change due to the weather and lighting difference between the daytime and nighttime.

The new regulations include minimum and maximum text heights and size to limit the size of the total sign area for both signs. The Modern Latin Alphabet sign must also be

illuminated for visibility in during the evening either with internal illumination or utilizing light fixtures.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed ordinance is exempt from additional environmental review pursuant to 14 California Code of Regulations § 15061(b)(3). CEQA applies only to projects that have the potential for causing a significant effect on the environment. This ordinance does not involve any development or change to the physical environment. Following an evaluation of possible adverse impacts, Staff finds that it can be seen with certainty that there is no possibility that the regulation that comprise the project may have a significant effect on the environment and therefore no further review by CEQA is warranted or necessary.

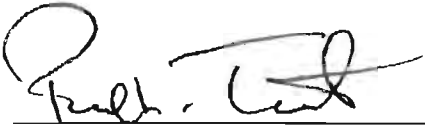
FISCAL IMPACT:

The cost to the City is indeterminate. There is a minimal cost for codification of the regulations. As to administration and enforcement of the sign regulation, applicants will off-set the City's administrative costs as part of their application fee. Consequently, the City's costs are likely minimal.

RECOMMENDATION:

It is recommended that the City Council: (1) open the public hearing; (2) consider the evidence submitted during the public hearing; (3) introduce and waive first reading of the draft ordinance; (4) schedule second reading and adoption for August 7, 2013; and (5) take such additional, related, action that may be desirable.

By: 
James Funk,
Lead Planner/Economic and
Development Special Projects
Manager

Approved: 
Paul Talbot
City Manager

Attachments:

- A. Ordinance
- B. Photos of signage without Modern Latin Alphabet
- C. Memorandum from Police Chief, dated June 24, 2013
- D. Memorandum from Fire Chief, dated June 28, 2013

Staff Report City of Monterey Park

Date: October 2, 2013

TO: Honorable Mayor and City Council

FROM: Paul Talbot, City Manager

SUBJECT: SECOND READING – AN ORDINANCE OF THE CITY COUNCIL OF MONTEREY PARK ADDING A NEW § 21.24.675 TO CHAPTER 21.24 OF THE MONTEREY PARK MUNICIPAL CODE REQUIRING IDENTIFICATION SIGNS FOR NON-RESIDENTIAL PROPERTIES (COUNCIL ACTION)

SUMMARY:

On July 17, 2013, the City Council introduced an Ordinance that adds a new § 21.24.675 to the Chapter 21.24 of the Monterey Park Municipal Code requiring identification signs for non-residential properties and waived first reading the draft Ordinance and scheduled second reading for August 7, 2013. During the August 7th meeting, Council asked the City Manager to conduct outreach with a variety of entities and to report back at the October 2nd meeting with his findings.

DISCUSSION:

On May 1, 2013, the City Council adopted the comprehensive Title 21 Zoning Code Amendment (CA-13-01). One item that the City Council requested to be reconsidered was regulations relating to the use of English in signage.

The City's previous signage policies regarding English were removed from the zoning regulations. The City Attorney's office advised that the City's previous regulations did not meet constitutional requirements for sign regulation.¹

As requested by the City Council, this matter was reviewed by the City Attorney's office. If adopted, the draft ordinance would require all businesses to have at least one sign utilizing the Modern Latin Alphabet. As set forth in the draft ordinance, the express purpose of such signage is to promote economic development; help public safety; and facilitate public communication. Such government interests are recognized by the courts as justifying, in narrow circumstances, regulations requiring use of a particular language or style in a sign.

¹ See, e.g., *Meyer v. Nebraska* (1923) 262 U.S. 390; *Yniguez v. Arizonans for Official English* (1994) 42 F.3d 1217; *Asian American Business Group v. City of Pomona* (1989) 716 F.Supp. 1328.

After introducing the draft ordinance, there has been much discussion in the media and great confusion. While some have mistakenly identified this to be an "English Only" ordinance, it is in fact quite different. The ordinance does not require "English" in any manner. It does however require a portion of the sign to include Modern Latin lettering, which is present in many languages, including: German, French, Spanish, Vietnamese, etc. The ordinance refers to a particular writing system, not a language.

The new regulations include minimum and maximum text heights and size to limit the size of the total sign area for both signs. The Modern Latin Alphabet sign must also be illuminated for visibility during the evening either with internal illumination or utilizing light fixtures.

The City Manager, as part of his outreach program, reviewed this matter with the Asian Pacific Legal Center (aka; Asian Americans Advancing Justice - AAAJ), OCA-Greater Los Angeles and the Monterey Park Chamber of Commerce. Each group indicated that they would conduct outreach amongst their memberships and AAAJ would reach out to its legal community for its legal opinion regarding the ordinance. As of September 26, 2013 none of the groups has yet to report back on their findings. There was also a request to meet with the ACLU and LULAC. These two meetings have not occurred, as we were waiting for feedback from the other organizations first.

In addition, City Staff did research on the surrounding communities and found that while most of the cities do not strictly enforce their specific regulations, most still make reference to requiring English language on their signs.

City Council also requested Planning Department staff to keep track of applications and composition of those sign applications. An estimate of over 100 sign applications have been submitted over the past several months and all applications included Modern Latin lettering on signs, even though the current regulations do not require this.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed ordinance is exempt from additional environmental review pursuant to 14 California Code of Regulations § 15061(b)(3). CEQA applies only to projects that have the potential for causing a significant effect on the environment. This ordinance does not involve any development or change to the physical environment. Following an evaluation of possible adverse impacts, Staff finds that it can be seen with certainty that there is no possibility that the regulation that comprise the project may have a significant effect on the environment and therefore no further review by CEQA is warranted or necessary.

FISCAL IMPACT:

The cost to the City is indeterminate. There is a minimal cost for codification of the regulations. As to administration and enforcement of the sign regulation, applicants will off-set the City's administrative costs as part of their application fee. Consequently, the City's costs are likely minimal.

ACTION:

The City Council may consider whether to:

- (1) Waive second reading of the ordinance and adopt the Ordinance;
- (2) Continue the second reading and adoption of the Ordinance to a date certain;
- (3) Take no action. If the Council does not take action to either adopt or continue the matter, the Ordinance would need to be reintroduced (if desirable) at a later date; or
- (4) Take such additional, related action that may be desirable

Attachments:

- A. Ordinance
- B. Sign samples using Modern Latin lettering
- C. Memorandum from the Chief of Police, dated June 24, 2013
- D. Memorandum from the Fire Chief, dated June 28, 2013

ORDINANCE NO.

**AN ORDINANCE ADDING A NEW § 21.24.675 TO CHAPTER 21.24 OF
THE MONTEREY PARK MUNICIPAL CODE REQUIRING
IDENTIFICATION SIGNS FOR NON-RESIDENTIAL PROPERTIES.**

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City of Monterey Park has a national and international reputation as having a diverse population;
- B. Frequently, businesses within the City utilize a logographic script (e.g., Han characters utilized by Chinese, Korean and Japanese languages) for commercial signs;
- C. Public safety personnel and tourists are frequently unable to discern one business from another because of the logographic script used by some businesses;
- D. In adopting this Ordinance, the City Council intends to protect public health, safety, and welfare by enhancing the City's character and its economic base by requiring easily recognizable signage;
- E. To help ensure the most widespread understanding of signage, the City Council believes it is in the public interest for it to require at least one sign on non-residential properties bearing the legal name of the establishment, organization or business or identifying the nature of the business on which they are placed using the modern Latin alphabet in addition to the sign permitted by Monterey Park Municipal Code ("MPMC") §§ 21.24.640, 21.24.650 and 21.24.660;
- F. The City Council takes notice of the findings and holdings of the courts in *Demarest v. City of Leavenworth* (2012) 876 F.Supp.2d 1186 and *Asian American Business Group v. City of Pomona* (1989) 716 F.Supp. 1328. This Ordinance is intended to be content neutral and intended for the express purposes identified in these recitals;
- G. The City Council finds that the regulations in this Ordinance will:
 - 1. Maintain and improve the aesthetic environment and overall community appearance to foster the City's ability to attract sources of economic development and growth;
 - 2. Encourage the effective use of signs as a means of communication in the City and reduce possible traffic and safety hazards from confusing or distracting signs;

3. Implement quality sign design standards that are consistent with the City's general plan, zoning ordinance and appearance review guidelines;
 4. Enable fair and consistent enforcement of these sign regulations;
 5. Enhance traffic safety by ensuring that signage does not distract, obstruct or otherwise impede traffic circulation and to safeguard and preserve the health, property, and public welfare of Monterey Park residents;
- H. When adopting this Ordinance, the City considered the entire administrative record concerning sign regulation including, without limitation, information set forth in staff reports presented to the Monterey Park City Council; photographic evidence presented by staff during its presentation to the Council; public testimony; the City's General Plan; guidelines for traffic safety issued by various public agencies including the California Department of Transportation; and other evidence set forth in the record or commonly known to the community;
- I. Should any part of this Ordinance inadvertently regulate signs in a manner that does not conform with applicable laws, the Council intends that such regulation be interpreted and enforced in a manner that brings this Ordinance into conformance with such laws;
- J. Where particular signs are defined based on their use, the Council intends that such signs be regulated based upon use, placement, design, construction, and other, similar, reasons rather than the content of such signs.
- K. On July 22, 2013, the City Council introduced this ordinance by first reading and conducted a duly noticed public hearing to consider the addition of § 21.24.675 to Chapter 21.24 of the MPMC. Notice of the time, place and purpose of the public hearing was provided in accordance with California Government Code Sections 65867, 65090 and 65091 and MPMC Section 21.110.030.
- L. On August 7, 2013, the City Council conducted a second reading of the ordinance and voted to approve this ordinance to amend the MPMC as set forth in Exhibit A.

SECTION 2: Definitions. MPMC Chapter 21.04 is amended to add the following definitions in alphabetical order:

"Business specific information" means information that describes the business name; or goods or services that are provided by that business.

"Hindu-Arabic numerals" means a positional decimal numeral system utilizing ten different glyphs, 0-9.

"Modern Latin Alphabet" means the most widely used alphabetic writing system in the world (including the standard script of the English language) utilizing 26 letters in upper and lower case type.

SECTION 3: *Business Specific Information Signs.* MPMC § 21.24.675 is amended in its entirety to read as follows:

"21.24.675 Business Specific Information Signs.

- A. All improved non-residential properties must display a business specific information sign in accordance with this section.
- B. Persons may comply with this Section as follows:
 - 1. Incorporate the business specific information into signage otherwise allowed for non-residential properties by this chapter; or
 - 2. Provide an additional business specific information sign in accordance with this Section (referred to in this Section as "additional signage"). Such business specific information sign is in addition to signage otherwise allowed for non-residential properties by this chapter.
- C. All business specific information signs must use Hindu-Arabic numerals and modern Latin alphabet to display the copy required by this section.
- D. Additional signage must comply with the following:
 - 1. Business specific information is limited to four (4) words per sign. Websites and telephone numbers are prohibited.
 - 2. Letter height is limited to a minimum of five inches (5") and a maximum of eight inches (8").
 - 3. Signs must be internally or externally illuminated. Externally illuminated signs are permitted provided that the light sources such as spotlights are architecturally compatible and do not disrupt the building or sign design or form.
- E. Existing businesses with one or more lawfully erected on-premise sign(s) have six (6) months from the effective date of this section to comply with these requirements."

SECTION 4: Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 6: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 7: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this day of

Mayor Teresa Real Sebastian

ATTEST:

Vincent D. Chang, City Clerk

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on the th of , by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney



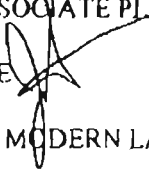


Attachment C

Memorandum from Police Chief, dated June 24, 2013

**CITY OF MONTEREY PARK
INTEROFFICE MEMO**

DATE: 6/24/2013

TO: SAMANTHA TEWESART, ASSOCIATE PLANNER
FROM: JIM SMITH, CHIEF OF POLICE 
SUBJECT: BUSINESS SIGNS UTILIZING MODERN LATIN ALPHABET

I support the proposal to implement City regulations requiring businesses to utilize modern Latin alphabet as part of their business sign. The use of modern Latin alphabet will help Police personnel responding to emergency and service calls easily and safely locate the name of the business.

Officers frequently respond to business areas for emergent or service calls. Proper officer safety protocol is to locate the location of the call, park, and approach from a safe distance. The vast majority of businesses utilize some sort of signage to advertise their establishment. Those businesses that choose to utilize characters other than the modern Latin alphabet will make it difficult, if not impossible, for responding officers to recognize.

While all businesses are numerically addressed, address numbers are often small and unreadable from a distance. In addition, business locations often share the same numerical address, but have separate suite or unit numbers/letters. Often, callers requesting emergency services don't utilize those suite/unit signifiers and the officer must try to find the businesses by other means (usually looking for a name). In addition, the public calling from outside of the location regarding something that may be occurring at the location (crime, fire, other emergency, etc.) don't know the address of the business, but will look for a business name from a sign and utilize that to direct responding public safety units to the location.

The Police Department is concerned with providing fast and efficient public safety services to the community. Requiring businesses to utilize the modern Latin alphabet on their business signs will, in my professional opinion, aid greatly in providing that service.

Attachment D

Memorandum from Fire Chief, dated June 28, 2013

**CITY OF MONTEREY PARK
INTEROFFICE MEMO**

DATE: 6/28/2013

TO: SAMANTHA TEWESART, ASSOCIATE PLANNER

FROM: JIM BIRRELL, FIRE CHIEF

SUBJECT: BUSINESS SIGNS UTILIZING MODERN LATIN

I support the proposal to implement City regulations requiring businesses to utilize modern Latin as part of their business sign. The use of modern Latin letters will aid Fire personnel responding to emergency and service calls ensures a prompt arrival after locating the name of the business.

Firefighters frequently respond to business areas for emergency medical and fire calls. The vast majority of businesses utilize some sort of signage to advertise their establishment which aids personnel in the locating of patients and/or preparation in developing tactical planning should a fire or hazardous situation exist. Those businesses that choose to utilize wording other than modern Latin will make it difficult, if not impossible, for responding officers to recognize.

While all businesses are numerically addressed, per adopted fire codes, address numbers are often difficult to see at night. In addition, business locations may share the same numerical address, but have separate suite or unit numbers/letters, Latin letter signage simplifies the locating of the reporting location and reduces the time needed to aid those in need. In addition, the public calling from outside of the location regarding something that may be occurring at the location (fire, medical emergency, etc.) don't know the address of the business, but will look for a business name from a sign and utilize that to direct responding public safety units to the location.

The Fire Department is concerned with providing fast and efficient public safety services to the community. Requiring businesses to utilize modern Latin on their business signs will, in my professional opinion, aid greatly in providing that service.